

CITY OF OAK FOREST

City Council

Meeting Agenda

Tuesday, September 24, 2024 – 7:30 p.m.

City Council Chambers



15440 S. Central Avenue
Oak Forest, IL 60452
(708) 687-4050

MAYOR:	Henry L. Kuspa	ALDERMEN:
CLERK:	Nicole T. Tormey	1 st Ward – Kenneth Keeler
TREASURER:	Ericka Vetter	2 nd Ward – Joe McCarthy
CITY ADMINISTRATOR:	Timothy J. Kristin	3 rd Ward – Charles Wolf
FINANCE DIRECTOR:	Colleen M. Julian	4 th Ward – Paul Selman
FIRE CHIEF:	Gary Kasper	5 th Ward – Jim Emmett
POLICE CHIEF:	Jason Reid	6 th Ward – James Hortsman
BUILDING COMMISSIONER:	Mike Forbes	7 th Ward – Denise Danihel
PUBLIC WORKS DIRECTOR:	Michael Salamowicz	
COMMUNITY PLANNER:	Paul Ruane	
ECONOMIC DEV DIRECTOR:		
EMA DIRECTOR:	Joe Pilch	
CITY ATTORNEY:	Klein, Thorpe and Jenkins, Ltd.	

1. Pledge of Allegiance
2. Roll call
3. Announcements
4. Motion to establish Consent Agenda
5. Consent Agenda
 - A. Approval of minutes:
 1. City Council - August 27, 2024
 2. City Council - September 10, 2024
 - B. Consideration of the following list of bills dated:
 1. Regular bills - FY 2024-2025
 2. Supplemental bills - FY 2024-2025
 - C. Consideration of the following minutes:
 1. Cable Commission - September 12, 2024
 2. Consumer Protection Commission - September 11, 2024
 3. Planning and Zoning Commission - June 19, 2024



4. Planning and Zoning Commission

- August 21, 2024

6. Administration

- A. Approval of the appointment of David Rana to the position of Director of Oak Forest Emergency Management Agency and approval of Joseph Pilch to the position of Deputy Director of Oak Forest Emergency Management Agency. See attached memo from Mayor Henry L. Kuspa.
- B. Approval of amendment to Ordinance 73.10, Prohibited and Limited Parking Areas; Signs. See attached memo with supporting details from City Administrator Tim Kristin.
- C. Approval of an Ordinance amending Section 73.33 FEES of Chapter 37 of Title VII of the Oak Forest Code of Ordinances eliminating the daily parking fee at Oak Forest commuter lots in the City of Oak Forest. See attached memo with supporting details from City Administrator Tim Kristin.
- D. Approval of budget adjustment 1 for fiscal year 2025. See attached memo with supporting details from Finance Director Colleen Julian.
- E. Approval of comprehensive benefits renewal contracts with Blue Cross Blue Shield of Illinois for employee and retiree health insurance, Delta Dental, VSP Vision and Principal Life Insurance. See attached memo with supporting details from HR Manager Bridget Parfitt.

7. Community Development

- A. Approval of Ordinance 2024-09-1041O authorizing a special use permit to allow an outdoor seating patio and a parking variation in the C2 – General Service Commercial District at 6080 W. 159th Street. See attached memo with supporting details from Community Planner Paul Ruane.
- B. Approval of Ordinance 2024-09-1042O authorizing a special use permit to allow an automotive mechanical and electrical repair and maintenance shop in the C3 – Central Business District at 16044 S. Cicero Avenue. See attached memo with supporting details from Community Planner Paul Ruane.
- C. Approval of Resolution 2024-09-0463R requesting support of an Illinois Transportation Enhancement Program (ITEP) grant application for bicycle and



pedestrian improvements for the Natalie Creek Trail Project. See attached memo with supporting details from Community Planner Paul Ruane.

8. Public Works

A. Approval of 2022 Water Main Improvement Project – Pay Estimate No. 7 – final, in the budgeted amount of \$70,489.97. See attached memo with supporting details from Public Works Director Michael Salamowicz.

B. Approval of the Illinois Department of Transportation Resolution for Improvement under the Illinois Highway Code – Rebuild Illinois Bond Funds - for the 2024 MFT Road Program in the amount of \$1,062,000.00. See attached memo with supporting details from Public Works Director Michael Salamowicz.

9. Citizen Participation: The Oak Forest City Council invites public comment at its meetings, but it generally does not have the ability to provide an immediate response to some questions raised during the Citizens Participation portion of a council meeting without some reasonable opportunity to review them. Therefore, the City Council encourages questions to also be submitted in writing in the event that they need to be referred to City staff to help assure a more thoughtful and informed response. Individual comments are limited to three (3) minutes.

10. Old business

11. New business

12. Executive session

13. Adjournment



Mayor Henry Kuspa called the City Council meeting to order at 7:31 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present:

- Mayor Henry Kuspa
- Alderman Keeler
- Alderman McCarthy
- Alderman Wolf
- Alderman Selman
- Alderman Emmett
- Alderman Hortsman
- Alderman Danihel

Also Present:

- Treasurer Ericka Vetter
- City Administrator Timothy Kristin
- Fire Chief Gary Kasper
- Public Works Director Mike Salamowicz
- Community Planner Paul Ruane
- Public Safety Communications Manager Aaron Beatty

3. **Announcements**

- We would like to wish students, teachers and staff a welcome back to school. Please be aware that there is more traffic, be cautious of kids walking and riding their bikes to school, especially be careful around the school buses. Stop when you need to, slow down, just be careful out there.
- The Old Times Picnic is on Sunday, September 3 from noon to dusk at the Oak Forest Park District. The cherished community event includes kid’s activities, bean bag tournament, bingo tent, live music and food trucks. Be sure to gather your family, friends and neighbors for a day of good old fashioned fun. Alderman Emmett added it should be a nice day and hopefully cooler weather. Staff does a wonderful thing and it does not cost any money except for food and it should be a nice community event.
- Free Senior Picnic is on September 8 from 11 a.m. to 3 p.m. The Oak Forest Park District will host a free Senior Picnic for those who are 65 years and up. The picnic includes food, refreshments and bingo with prizes. Registration is required. Please call 687-7270 for more information. Alderman Emmett reported it is usually a packed event and to get there early.



- The Senior Commission Luncheon returns on September 26 with singer/songwriter Mark Dvorak. Doors open at 10 a.m. The program begins at 11 a.m. Tickets are \$7.00 each and are on sale at City Hall.
- Check out the city’s employment page for current job openings including IT Help Desk Manager and Fire Department Secretary. Visit www.oak-forest.org for details.

4. **Motion to Establish Consent Agenda**

Alderman Danihel made the motion. Alderman Wolf seconded.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion carried 7/0.

5. **Consent Agenda**

A. Approval of minutes:

- 1. City Council - July 9, 2024

B. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2023-2024
- 2. Supplemental bills - FY 2024-2025

C. Consideration of the following minutes:

- 1. Cable Commission - August 8, 2024
- 2. Veterans Commission - July 18, 2024



Alderman Danihel made the motion. Alderman Emmett seconded.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion carried 7/0.

6. Administration

A. Approval of Ordinance No. 2024-08-10380 authorizing the disposal or sale of city owned property.

Alderman McCarthy made the motion. Alderman Selman seconded.

Mayor Kuspa reported a few older vehicles from the fleets of a couple different departments are beyond their useful life and we need to clean out old inventory.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			



The motion carried 7/0.

B. Approval of appointment of Larry Guntner to part-time plumbing inspector.

Alderman Emmett made the motion. Alderman Danihel seconded.

Mayor Kuspa reported Larry Guntner owned his own business until late 70's. He has been a licensed plumber for many years, state certified inspector who holds several credentials and until recently an inspector for the city. He retired. He is willing to come back and help the city out. He appreciates Larry stepping up and willing to work with the city again.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			

The motion carried 7/0.

7. Economic and Community Development

A. Approval of Resolution 2024-08-0460R supporting and consenting to a renewal application to the Cook County Assessor of a Class 8 Incentive Application for the property commonly known as 15505 S. Cicero Avenue Unit 1A.

Alderman Emmett made the motion. Alderman Selman seconded.

Community Planner Paul Ruane reported this a second renewal request for a Class 8 incentive. The original approval was in 2004 when the building was originally constructed. The current cycle of their renewal ends in 2026.

Mayor Kuspa clarified the Class 8 tax incentive is a Cook County incentive. In order for this to



move on for an applicant, they need local authority approval.

Alderman Emmett reported he sits on the Economic Advisory Commission board. He has a hard time digesting that they continue getting these. He does not want to see a business leave, he is pro business, but that puts the burden on the taxpayers. The original tax bill should be what it is and they should not have to hire a lawyer and go through all this to get it reduced. If we do not give it to them, they will pack up and move and the next person that comes into that space will probably ask for a reduction. So do we keep the established business we have? It is costing the homeowners. But if you have dormant commercial buildings, we have nothing. I hate to be a rubber stamp, but I always thought it should be to get the business in town, establish them and that is it. Mayor Kuspa remarked on the history of Cook County and the incentive program.

Alderman Hortsman asked if there is a list of businesses that have a Class 8 incentive. Paul Ruane answered yes. The businesses start with legal counsel to start the process. Alderman Hortsman asked Paul if he confirms the numbers after legal counsel submits it. Paul Ruane replied that he confirms that the numbers are within reason.

Alderman Wolf asked about the number of years and where they are right now. Paul Ruane replied the renewal starts the process over again. Each renewal is a 12 year life. The county has certain requirements in order to be eligible. Alderman Wolf clarified that they would have to go through the county and are applying early to accelerate the process. He asked how many years of tax incentive is sufficient to keep businesses in town. He does not agree that the city should continue to provide an incentive and asked what is the cut off.

Mayor Kuspa asked if there is a limit for renewals. Paul Ruane stated not currently.

Alderman Wolf asked if they are owned and not rentals. Paul Ruane stated they are all condo units.

Alderman Selman remarked on the table showing with and without the incentive. He stated he is having a mental reservation for the program regarding the calculation of the analysis. Alderman Selman stated this may have been signed off by an attorney but not an ethical engineer. He saw a report on the Cook County Assessor's website that the property tax burden on residents has been increasing over the last few years and they state it is because of the programs giving a discount to businesses. He agrees with Alderman Wolf that it is a good idea to start a business but is opposed to second extensions. He cannot support second extensions.

Alderman Hortsman clarified the Class 8 is a tool that was put in place by the county because Illinois was losing businesses to Indiana and other counties. The only requirement besides filling out paperwork is municipality approval.



Alderman Emmett thanked Paul and the Economic Advisory Committee. He advised these type of questions have come up at their meetings. He believes the county does not want businesses to know about these programs. He asked when is it going to stop. He believes the county should redefine the program with the extensions.

Alderman Wolf asked what is the reality of what the business would have to pay in taxes. All the council has to go on is what was prepared by a law firm.

Alderman McCarthy asked during a 12 year program how the business can save 5% on the 11th year and 12th year. He believes they should get some sort of incentive but not for 36 years. Mayor Kuspa reiterated that the city did not start this program. It is a Cook County program. The funds go into the Cook County general fund. It is a difficult decision.

Paul Ruane added that Cook County is allowing the business at the 10th year to renew to continue without any gap. Alderman McCarthy stated they are saving themselves 10% by renewing early.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
	Alderman Wolf		
	Alderman Selman		

The motion carried 5/2.

B. Approval of Resolution 2024-08-0461R supporting and consenting to a renewal application to the Cook County Assessor of a Class 8 Incentive Application for the property commonly known as 15505 S. Cicero Avenue Unit 1B.

Alderman Selman made the motion. Alderman Danihel seconded.

Paul Ruane reported this request is for 780 square feet versus the 1,000 square feet, unit A. It is the same building.



Alderman Selman has the same issue with the analysis table.

Alderman Emmett asked who is double checking the law firm’s calculations at the county level. Mayor Kuspa responded he does not have the answer to that.

Alderman Wolf stated Alderman Emmett has a good point.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
	Alderman Selman		
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
	Alderman Wolf		

The motion carried 5/2.

C. Approval of Resolution 2024-08-0462R supporting and consenting to a renewal application to the Cook County Assessor of a Class 8 Incentive Application for the property commonly known as 4821 W. 153rd Street.

Alderman Selman made the motion. Alderman Danihel seconded.

Paul Ruane reported this request is for a first renewal. It was originally approved in 2012. It expires this year.

Alderman Selman remarked on the analysis table. He would support the first renewal.

Alderman Hortsman believes someone should call the Assessor’s office regarding the Class 8 and find out what the real benefit will be. He would like someone to come in and train the council on this program so they understand what they are voting on. Mayor Kuspa remarked point is taken and it is a good idea.

City Administrator Tim Kristin reported they sat with some representatives from the Assessor’s



office a while ago. He will follow up with them and see if they can come in and give a seminar during a Committee of the Whole meeting.

Alderman Emmett reported that the city is business orientated. Tim has been getting buildings knocked down and we are building.

Alderman Selman spoke with the taxpayer advocate on this subject. She supplied him with contact information for the county.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			

The motion carried 7/0.

D. Approval of Ordinance 2024-08-10390 authorizing a special use permit to allow an automotive parts, accessories, and tires store in the C3 – Central Business District at 15150 S. Cicero Avenue.

Alderman Emmett made the motion. Alderman McCarthy seconded.

Paul Ruane reported this is a special use permit request for Vander Engines and Services. The same applicant came before the council in July for a different location. A special use permit is being requested for an automotive parts, accessories and tire store. This is the umbrella that fits all types of auto part stores. What is being proposed is the sale, transfer and pickup of transmissions and engines for automobiles, SUV and light trucks. All the inventory will be indoors. Hours of operation will be 12 pm to 5 pm Monday through Friday and Saturday appointment only. Sales would be conducted online.

Alderman Wolf inquired about the platform for the dumpster on whether it holds one dumpster or two. Paul Ruane deferred to the property owner, Ken Keeler. Alderman Keeler replied one



dumpster and a grease bin. Alderman Wolf noted there are two dumpsters in the lot now. Alderman Keeler replied it is not in use and they are waiting for the contract to expire and it will be removed. Alderman Wolf asked about the ingress and egress and whether it is enough room. Alderman Keeler reported they already have trucks coming in and out the back delivering supplies. There is enough room. Alderman Wolf asked about the property lines and if there is an agreement with the owner of the bowling alley for the parking spaces. Paul Ruane stated he is not aware of an agreement. Alderman Wolf asked about pending conditions for the property. Paul Ruane stated he is not aware of any maintenance requirements but as far as the special use permit, no additional conditions were added at Planning and Zoning. The existing parking variance had a few conditions. He believes the business owner is working with the Building Department to confirm and final out the last conditions, dumpster enclosure included.

Derrick Jones, applicant, approached the podium. He is the owner and Chief Executive Officer of Vander Engines and Services. He stated he is ready to move forward and everything is lined up.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett Alderman Hortsman		Alderman Danihel Alderman Keeler	
Alderman McCarthy Alderman Wolf Alderman Selman			

The motion carried 5/0/2.

8. **Building Department**

- A. **Approval of a purchase of a 2023 Ford F 350 from Currie Motors through the South Suburban Purchasing Cooperative in the amount of \$51,870.00 to replace a severely storm damaged vehicle that was previously purchased in March of 2024.**

Alderman Emmett made the motion. Alderman Danihel seconded.

Building Commissioner Mike Forbes reported the new truck that was recently purchased was damaged by the storm in July. The insurance company is covering the loss. Mayor Kuspa asked



if it is a good deal for the city. Mike Forbes replied yes it is a very good deal for the City of Oak Forest taxpayer.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			

The motion carried 7/0.

9. **Information Technology**

A. Approval of new five-year lease with Proven IT for Administration Department copier in the total budgeted amount of \$65,040.00.

Alderman Emmett made the motion. Alderman Hortsman seconded.

Public Safety Communications Manager Aaron Beatty reported this machine is a faster processing speed and costs less than what is on the contract per IT Director Tom Rieman.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			



The motion carried 7/0.

10. **Public Works**

- A. Approval of a purchase of a new 2025 Peterbuilt Model 548 five-ton dump truck/snow plow and accessory equipment in the total cost of \$244,822.90 from JX Truck Center and Monroe Truck Center.**

Alderman Keeler made the motion. Alderman McCarthy seconded.

Public Works Director Michael Salamowicz reported this goes back to August 2022 following council approval for a five ton dump truck. At the time of the ordering, they were informed it would be in 2024. Public Works is still waiting for the five ton truck. In contacting Rush Trucks and after numerous conversations, they still do not know when the truck will be built. Rush reported they do not have any more slots available to build the truck this year. Currently, Public Works is down one five ton truck. Peterbuilt has slots available this year to build the truck. It is more than the budgeted amount but there would have been price increases with the International. There is \$2,000.00 for labor as well.

Mayor Kuspa clarified the accessory equipment for the truck.

Alderman Emmett asked about the joint purchase program through the State of Illinois and whether the other municipalities are having issues with the program. Mike replied he does not know if other municipalities are having issues with International but he does know that other municipalities are having issues with equipment and across the board.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			



The motion carried 7/0.

11. **Fire Department**

- A. **Approval of payment to Johnson Controls to replace Fire Station 2 air conditioning and air handler in the amount of \$14,564.17 for emergency repairs to Fire Station 2 HVAC system.**

Alderman Danihel made the motion. Alderman Selman seconded.

Fire Chief Gary Kasper reported the air handler was from the 70's and the air conditioning unit is old as well. It broke in the middle of July. City Administrator and Finance Director gave permission to do emergency repairs.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion carried 7/0.

12. **Citizen Participation**

Penny Sinwinski approached the podium. She inquired about the status of the hiring of an animal control officer. Mayor Kuspa replied the candidate decided not to take the position. The city is searching for another candidate. There is a large group of volunteers that are anxious to get back to helping animals in Oak Forest. Mayor Kuspa replied that he has to protect the interest of the city liability wise. It is a great program with great volunteers but the city has to find a department head to head it up.

13. **Old Business**



Alderman Wolf stated he attended the tax appeal forum. It was informative. He applauds the taxpayer advocate Grace Bardusk for everything she has done. He knows there has been a request from her to work with Bremen Township's Assessor's Office to get approval to use their software which would facilitate the processing of a lot of this for residents. He inquired on where the city is at on that and what they can do to help to get access to these programs. Mayor Kuspa stated they have requested in writing access to the program. City Administrator Tim Kristin stated he has reached out on Grace's behalf sometime ago via phone calls, emails and a letter from the Mayor, they all went unanswered. Alderman Wolf does not understand why the township and the municipality cannot work together. Bremen Township is not assisting the community with their needs on appealing taxes. Mayor Kuspa reiterated they have been trying to help get the software and they will continue to try.

Alderman Wolf also inquired as to where the city is on their search for an Economic Community Director. City Administrator Tim Kristin stated the city is still advertising and the job post is on professional websites. Resumes trickle in and do not meet the job requirements or standards. In a couple weeks there will be a Committee of the Whole for a discussion on economic development. Right now, Tim, Paul, Colleen and legal counsel are working hard and would like to be a little more proactive but the day to day duties interfere.

Alderman Wolf stated he spoke with Public Works and they were going to look in their files regarding east side of Raiders field regarding parking in front of residents' driveways. People are not following the no parking fire lanes. City Administrator Tim Kristin stated the signage may have come down because it was not supported by ordinance. A letter is sent out to the player's families about parking. The problem usually is the visiting team. Alderman Emmett stated there were two signs put up by the park district and they were not authorized. They were taken down. On the east side there is no parking, it is a fire lane. He reported they opened the soccer lot and put additional signage for parking. Tim Kristin stated he will have Chief Reid work with the leadership of Raiders.

14. **New Business**

Alderman Selman reported he was made aware of some unfinished resurfacing of parts of the 4th ward that are on the verge of causing damage to vehicles. Once he confirms the issue, he will speak with Public Works. Tim Kristin asked if it was on the list because they are not finished yet. Alderman Selman stated he has not seen the punch list. Tim Kristin asked Alderman Selman to send him the streets.

15. **Executive Session**

None.



16. **Adjournment**

Alderman Danihel made the motion to adjourn. Alderman Hortsman seconded.

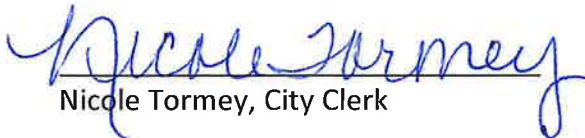
Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion carried 7/0.

Meeting adjourned at 8:58 p.m.

Minutes prepared by:


Nicole Tormey, City Clerk

Approved:

Henry L. Kuspa, Mayor



Mayor Henry Kuspa called the City Council meeting to order at 7:30 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Mayor Henry Kuspa
Alderman Keeler
Alderman McCarthy
Alderman Wolf
Alderman Selman
Alderman Emmett
Alderman Hortsman

Absent: Alderman Danihel

Also Present: City Clerk Nicole Tormey
Treasurer Ericka Vetter
Fire Chief Gary Kasper

3. Announcements

- The Village of Oak Lawn Regional Water System will begin installation of a 36” transmission main in Oak Forest this week. Construction will begin near the intersection of 157th and Oak Park Avenue and primarily be heading west on 157th but mostly north on Oak Park Avenue. This work will be going on until the end of the year.
- Check out the city’s employment page at www.oak-forest.org for current job openings such as IT Desk Manager, Fire Department Secretary, Animal Control Supervisor and others. Please check out the city’s website.
- The Senior Commission Luncheon returns on September 26 with singer/songwriter Mark Dvorak. Doors open at 10:00 a.m. The program begins at 11:00 a.m. Tickets are \$7.00 each and are on sale at City Hall.
- Chicago Gaelic Park will host Heritage and Harvest Fest. It is a free family event on Sunday, September 15 at noon. There will be live music, games for kids, sports demonstrations and more.
- Save the date for the Oak Forest-Crestwood Area Chamber of Commerce’s Community Expo on Saturday, October 19 from 9:00 a.m. until noon at Arbor Park Middle School. The free expo includes exhibitors, crafts, DJ, games, raffles and giveaways and kids costume parade at 10:00 a.m. For details visit the chamber website at www.oc-chamber.org.



- Don't miss the Bremen Township Women's Wellness Walk on Saturday, October 19 from 10:00 a.m. until 2:00 p.m. at 15350 S. Oak Park Avenue. All donations support the Crisis Center for South Suburbia. Enjoy vendors, food trucks, raffles, giveaways and more.
- The Oak Forest Broadcast Network National Night Out 2024 can be seen streaming on the city's website by clicking on CIC-TV programming or can be viewed on cable TV Comcast channel 4, Astound channel 6 and AT&T channel 99.

4. Motion to Establish Consent Agenda

Alderman Hortsman made the motion. Alderman Emmett seconded.

Roll call vote was taken as follows:

AYES	NAYS	ABSTAIN	ABSENT
Alderman Hortsman			Alderman Danihel
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			

The motion carried 6/0, 1 absent.

5. Consent Agenda

A. Approval of minutes:

- 1. City Council - August 13, 2024

B. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2023-2024
- 2. Supplemental bills - FY 2024-2025

C. Consideration of the following minutes:

- 1. Consumer Protection Commission - August 14, 2024
- 2. Emergency Telephone System Board - August 6, 2024



-
- | | | |
|-----------------------------------|---|----------------|
| 3. Civil Service Commission | - | July 16, 2024 |
| 4. Planning and Zoning Commission | - | July 3, 2024 |
| 5. Economic Advisory Council | - | June 19, 2024 |
| 6. Economic Advisory Council | - | August 7, 2024 |

- D. Proclamation No. 2024-09-0308P recognizing constitution week in the City of Oak Forest

Alderman Selman made the motion. Alderman McCarthy seconded.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
-------------	-------------	----------------	---------------

Alderman Selman
Alderman Emmett
Alderman Hortsman

Alderman Danihel

Alderman Keeler
Alderman McCarthy
Alderman Wolf

The motion carried 6/0, 1 absent.

Alderman Selman read Proclamation No. 2024-09-0308P recognizing constitution week in the City of Oak Forest into the record.

6. **Fire Department**

- A. **Approval for acceptance of assistance to Firefighters Grant Award and the purchase of LUCAS devices.**

Alderman Emmett made the motion. Alderman Keeler seconded.

Fire Chief Gary Kasper reported the Fire Department put into for the device back in July of this year. They were awarded \$73,200.00 by the Department of Homeland Security. The devices are replacing a little over 16 year old devices. Mayor Kuspa reported these devices are chest compression devices. Fire Chief Kasper added the device will take one person off doing chest compressions and allows them to do other jobs and tasks. Currently they have three devices, with this grant they will get four. There will be one on each ambulance and one on each front



line engine.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			Alderman Danihel
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			

The motion carried 6/0, 1 absent.

B. Approval for emergency repair to Engine 39 transmission through Interstate Power.

Alderman Keeler made the motion. Alderman Hortsman seconded.

Fire Chief Gary Kasper reported there is an amendment. He spoke with the City Administrator. He was informed when they dropped the transmission, they found two more parts that were broken. He asked if it needed to be a separate motion. Mayor Kuspa replied it can be incorporated but asked that he elaborate on what is being added. Fire Chief Kasper stated he will be adding \$4,225.33 to replace a hydraulic pump, \$3,011.29 for the PTO, and \$250.00 parts freight charge. No additional labor charges. The grand total is \$30,634.55. Mayor Kuspa clarified the motion will include a total cost of \$30,634.55. He asked Alderman Keeler if he will modify his motion to accept the additional expense. Alderman Keeler replied yes. Alderman Hortsman modified is second. Chief Kasper stated they do their best to maintain the vehicles. They have been on a steady rotation for vehicle maintenance. Unfortunately, this issue is not something that could have been caught by regular PMs.

Alderman Hortsman asked how long it will take and what he is doing to cover. Chief Kasper replied they are borrowing a piece of equipment from Orland Fire Protection District. The reserve engine, engine 139, is still waiting to get their emergency lights. He hopes this rig will be out 10 days to two weeks at the most. The transmission will come with a two year warranty.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:



<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
-------------	-------------	----------------	---------------

Alderman Keeler
Alderman McCarthy
Alderman Wolf
Alderman Selman
Alderman Emmett
Alderman Hortsman

Alderman Danihel

The motion carried 6/0, 1 absent.

7. Citizen Participation

Ruby Wilson, Scott Street in Fieldcrest, approached the podium. She reported that she had emailed about a dog that has been a problem in the neighborhood. She received an email response from Bridget stating they were finalizing the animal control officer. She works for Cook County and there is an animal control vehicle in her driveway. She has residents coming to her house with stray animals. Last Sunday she woke up at 4 a.m. and the same dog was in her living room. She called the Police Department and received no assistance. Mayor Kuspa asked how the dog got in her living room. Ms. Wilson answered that it caused property damage, broke her gate that has a padlock on it, and came in through her dog door which he also broke. Mayor Kuspa asked if she is reporting that she did not assistance from police. Ms. Wilson replied she is concerned about why the city does not have an animal control officer yet. She emailed, did not get a reply from Bridget, left a message for the Mayor's assistant, did not get a return call. Called Mr. Keeler and he said he was going to call her back, she did not get a return call. Alderman Keeler stated he talked to Tim Kristin about the incident. They ticketed the owner of the dog. Mr. Kristin said he is working on it. Ms. Ruby stated she left a message for Nicole Tormey the day after Labor Day. She has no problem assisting Oak Forest. She donated a scanner to the Police Department six weeks ago. The Police Department is telling citizens the scanner is broken. Mayor Kuspa appreciates Ms. Wilson bringing the issue to the council.

8. Old Business

Alderman Emmett remarked they asked County to cut 151st Street with school starting. You cannot see that stop and go light at the entrance of Hille School if you are going westbound on 151st. The bike path that the Park District has cut is not being done. They came out and did from Oak Park Avenue up to Hillside behind people's houses. He offered to ride with the street superintendent and show them the problems within the community.

Alderman Hortsman has been made aware of some sidewalk issues between Alameda between



Victoria and Boca Rio. This is not a recent issue. It has been probably a year or two now that these particular sidewalks, especially on the east side of the street, where marked by Public Works and were supposed to be repaired. Because of something that happened with the contractor, it never got looked at. In the past, he has asked Mike about some of the sidewalks that have been marked but have not been looked at. He will call him again. It has almost been two years now. Mayor Kuspa clarified that they were looked at and earmarked for repair. Alderman Hortsman replied yes, almost two years ago.

9. **New Business**

None.

10. **Executive Session**

None.

11. **Adjournment**

Alderman Hortsman made the motion to adjourn. Alderman Wolf seconded.

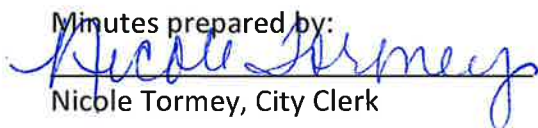
Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Hortsman			Alderman Danihel
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			

The motion carried 6/0, 1 absent.

Meeting adjourned at 7:53 p.m.

Minutes prepared by:


Nicole Tormey, City Clerk

Approved:

Henry L. Kuspa, Mayor



Notice Agenda Item

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Advanet	T57643022CLAIM MC Vchr 208	09/09/24	434.35	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy-MC 8/2/24 Voucher #208		
Advanet	T57675447CLAIM MC Vchr 209	09/09/24	269.80	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/05/24 Voucher #209		
Advanet	T57706496CLAIM MC Vchr 212	09/09/24	269.80	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/06/24 Voucher #212		
Advanet	T57782209CLAIM MC Vchr 211	09/09/24	295.22	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/09/24 Voucher #211		
Advanet	T57800173CLAIM MC Vchr 210	09/09/24	271.32	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/13/24 Voucher #210		
Advanet	T57916997CLAIM MC Vchr 218	09/16/24	271.32	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/14/24 Voucher #218		
Advanet	T57918505CLAIM MC Vchr 220	09/16/24	271.32	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/16/24 Voucher #2220		
Advanet	T57922563CLAIM MC Vchr 219	09/16/24	271.32	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/19/24 Voucher #219		
Advanet	T57959312CLAIM MC Vchr 215	09/16/24	239.16	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/21/24 Voucher #215		
Advanet	T58025952CLAIM MC Vchr 217	09/16/24	269.80	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/23/24 Voucher #217		
Advanet	T58027797CLAIM MC Vchr 216	09/16/24	213.98	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical therapy - MC 08/26/24 Voucher #216		
ALLDATA*	101546923 24-25	10/28/24	1,500.00	01-04-5404 COMPUTER MAINTENANCE	ALLDATA - MECHANIC REPAIR SOFTWARE 10/28/24-10/28/25		
AMAZON CAPITAL SERVICES INC*	1GXQ-3M69-7N3W	09/11/24	32.97	01-01-5301 OFFICE SUPPLIES	Stanley 33-735 farmax tape rule with bladearmor coating		
AMAZON CAPITAL SERVICES INC*	1KP3-R3JT-7PKR	09/10/24	154.48	01-03-5323 LAW ENFORCEMENT SUPPLIES	Aimpoint lens cover flip-up rear, front		
AMAZON CAPITAL SERVICES INC*	1L9M-DXRN-9DDK	09/13/24	40.00	01-04-5401 EQUIPMENT MAINTENANCE	PTO switch for mower		
AMAZON CAPITAL SERVICES INC*	1LDV-NPP9-6NMH	09/09/24	363.49	01-03-5402 VEHICLE MAINTENANCE	Jump starter, car battery booster		
AMAZON CAPITAL SERVICES INC*	1Q73-3HRF-77QM	09/10/24	42.27	01-01-5301 OFFICE SUPPLIES	Southworth granite specialty paper		
APPLE CHEVROLET	414105	08/30/24	395.23	01-09-5402 VEHICLE MAINTENANCE	Headlamp		
APPLE CHEVROLET	CM-414105-1	08/30/24	125.00	01-09-5402 VEHICLE MAINTENANCE	CREDIT- core return - headlamp		
Aramark Refreshment Services LLC	07151330	09/05/24	457.86	01-03-5399 MISC EXPENSE	joffrey coffee, coffee filters, temp energy fee		
ARNOTT, GERALD	09172024 REF ARNOTT	09/17/24	26.09	99-00-1115 UTILITY CASH CLEARING	REFUND FOR OVERPAYMENT ON WATER BILL		
BEATTY, AARON	09132024 Beauty Exp reimb	09/13/24	927.42	89-00-5312 TRAINING & TRAVEL	Tyler Systems Advisory Group trip expenses		0924
Bella Brew Coffee & Beverage Co	727508	09/12/24	210.00	01-02-5399 MISC EXPENSE	ILLY K-CUP Classico 6/1 OCT Intenso/Decaf		
BlueCross BlueShield of Illinois*	OCT 2024	09/13/24	241,919.37	01-00-2107 INS DEDUCTION PAYABLE	ACT# 256231 HMO/PPO INSURANCE		
BlueCross BlueShield of Illinois*	OCT 2024	09/13/24	5,397.07	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PPO INSURANCE		
BlueCross BlueShield of Illinois*	OCT 2024	09/13/24	8,283.37	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PPO INSURANCE		
BRANIFF COMMUNICATIONS	0035549	08/01/24	2,800.00	01-05-5419 SIREN MAINTENANCE	SIRENS PREY/MAINT		3681
C.O.P.S. and F.I.R.E. Personnel Testing	109274	08/08/24	481.99	01-01-5209 POLICE & FIRE COMMISSION	Online Applications - fire service-10 solid minimum fee , The Blue Line Ad 46532, Palpal credit applied		
C.O.P.S. and F.I.R.E. Personnel Testing	109321	08/22/24	822.42	01-01-5209 POLICE & FIRE COMMISSION	Law Enforcement Written Entrance Exam - 15 Applicants, Minimum Fee - PayPal Credit applied		
C.O.P.S. and F.I.R.E. Personnel Testing	109322	08/22/24	700.00	01-01-5209 POLICE & FIRE COMMISSION	Firefighter Written Entrance Exam - 1 Applicant, reduced Fee		

List of Bills Sept 24, 2024 FY25
 Report dates: 8/28/2024-9/24/2024

City of Oak Forest

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CCP INDUSTRIES INC	IN05089677	09/04/24	718.22	02-18-5327 SAFETY-OSHA REQUIREMENTS	Cust# 0000152195 Toilet Tissue, paper towels		
CHICAGO PARTS and SOUND LLC	2J0005057	09/06/24	695.00	01-03-5402 VEHICLE MAINTENANCE	Unit 2 opticon, siren speaker		
CHICAGO SOUTHLAND CONVENTION & VISITORS	August 2024 TM	09/17/24	303.19	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT AUGUST 2024 TERRACE MOTEL ONLY		
Chicago Tribune Company	099289443000	08/31/24	76.50	01-01-5308 ADVERTISING	ACT# CU00038229 LEGAL NOTICES		
CINTAS	5228749862	09/06/24	45.92	01-04-5406 BUILDING MAINTENANCE	Payer # 10691594 -Truck - burn relief packets- service charge		
CINTAS	5229198763	09/10/24	684.82	01-08-5406 BUILDING MAINTENANCE	Payer # 10691594 Clerk's Office, Police Breakroom, Building Dept Breakroom, Refill, Organize Cabinets		
Cintas Corporation #21	1905129589	09/13/24	200.00	01-04-5327 SAFETY-OSHA REQUIREMENTS	Payer # 14485849 Gloves		
Cintas Corporation #21	4204619695	09/09/24	243.97	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4204619695	09/09/24	62.97	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4205334646	09/16/24	243.97	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4205334646	09/16/24	62.97	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
CITY OF JOLIET	957429	09/05/24	450.00	01-03-5312 TRAINING & TRAVEL	2 full Active Threat and Mental Wellness Conference registrations- Welland & Doornkaat		
CITY OF OAK FOREST	09162024 PEDAs MC Vchr 221	09/16/24	2,988.68	01-03-5517 WORKER'S COMP INSURANCE	PEDA-PEDA Payments 8/23/24-9/5/24 MC Voucher #221		
Comcast	218102523	09/15/24	473.84	01-01-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	525.28	01-02-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	1,499.56	01-03-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	178.73	01-04-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	85.00	01-05-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	85.00	01-10-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	176.55	01-11-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	63.21	01-12-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	139.49	02-17-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	218102523	09/15/24	74.11	02-18-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	8771400960174714 Sept 24	09/02/24	10.50	01-04-5512 OTHER SERVICES	Ac# 8771 40 096 0174714 Sept 24		
Comcast	8771400960363101 Sept 24	09/02/24	134.90	01-03-5305 TELEPHONE	Ac# 8771 40 096 0363101 Sept 24		
Comcast	932775069	08/15/24	473.84	01-01-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	525.28	01-02-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	1,499.56	01-03-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	178.73	01-04-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	85.00	01-05-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	85.00	01-10-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	176.55	01-11-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	63.21	01-12-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	139.49	02-17-5404 COMPUTER MAINTENANCE	Ac# 932775069		
Comcast	932775069	08/15/24	74.11	02-18-5404 COMPUTER MAINTENANCE	Ac# 932775069		
DATA PEST CONTROL	47654	09/10/24	130.00	01-02-5406 BUILDING MAINTENANCE	Ac# 100010 Pest Control for 2 FD, PW, Maintenance Bldg, Police Dept Bldg		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
DATA PEST CONTROL	47654	09/10/24	130.00	01-04-5406 BUILDING MAINTENANCE	Ac# 100010 Pest Control for 2 FD, PW, Maintenance Bldg, Police Dept Bldg		
DATA PEST CONTROL	47654	09/10/24	65.00	01-08-5406 BUILDING MAINTENANCE	Ac# 100010 Pest Control for 2 FD, PW, Maintenance Bldg, Police Dept Bldg		
DELTA DENTAL OF ILLINOIS*	1841338	10/01/24	941.44	01-00-2130 DUE TO RETIREE BENEFITS	Dental Group #s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000		
DELTA DENTAL OF ILLINOIS*	1841338	10/01/24	6,231.04	01-00-2123 INSURANCE-DENTAL	Dental Group #s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000		
EAGLE UNIFORM CO INC	11806-3	08/19/24	113.97	01-03-5313 UNIFORMS	Nameplate, black stryke pant		
EAGLE UNIFORM CO INC	12802-3	09/06/24	8.00	01-02-5313 UNIFORMS	UNIFORM PATCH, SEWN ON		
EAGLE UNIFORM CO INC	12865-3	09/09/24	122.00	01-02-5313 UNIFORMS	UNIFORM PATCH, SEWN ON		
EJ USA INC*	110240068764	09/17/24	3,805.41	02-17-5423 HYDRANT REPAIRS	Navy uniform pants	3600	
EJ USA INC*	110240068764	09/17/24	2,458.35	02-17-5423 HYDRANT REPAIRS	Fire Hydrants and repair supplies	3633	
ELMOSA, SAMMY	09122024 REF ELMOSA	09/12/24	69.96	99-00-1115 UTILITY CASH CLEARING	REFUND FOR OVERPAYMENT ON WATER BILL		0924
EMPLOYEE BENEFITS CORP*	4609064	09/15/24	690.25	01-01-5504 CONTRACTUAL SERVICES	BENNY CARD ADMIN FEE, HRA FEES		
EMS MANAGEMENT & CONSULTANTS INC	EMS-007778	08/31/24	1,764.61	01-02-5509 COLLECTION SERVICE	Aug 2024 Pre integration Pymnts/Integrated Payments		
ENRIQUEZ, ELIZABETH*	09172024 EXP Reimb	09/17/24	359.17	01-01-5312 TRAINING & TRAVEL	Mileage to Arthur O'hara exp reimbursement 5/16/24 and exp reimbursement for Civic Symposium 9/11 and 9/13/24		
FACTORY MOTOR PARTS CO	52-573717	09/09/24	42.12	01-03-5402 VEHICLE MAINTENANCE	SPLASHWASH		
Flock Group Inc	INV-47034	09/06/24	2,000.00	01-03-5399 MISC EXPENSE	Advanced pole replacement		
GALLAGHER MATERIALS INC*	35731	09/10/24	150.96	09-04-5415 PATCHING MATERIALS	UPM HIGH PERF COLD PATCH		
GUARDIAN PEST CONTROL	480974	08/26/24	200.00	01-04-5512 OTHER SERVICES	BALD FACE HORNET TREATMENT		
GUARDIAN PEST CONTROL	481285	08/29/24	180.00	01-04-5512 OTHER SERVICES	Hornet Nest Removal/Treatment		
Hawkins Inc	6863632	09/15/24	10.00	02-17-5332 COMPRESSED GAS & CHEMICALS	Chlorine 150 lb Cylinder		
HELSEL-JEPPERSON ELECTRICAL INC	946145	09/06/24	1,695.00	01-04-5411 STREET LIGHT REPAIRS	Contact for 167th St, Street Lights	3686	
Homer Industries	S218132	09/06/24	2,250.00	01-04-5326 LANDFILL	HAULING WOODCHIPS		
HR Green Inc.	169494	11/24/23	1,080.00	02-17-5508 ENGINEERING SERVICES	#2302530-0000 Oak Forest IL - LSL Inventory Assistance		
HR Green Inc.	172429	02/25/24	630.50	02-17-5508 ENGINEERING SERVICES	#2302530-0000 Oak Forest IL - LSL Inventory Assistance		
HR Green Inc.	174407	04/26/24	685.00	02-18-5638 SEWERS	#2202187-0000 Crescent Green LS Impr		
HR Green Inc.	174408	04/26/24	333.75	02-17-5508 ENGINEERING SERVICES	#2302530-0000 Oak Forest IL - LSL Inventory Assistance		
HR Green Inc.	176516	06/28/24	2,673.00	02-18-5638 SEWERS	#2202187-0000 Crescent Green LS Impr		
HR Green Inc.	176517	06/28/24	72.00	02-17-5508 ENGINEERING SERVICES	#2302530-0000 Oak Forest IL - LSL Inventory Assistance		
ILLINOIS DEPT OF INNOVATION & TECH	T2500232	08/26/24	330.70	01-03-5305 TELEPHONE	Billing Act# T2220910, GUC #600044801 Communication Charges - LEADS - July 2024		
ILM	INV24326	06/26/24	1,155.00	01-04-5429 MAINTENANCE OF PONDS	Dolores Pond - Aquatic Treatments		
ILM	INV24327	06/26/24	1,155.00	01-04-5429 MAINTENANCE OF PONDS	Lake Emily - aquatic treatments		
ILM	INV24328	06/26/24	650.00	01-04-5429 MAINTENANCE OF PONDS	Lake Daniels- Aquatic treatments		
ISO Services Inc	ISO:CE000004449 RB Vchr 214	09/09/24	29.30	01-02-5517 WORKER'S COMP INSURANCE	ISOW-ISO Expense RB - 7/22/24 Voucher #214		
JOE RIZZA	447759	08/26/24	599.44	01-03-5402 VEHICLE MAINTENANCE	lamp asy - PD #47		
JOHNSON CONTROLS INC	1-133987130171	09/10/24	1,310.98	01-08-5406 BUILDING MAINTENANCE	Boiler repairs		
Johnstone Supply	2201676A	08/29/24	54.60	01-08-5406 BUILDING MAINTENANCE	Lochinvar A.O Smith		
Johnstone Supply	2202388A	08/29/24	85.68	01-08-5406 BUILDING MAINTENANCE	Purolator pleated extended surface filters		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
KOLAR, JAMES	24-04-0342	09/17/24	880.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 6243 RIO VERDE REMODEL PERMIT		0924
LANGUAGE LINE SERVICES	11394950	08/31/24	14.30	89-00-5305 TELEPHONE	Account # 9020861058 Over-the-Phone Interpretations		
M&A PARTS INC	82802	08/28/24	290.00	01-03-5323 LAW ENFORCEMENT SUPPLIES	MAGPUL MS4 QD SLING		
M&A PARTS INC	82803	08/28/24	2,072.00	01-03-5323 LAW ENFORCEMENT SUPPLIES	4-11.5" upper assembly w/mklok hg, magpul 5 slot, magpul mklok, magpul mbus rear flip up sight, inforce wrml weapons light		
MARKHAM ASPHALT COMPANY*	61271	09/05/24	620.37	01-04-5415 PATCHING MATERIALS	HMA SC N50 D 9.5R		
MARKHAM ASPHALT COMPANY*	61279	09/06/24	913.78	01-04-5415 PATCHING MATERIALS	HMA SC N50 D 9.5R		
MARKHAM ASPHALT COMPANY*	61531	09/09/24	746.64	01-04-5415 PATCHING MATERIALS	HMA SC N50 D 9.5R		
McCANN INDUSTRIES INC*	P34425	09/17/24	226.00	01-04-5416 CONCRETE REPAIRS	Fiber Exp Joint bundle, 2'X3' replaceable brick red ada panel		
McCANN INDUSTRIES INC*	P74084	09/10/24	806.97	02-18-5401 EQUIPMENT MAINTENANCE	Compressor, air cond, A/C belt, o-ring		
McCANN INDUSTRIES INC*	W18000	09/16/24	950.85	01-04-5401 EQUIPMENT MAINTENANCE	A/C repairs		
MENARDS - CRESTWOOD	49185	08/30/24	24.89	01-08-5406 BUILDING MAINTENANCE	zep floor cleaner, lysol		
MENARDS - CRESTWOOD	49248	08/31/24	84.49	01-08-5406 BUILDING MAINTENANCE	softsoap, mr clean, tyd bol, sprayaway glass cleaner		
MENARDS - CRESTWOOD	49391	09/03/24	99.99	02-17-5406 BUILDING MAINTENANCE	6mil 20'X100' poly clear - pump house		
MENARDS - CRESTWOOD	49423	09/03/24	47.97	01-08-5406 BUILDING MAINTENANCE	15pk scott paper towels		
MENARDS - CRESTWOOD	49481	09/04/24	162.74	01-04-5406 BUILDING MAINTENANCE	5 gal buckets, duraclean int paint		
MENARDS - CRESTWOOD	49647	09/06/24	31.98	26-00-5663 159TH & CICERO GATEWAY	15pk scott paper towels		
MENARDS - CRESTWOOD	49789	09/09/24	19.46	26-00-5663 159TH & CICERO GATEWAY	grout brush head, 60" steel handle, ck al purpose cleaner		
MENARDS - CRESTWOOD	49941	09/11/24	34.87	01-04-5399 MISC EXPENSE	Tri-twist TL .155 dia, shaped .155 trim line med		
MENARDS - CRESTWOOD	50021	09/12/24	51.98	01-08-5406 BUILDING MAINTENANCE	25' flexzilla cord, 7pc nut driver set		
MENARDS - TINLEY PARK	64179	09/10/24	84.98	01-02-5301 OFFICE SUPPLIES	1-3/4" Keyed alike 12 pk		
MENARDS - TINLEY PARK	64179	09/10/24	35.97	01-02-5406 BUILDING MAINTENANCE	Brawny		
MENARDS - TINLEY PARK	64201 09102024	09/10/24	79.94	01-02-5312 TRAINING & TRAVEL	1 3/4" keyed alike 12pk, 4lb sledge hammer		
MENARDS - TINLEY PARK	64326	09/13/24	17.99	01-04-5401 EQUIPMENT MAINTENANCE	2 gallon gas with fmd		
MUNICIPAL COLLECTION SERVICES	027767	08/31/24	15.00	01-03-5509 COLLECTION SERVICE	ACT#OFLO02 LO Local tickets		
MUNICIPAL COLLECTION SERVICES	027768	08/31/24	24.67	01-03-5509 COLLECTION SERVICE	ACT# OFPT02 P tickets		
NEXT DAY PLUS*	5319680	09/16/24	370.00	01-03-5301 OFFICE SUPPLIES	Toner Cartridges - 2 PD		
NEXT DAY PLUS*	5319680	09/16/24	95.15	01-04-5301 OFFICE SUPPLIES	Toner Cartridges - 2 PW		
NICOR GAS	94-28-74-5841 1 Aug 24	09/10/24	47.94	02-17-5306 NATURAL GAS	ACT#94-28-74-5841 1 Aug 24		
NORTH EAST MULTI-REGIONAL TRAINING	349593	04/03/24	3,990.00	01-03-5312 TRAINING & TRAVEL	NEMRT Annual Department Registration	3692	
OAK MAINTENANCE ASSOCIATION	09172024 REF OAK MAINT	09/17/24	1,068.00	99-00-1115 UTILITY CASH CLEARING	REFUND FOR OVERPAYMENT ON WATER BILL		0924
OBRIEN, DANIEL	24-08-1391	09/17/24	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15119 LAS FLORES POOL PERMIT		0924
O'REILLY AUTO PARTS	3380-133264	08/27/24	16.99	01-03-5402 VEHICLE MAINTENANCE	thread chaser - PD #8		
O'REILLY AUTO PARTS	3380-134342	09/06/24	131.88	01-04-5402 VEHICLE MAINTENANCE	freon-PW stock		
O'REILLY AUTO PARTS	3380-134848	09/10/24	21.00	02-18-5401 EQUIPMENT MAINTENANCE	3oz pagoil 46 - #102		
ORLAND FIRE PROTECTION DISTRICT	14679	09/11/24	13,496.40	01-02-5512 OTHER SERVICES	Dispatch Service 2023	3452	
Pace Analytical Services LLC	247216699	09/09/24	1,175.00	02-17-5503 PROFESSIONAL SERVICES	Lab services for water testing	3531	
Park Ave Recovery LLC d/o Fundworks LLC	9441	09/11/24	150.00	01-03-5399 MISC EXPENSE	Bio-Hazard Cleaning of Squad #14 and booking bench on 9-11-24 #24-18284		

List of Bills Sept 24, 2024 FY25
 Report dates: 8/28/2024-9/24/2024

City of Oak Forest

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
PARK HARDWARE - TINLEY	73758/1	09/09/24	175.99	01-03-5323 LAW ENFORCEMENT SUPPLIES	Emergency Highway Blanket		
Peerless Network Inc	59646	09/15/24	286.04	01-02-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	657.08	01-03-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	146.02	01-04-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	18.25	01-05-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	63.88	01-10-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	237.28	01-11-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	63.88	01-12-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	430.87	02-17-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	91.26	02-18-5305 TELEPHONE	Act#1211798		
Peerless Network Inc	59646	09/15/24	365.06	01-01-5305 TELEPHONE	Act#1211798		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	1,008.89	01-00-2115 INSURANCE - LIFE	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	121.58	01-01-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	286.20	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	877.76	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	246.66	01-04-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	75.37	01-11-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	16.21	01-12-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	45.25	02-17-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	October 2024	09/16/24	93.88	02-18-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
Priority Care Solutions LLC	322927 MC Vchr 222	09/16/24	163.39	01-03-5517 WORKER'S COMP INSURANCE	DME-Durable Medical Equi - MC -7/24/24-Vchr #222		
Pro Tree Service	11620	09/08/24	850.00	01-04-5418 LANDSCAPING REPAIRS	Remove 1 parkway tree- grnd stump - 4335 Scott		
PUBLIC SAFETY DIRECT INC*	104181	09/13/24	50.00	01-08-5336 FLAGS & DECORATIONS	Full color digital print date coverup decals-banners		
QUALITY PRINTING & DESIGN*	91124	09/11/24	610.00	01-11-5302 PRINTING	Field coloration notices, inspection approved labels		
ROTARY CLUB OF OAK FOREST	08132024 Rotary	08/13/24	320.00	01-01-5312 TRAINING & TRAVEL	Dues and meal expenses January to June 2024		
RR Landscape Supply	132213	09/05/24	192.00	02-17-5418 LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-6 cu yd		
RR Landscape Supply	132239	09/12/24	192.00	02-17-5418 LANDSCAPING REPAIRS	pulverized topsoil		
Ryan LLC*	817980	09/06/24	838.75	38-00-5503 PROFESSIONAL SERVICES	TIF 6 amendment through Aug 26 2024		
SECRETARY OF STATE - ILLINOIS	1754 1268 2024-2025 2015 Ford	09/16/24	151.00	01-03-5402 VEHICLE MAINTENANCE	1FAHP2MK9FG109133 2015 Ford		
SEMNER LANDSCAPE LLC	39655	08/30/24	9,550.22	01-04-5510 LAWN CARE	August 2024 Landscape Maintenance		
SINAL'S CARPET CLEANING*	457	08/13/24	75.00	26-00-5406 BUILDING MAINTENANCE	August train Station Cleaning		
SINAL'S CARPET CLEANING*	458	09/11/24	75.00	26-00-5406 BUILDING MAINTENANCE	September Train Station Cleaning		
Sirchie Acquisition Co LLC	0663009-IN	09/10/24	32.45	01-03-5323 LAW ENFORCEMENT SUPPLIES	Integrity bags		
SOLUTION 3 GRAPHICS INC	106665	09/12/24	265.00	02-17-5512 OTHER SERVICES	FOLD, STUFF, SEAL SUPPLIED SEPT WATER BILLS		
STATE TREASURER ILL. DEPT TRANSPORTATION	65561	09/06/24	3,642.03	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	Res.Code: 9170 Payer# 3770000001634: US6/159ftr@Aroyo; IL50/Cicero@151st; IL50/Cicero@155in; IL50/Cicero@Fieldcrest		
Strolia, Paul	10242024 Sr Luncheon	10/24/24	175.00	01-01-5207 SR. CITIZENS COMMISSION	Senior Luncheon Entertainment		
SUNBELT RENTALS INC	158710184-0001	08/29/24	182.52	01-04-5514 EQUIPMENT RENTAL	Pivot power buggy tracked - 8/29/24		
Traffic Control & Protection LLC*	7803	09/03/24	520.65	01-04-5410 STREET MAINT/SIGNS	12-18"X24" HIP BW 080 Misc sign		
Traffic Control & Protection LLC*	CREDIT -82	03/07/24	333.75-	01-04-5410 STREET MAINT/SIGNS	CREDIT - Quote 82 was billed on invoice #4073 - we double		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
TRAINING CONCEPTS INC	61183	09/12/24	40.00	01-04-5312 TRAINING & TRAVEL	paid		
TRUGREEN LIMITED PARTNERSHIP	199544321	09/04/24	157.20	01-08-5510 LAWN CARE	2 HEARTSAVER CPR/AED ONLINE COURSE		
TRUGREEN LIMITED PARTNERSHIP	199791080	09/09/24	138.34	01-08-5510 LAWN CARE	FIRE STATION #2 4907 167th ST LAWN SERVICE		
Underground Pipe & Valve Co.	068733	09/10/24	2,652.00	02-17-5421 MAINTENANCE OF WATER MAINS	CITY HALL CAMPUS LAWN SERVICE		
Underground Pipe & Valve Co.	68560-01	09/10/24	235.00	02-17-5421 MAINTENANCE OF WATER MAINS	B-boxes / brass supplies	3688	
UNIVERSITY OF ILLINOIS	H100553265700 MC Vchr 213	09/09/24	485.37	01-03-5517 WORKER'S COMP INSURANCE	6" X 10" All SS Repair Clamps HOSPITAL-MC 6/27/24 Voucher #213		
VACHA'S FOREST FLOWERS	19913	08/11/24	75.00	01-04-5399 MISC EXPENSE	Flowers - Todd Simon		
VACHA'S FOREST FLOWERS	19947	08/11/24	134.98	01-11-5399 MISC EXPENSE	Flowers- Todd Simon		
VELAZQUEZ, JUSTO	24-04-0344	09/17/24	500.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 6333 CODE UPGRADES		0924
Verizon Wireless	9973497992	09/09/24	1,308.42	01-01-5305 TELEPHONE	REFUND 980507380-00001		
Verizon Wireless	9973497992	09/09/24	1,136.20	01-02-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	2,067.37	01-03-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	199.04	01-04-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	181.81	01-05-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	25.09	01-09-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	355.74	01-11-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	84.68	01-12-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	199.04	02-17-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	9973497992	09/09/24	163.03	02-18-5305 TELEPHONE	ACT# 980507380-00001		
Village of Oak Lawn Regional Water Sys*	0000007205	09/05/24	5,778.10	02-17-5701 BOND INTEREST EXPENSE	IEPA Harker L17-4590 - Interest		
Village of Oak Lawn Regional Water Sys*	0000007205	09/05/24	21,184.91	02-17-5524 WATER PURCHASES-DEBT SERVICE	IEPA Harker L17-4590 -Prncpal		
Village of Oak Lawn Regional Water Sys*	0000007231	09/05/24	5,241.01	02-17-5524 WATER PURCHASES-DEBT SERVICE	IEPA Booster L17-5081 - Principle		
Village of Oak Lawn Regional Water Sys*	0000007231	09/05/24	1,364.74	02-17-5701 BOND INTEREST EXPENSE	IEPA Booster L17-5081 - Interest		
VILLAZANA, ERIC	24-07-1216	09/17/24	1,000.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16405 TERRY REMODEL PERMIT		0924
VSP OF ILLINOIS NFP	Oct 2024	09/17/24	828.36	01-00-2126 INSURANCE-VISION	Client ID: 30077915, Customer Ref: 2886685, Oct Vision		
WARREN OIL CO INC*	W1684617	09/16/24	805.56	01-11-5303 GAS AND OIL	Care		
WARREN OIL CO INC*	W1684617	09/16/24	1,389.42	01-02-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	8,104.02	01-03-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	1,340.59	01-04-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	237.07	01-05-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	685.75	01-09-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	1,675.73	02-17-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	888.14	02-18-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	1,482.37	01-00-1305 DUE FROM PARK DISTRICT	Fuel		
WARREN OIL CO INC*	W1684617	09/16/24	827.31	01-02-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1684617	09/16/24	6.56	01-03-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1684617	09/16/24	594.00	01-04-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1684617	09/16/24	432.00	02-17-5303 GAS AND OIL	FUEL (DIESEL)		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
WARREN OIL CO INC*	W1684617	09/16/24	135.00	02-18-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1684617	09/16/24	6.93	01-00-1305 DUE FROM PARK DISTRICT	FUEL (DIESEL)		
WEST SIDE TRACTOR SALES	S43257	08/27/24	37.20	01-04-5401 EQUIPMENT MAINTENANCE	sleeve - #46		
WILLE BROTHERS CO*	382037	09/11/24	858.50	02-17-5416 CONCRETE REPAIRS	4.5 YD 4000 PSI AE Ready Mix - Curb		
WRIGHT MATERIALS LLC	3809	09/10/24	20.00	01-04-5326 LANDFILL	1-4 wheeler concrete dump		
Z-Force Transportation Inc*	24-199602	09/05/24	2,835.29	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	24-199611	09/06/24	1,309.80	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	24-199621	09/06/24	2,160.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	24-199624	09/06/24	1,975.99	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL/CA06-GRADE 8 SOLD		
Z-Force Transportation Inc*	24-199664	09/09/24	810.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	24-199719	09/11/24	2,061.26	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	24-199720	09/11/24	2,970.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	24-199785	09/13/24	1,890.00	01-04-5326 LANDFILL	Dumpfees		
ZIEBART OF ILLINOIS INC	10262	08/30/24	625.00	01-11-5402 VEHICLE MAINTENANCE	Window tint/Rhino sprayed on liner pickup		
ZOLL MEDICAL CORPORATION*	3082863 52	09/09/24	1,599.04	01-02-5609 EMERGENCY MEDICAL EQUIPMENT	Cust# 125759 X Series Monitor/Defibrillators w/Interp. ECG, Pacing, Nibp, Spo2, Spco, CPR Expansion Pack, Etco2, Dmst - 60 Monthly Payments #52		

Grand Totals: 231 450,498.62



**Notice
Agenda Item**

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrip.	Gen Description	FY
DEVRIES, DAVID W.	DEVRIES, DAVID W.	09132024 Devries Payroll	122996	09/16/24	3,443.02	01-00-1005	INTERSTATE CKG PAYROLL	Replacement Payroll check for 09132024	0924
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	09062024 CHGO SOUTHLAND	122986	09/06/24	72.25	01-12-5312	TRAINING & TRAVEL	Chicago Southland 2024 Annual Meeting & Awards Luncheon -P.R.	0924
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	286358532 ADOBE	122997	09/03/24	79.99	01-01-5503	PROFESSIONAL SERVICES	Adobe Stock - 40 Assets a Month - C.M.	0924
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	09102024 ILL ASSOC CH OF PD	123000	09/10/24	645.00	01-03-5310	PROFESSIONAL DUES	Illinois Association of Chiefs of Police - cert Sgt Burnett & re-cert JR	0924
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	176248	123001	09/13/24	198.12	01-01-5602	COMPUTERIZATION	Velocity Tech Solutions - T.R.	0924
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	2000108769518 VENTRA	123002	09/17/24	11.00	01-12-5312	TRAINING & TRAVEL	Day pass - Ventra - P.R.	0924
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	1336782-L1B9	122998	09/17/24	65,592.88	01-00-2104	IMRF W/H PAYABLES	SEPTEMBER CONTRIBUTIONS	0924
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	09132024 LIEN RELEASE	122999	09/13/24	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Lien Release, Record Fees - M.P.	0924

Grand Totals: 70,154.51

City of Oak Forest
Cable Commission Minutes
September 12, 2024

The meeting began with the Pledge of Allegiance at 7:00PM

Attendance

Dolores Cozzolino, Tom Finn, Tom McMahon

Announcements

None

Cable Company Updates

COMCAST - none

ASTOUND - none

A T & T - none

Audience Participation

None

Secretary's Report

Approved August minutes

Treasurer's Report

Overview of expenses/approve reports April, May, June, July 2024 (none received)

Oak Forest Broadcast Network

Old Business

New members, new secretary - nothing yet.

Find RFPs for Peoria Cable station – none found

New Business

No voice mail, E-mail

Executive Session

None

Meeting Adjourned - Next meeting October 10, 2024

CITY OF OAK FOREST
Protection Commission Meeting Minutes
September 11, 2024
Blue Room



15440 S. Central Avenue
Oak Forest, IL 60452
(708) 687-4050

CHAIRMAN: Howard Sommerfeld
SECRETARY: Lavergne Innocenti
COMMISSIONERS: Robert Miller
Anita Sommerfeld
Jacqueline Popovich
Mark Pitcher
Julie Pitcher

Old business: None.

New business: No issues at Jewel this past month.
Once again, we looked at what we can do to help out the city.

Meeting ended: 8:05 p.m.

Next meeting: October 9, 2024 at 7:30 p.m.

Minutes taken by: Lavergne Innocenti, Secretary

CITY OF OAK FOREST
 PLANNING & ZONING COMMISSION MEETING MINUTES
 Wednesday, June 19, 2024

The Planning & Zoning Commission meeting was called to order at 7:01 p.m. by Chairman Stuewe.

Pledge of allegiance.

PRESENT: Chairman Jim Stuewe
 Commissioner Mike Forbes
 Commissioner Curt Kunz
 Commissioner Glenn Runge
 Commissioner Wayne Schroeder
 Commissioner Frank Serna
 Commissioner Michael Ziak
 Staff Member Paul Ruane

ABSENT: Commissioner Jeffrey Ater
 Commissioner Rick Larson

Chairman Stuewe asked for a motion to open the meeting.

Commissioner Runge made the motion. Commissioner Schroeder seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
			Commissioner Ater
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Larson
Commissioner Runge			
Commissioner Schroeder			
Commissioner Serna			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 7-0, 2 absent.

1. ZC# 24-015 15541 S. Cicero Avenue – Waverly Creek Townhomes – Planned Unit Development, Concept and Final Plan: The applicant requests review and recommendation of approval of a planned development to allow a 5,000 square foot commercial building with 29 townhomes at 15541 S. Cicero Avenue in the C3 – Central Business District.

Community Planner Paul Ruane reported this is the old Ace Hardware located at the corner of 156th Street and Cicero Avenue. The city has recently acquired it and in doing so has demolished the existing structure based upon the structural integrity of the building and to attract new development. What is being requested is a planned unit development, final plan, a special use permit to allow for a multi-family in the commercial district, special use permit to allow for a drive-thru for the commercial component, a variation to decrease the amount of length for the parallel parking stalls on the street from 23 feet to 20 feet per car stall, a variation to decrease the required amount of parking spaces from 93 parking spaces required by code to 87 parking spaces. The proposed project includes a 5,000 square foot commercial building, including a drive-thru. In the rear of the property would be a development including 29 townhouses, 12 being two bedroom and 17 being three bedroom. There would be utilization of open space on the east end of the property. All 29 townhomes will include a two car garage. Staff proposed specific conditions as provided in the Resolution. The conditions include confirming photometric plans, meet the requirements between the commercial and residential, providing updated dumpster enclosure materials to meet the requirements, parking stall lengths in the commercial property to be amended to the code requirements, updating the number of parking spaces and parking ratio based upon discrepancy found, updating the site plan to show 24 foot width driveways and providing landscape at the southwest corner of the property. They do not have a defined tenant for the commercial yet. They are leaving it flexible by having the drive-thru.

Commissioner Kunz asked if there would be enough room for a drive-thru by the commercial property. Paul Ruane stated there is a 15 foot driveway access road and an additional space between that will be landscaped and there is some retention area. Commissioner Kunz confirmed there is plenty of room then. Paul Ruane reported it will not have a bypass lane to get around cars. There is adequate access. The dumpster enclosure will be to the north of the building.

Commissioner Runge asked if there will be parking in front of the townhomes on the street. Paul Ruane replied yes, no different than 157th Cicero.

Commissioner Forbes clarified this is a final and from here it goes to City Council for approval. The big thing he sees is that they are looking for a parking variance, they are short six spaces. Paul Ruane answered that is correct. Commissioner Forbes stated their total spaces are 87. Paul Ruane answered correct.

Commissioner Ziak asked if there was any thought given to adding some parking by the creek. Paul Ruane remarked regarding the existing flood plane.

Commissioner Schroeder remarked the site looks tight and whether the Fire Department approved the room for a truck turnaround. Paul Ruane replied yes, they can get in there but cannot make a full u-turn but will be able to get through the commercial space as well as the back of the residential area. They will still need to confirm with engineering approval as well as any type of fire calculations that need to be processed when it comes to the number of fire hydrants and the distances to the emergency services.

Commissioner Schroeder asked if there will be a dumpster location for the townhomes. Paul Ruane stated it will be similar to 157th Lamon. They will all be utilizing their own residential cans that will go in and out of their garage.

Chairman Stuewe asked if anyone in the audience wanted to speak.

Mary McDonough, 15516 Waverly, approached the podium. She asked about the area that is fenced in behind the Ace property and the creek. She stated it is a mess back there. Paul Ruane stated he will not speak for the developer but he does know that looking at the proposal and what has been provided, they are looking to remove the brush and clear it. It is part of their requirements with the flood zone to make sure it is properly graded.

Anders Rustin, architect for the project, approached the podium. He stated it is very rare where they get a site where they can return it to the natural plantings. That is what they are going to do with the back part of this property. Right now, it is mostly pavement and some abandoned tanks. All that will be removed.

Joe Singleton, 15603 Waverly, approached the podium. He remarked on the garage on the site and how long it will take to clean up. Chairman Stuewe stated the company is going to take care of it. Mr. Singleton believes it is the city's problem. He also asked about a retention pond for the property and where the water will go. Paul Ruane answered underground. Pat Dimmer with Erickson Engineering, the site civil designer, approached the podium. He informed the board that based on the ordinances in place, there are two types of storage, detention and retention. The property size does not trip the requirements for detention. They are providing retention underground. There is some underground storage in the drive aisles between the buildings as well as underneath the retail parking lot. In addition to that the bioswales that were referenced will provide storage and infiltration for the water and manage that water so it can get to the creek. They are also creating a lot of green space on the property, a third of an acre. Mr. Singleton asked how many gallons will it hold. Mr. Dimmer believes 13 or 16,000 cubic feet of storage. Mr. Singleton asked what happens when it overflows. Mr. Dimmer stated there is a direct sewer connection to the waterway. It will be in compliance with all the requirements in place for the agencies.

Mr. Singleton asked about a traffic study. Paul Ruane replied that Public Works determined a traffic study was not warranted on this development. In comparison, a traffic study was completed on the project on 157th Street and therefore offered the opportunity for multiple other projects under the similar approach of that. They may come up during an engineering review through Public Works and Building Department for permitting. Mr. Singleton is concerned about an increase in traffic.

Chairman Stuewe asked Commissioner Forbes where Oak Forest ends on Waverly. Commissioner Forbes stated Kilbourne, 153rd 154th.

Mr. Singleton inquired about a property on Waverly that has cars parked in back of his property and in front of his property. He also inquired about Cook County Hospital property. Paul Ruane stated Oak Forest does not have any information about that and advised him to contact Cook County.

Linda (inaudible) Waverly Avenue. She inquired about water retention and the creek. She stated she has to pay for flood insurance. With the extra homes coming, what is going to happen. Paul Ruane stated he would refer to the engineer to speak regarding that. He added though they are adding additional green space to the property that was never there before that will capture some more of the water. There will be storage tanks below as well. Some does run off to the creek and the rest to the storm sewers off of Cicero.

Pat Dimmer with Erickson Engineering approached the podium again. He stated there are two types of sewer discharge. The residential property, the residential hoses themselves have nothing to do with the storm water that is going to the sanitary sewer system which goes to the treatment plant. The creek is not getting any of the residential household waste water. Regarding the storm water, the underground system is to help infiltrate the water to try to take it out of the downstream water system but there will be some water getting to the creek. It will be less water than you are currently seeing because currently the western side is all hard surface and all water makes it way to the storm sewer. The green space that will be planted will help absorb that water. This project will not demonstrate any adverse impacts.

Linda also inquired as to what store the commercial use would be.

Etamar Deshe, developer in the 157th building there will be a coffee space, some food, one office and one space still for lease. For this project he is in discussion with a few groups. The intention is to bring good amenities. He is not sure what will be there yet. He would like to find a good tenant.

Linda asked about parking as well. It was stated there would be two spots per unit. She asked what will happen when people want to have people over. He does not believe it will be a problem.

David Galice, 15621 Waverly approached the podium. His concerns were traffic, the water which were already covered. He stated the buildings look like they are jammed in there and it should be a development for the city. He asked if they could cut down on the number of units. Commissioner Forbes answered that it looks beautiful. Chairman Stuewe asked if Mr. Galice has seen the ones in Tinley Park. Commissioner Kunz answered that the buildings on Oak Park Avenue in Oak Forest look nice and there is no adverse traffic issues. He believes it is a wrong development for the area.

Ken Keeler approached the podium. He asked about the retail area and the drive thru. He stated there are 20 spots for a 5,000 square foot space. He asked where everyone is

going to park. Etamar Deshe stated he is not necessarily looking to put a restaurant there just because there is a drive thru. It is not his plan to have a restaurant.

Chuck Wolf approached the podium. He stated it is very dense and nothing proposed as to commercial. He stated there are not enough parking spots. As for the drive thru there is no pass through lane. He is also concerned about parking. He feels it is very dense and congested.

Chairman Stuewe asked for motion to affirm PZC Resolution 24-15 recommending approval of the planned unit development, special use permit, and variations.

Commissioner Ziak made the motion. Commissioner Schroeder seconded.

AYES	NAYS	ABSTAIN	ABSENT
			Commissioner Ater
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Larson
Commissioner Runge			
Commissioner Schroeder			
Commissioner Serna			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 7-0-0, 2 absent.

Paul Ruane stated this will go before City Council on June 25, 2024 at 7:30 p.m.

Chairman Stuewe asked for a motion to approve the minutes from June 5, 2024.

Commissioner Runge made the motion. Commissioner Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
			Commissioner Ater
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Larson
Commissioner Runge			
Commissioner Schroeder			
Commissioner Serna			
Commissioner Ziak			
Chairman Stuewe			

Chairman Stuewe asked for a motion to adjourn.

Commissioner Runge made the motion. Commissioner Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
			Commissioner Ater
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Larson
Commissioner Runge			
Commissioner Schroeder			
Commissioner Serna			
Commissioner Ziak			
Chairman Stuewe			

Meeting adjourned at 8:02 p.m.

Minutes prepared by Nicole Tormey, City Clerk/Executive Assistant.

CHAIRMAN



CITY OF OAK FOREST
 PLANNING & ZONING COMMISSION MEETING MINUTES
 Wednesday, August 21, 2024

The Planning & Zoning Commission meeting was called to order at 7:02 p.m. by Chairman Ziak.

Pledge of allegiance.

PRESENT: Chairman Michael Ziak
 Commissioner Mike Forbes
 Commissioner Kurt Kunz
 Commissioner Rick Larson
 Commissioner Wayne Schroeder

Staff Member Paul Ruane

ABSENT: Commissioner Jeffrey Ater
 Commissioner Glenn Runge
 Commissioner Frank Serna

Chairman Ziak asked for a motion to open the meeting.

Commissioner Forbes made the motion. Commissioner Schroeder seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Forbes			
Commissioner Schroeder			
			Commissioner Ater
Commissioner Kunz			
Commissioner Larson			
			Commissioner Runge
			Commissioner Serna
Chairman Ziak			

Motion carried 5-0, 3 absent.

- ZC# 24-018 15150 S. Cicero Avenue – Vander Engines & Services – Special Use Permit: The applicant requests review and recommendation of approval of a special use permit to allow an automotive parts, accessories, and tire store in the C3 – Central Business District at 15150 S. Cicero Avenue.

Community Planner Paul Ruane reported this is a special use permit request for engines and transmission retail space. The proposed use is the sale, transfer and pickup of

transmissions and engines. They are used in rebuilt engines and transmission for automobiles, SUVs and light trucks. All the inventory will be located within the indoor business. With combined both engines and transmissions there will be between 6 and 12 at any given time. All the mechanical refurbishing and rebuilding is completed off site. They would arrive sealed, shrink wrapped, on a half pallet to fit through the commercial door. Their proposed business hours are Monday through Friday from 12:00 p.m. to 5:00 p.m. and Saturday by appointment. All sales would be conducted online.

Commissioner Larson asked if this was the same business we approved down the street in July. Paul Ruane confirmed.

Commissioner Schroeder asked if the parking meets the requirements. Paul Ruane confirmed that it meets the same requirements as intended when the parking variation was granted.

The applicant, Derrick Jones, owner of Vander Engines & Services, approached the podium. Derrick Said he switch locations based on the logistics of the previous location versus this new location. In case our deliveries come in a semi our previous location couldn't accommodate that.

Chairman Ziak stated he does not see anyone from the public at the meeting to speak.

Chairman Ziak asked if the conditions of approval from 2022 have all been completed. Paul Ruane answered they still have conditions outstanding but such as the dumpster enclosure they are currently in progress of completion.

Chairman Ziak asked for a motion to affirm PZC Resolution 24-17 recommending approval of the special use permit.

Commissioner Larson made the motion. Commissioner Schroeder seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Larson			
Commissioner Schroeder			
			Commissioner Ater
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Runge
			Commissioner Serna
Chairman Ziak			

Motion carried 6-0, 2 absent.

Paul Ruane reported this will go before City Council on July 9 at 7:30 p.m.

Chairman Ziak asked Mr. Jones if he sees himself growing and needing larger space. Mr. Jones stated it is a possibility.

Chairman Ziak asked for a motion to approve the minutes from July 3, 2024.

Commissioner Runge made the motion. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Larson			
Commissioner Schroeder			
			Commissioner Ater
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Runge
			Commissioner Serna
Chairman Ziak			

Motion to approve the minutes of July 3, 2024 with no changes, carried 5-0-0, 3 absent.

No citizens present for citizen participation.

Paul Ruane reported the next meeting will be canceled due to lack of applications.

Chairman Ziak asked for a motion to adjourn.

Commissioner Larson made the motion. Commissioner Schroeder seconded.

Chairman Ziak asked for ayes. All present Commissioners replied aye.

Meeting adjourned at 7:17 p.m.

Minutes prepared by Paul Ruane, Community Planner.

CHAIRMAN 



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 24th, 2024
TO: Oak Forest City Council
FROM: Mayor Henry L Kuspa
SUBJECT: Approval of the appointment of David Rana to the position of Director of Oak Forest Emergency Management Agency and approval of Joseph Pilch to the position of Deputy Director of Oak Forest Emergency Management Agency.

Background

Joseph Pilch has served as the Director of the Emergency Management Agency at the City of Oak Forest since the departure of former Director Robert Small. David Rana has served as a member of the Emergency Management Agency for over 30 years and the last four years as Deputy Director. This recommended change in leadership at the agency is suggested at this time to assign additional responsibilities to David Rana in a Director role. Joe Pilch would remain as a member of the management team in the Deputy Director role.

This change to the management structure would come with no reduction in salary to Joseph Pilch and would increase David Rana's salary from \$6,650.00 to \$15,360.00.

David Rana has been instrumental in his role as Deputy Director with the creation of a policies and procedural manual for the agency. Mr. Rana has been the point person for the last number of information technology and radio system projects for the Emergency Management Agency. The appointment of David Rana as Director would also require him to serve on the 911 telecommunications board. This re-alignment of duties between the current managers will serve the best interests of the Emergency Management Agency and the community.

Recommendation

Approval of the David Rana as Director of EMA and Joseph Pilch as Deputy Director of EMA.

Action Requested

Approve Appointments.

DAVE RANA



EXPERIENCE

- 1/21 - Present **Director Buildings & Grounds**, Mokena School District 159, Mokena
- Supervise custodian/maintenance staff and coordinate the operation, maintenance, repair, and efficiency of all district facilities & equipment.
 - Communicate needs between building staff and maintenance staff.
 - Ensure safety & security of all buildings.
 - Coordinate with district architects on all construction and building improvement projects.
 - Manage and develop the budget for operations and maintenance.
 - District's project coordinator on all construction projects
- 8/15 – 1/21 **Director Buildings & Grounds**, Community Consolidated School District 168, Sauk Village
- Supervise custodian/maintenance staff and coordinate the operation, maintenance, repair, and efficiency of all district facilities & equipment.
 - Communicate needs between building staff and maintenance staff.
 - Ensure safety & security of all buildings.
 - Coordinate with district architects on all construction and building improvement projects.
 - Supervise & assist in the district's central warehouse.
 - Instrumental in hiring new staff, including full-time and seasonal employees.
 - Responsible for instituting new security access and procedures.
- 8/13 – 6/15 **Building & Grounds Supervisor**, Aurora East School District Aurora, IL
- Supervise custodian/maintenance staff and coordinate the operation, maintenance, repair, and efficiency of all 26 district facilities.
 - Communicate needs between building staff and maintenance staff.
 - Ensure safety & security of all buildings.
 - Coordinate with district architects on all construction and building improvement projects.
 - Assist the Director in the construction coordination of a new kindergarten facility.
 - Supervise & assist in district's central warehouse.
 - Interim Director while the director was on medical leave.
 - Instrumental in hiring new staff, including full-time and seasonal employees.
- 9/21 - Present **Deputy Director**, Emergency Management Volunteer Agency Oak Forest, IL
- Assist the director in the management of the organization
 - Assist with budgets and capital planning
 - Coordinate training
- 1982 – 9/21 **Operations Officer**, Emergency Management Volunteer Agency Oak Forest, IL
- Maintain building and grounds for 50+-year-old structure used as operation center.
 - Procure and maintain a fleet of 18 emergency vehicles plus all equipment.
 - Train volunteers to use and maintain all emergency vehicles and equipment.
 - Provide emergency support to the city's fire and police departments.
 - Provide security and direction at community events.
 - PR liaison with media.

1/13 – 8/15 **Building Maintenance**, Action Services West Alyce, WI
▪ Temporary, full-time position performing maintenance and repair services as needed on dozens of restaurants/businesses.

2006 – 12/31/12 (contract expired) AvAir Pros Midway Airport, IL
Inline Explosive Detection Systems Manager (airport baggage system), promoted in 2009
▪ Responsible for operation, maintenance, repair, and efficiency of the 2.2-mile baggage conveyor system.
▪ Maintain, troubleshoot, and update Automated PLC system, Rockwell RS Logix, NetWorks, ControlNet & DeviceNet system.
▪ Liaison between the airport operation and city officials, plus all airline and TSA personnel.
▪ Develop and perform training.
▪ Continued responsibility for all Duty Operations Manager tasks.

Duty Operations Manager

- Facility Manager of 44 gates in four Airport Terminals--A, B, C, and International.
- Direct and manage the maintenance, efficiency, safety, and quality operation of various airline equipment systems, including Passenger Loading Bridges, Pre-Conditioned Air, Ground Power, potable water cabinets, the airport's FID system, a centralized triturator system and battery charging systems.
- Maintain, review, and update CMMS system.
- Manage programs to maintain, replace, repair, or re-purpose facilities and existing airline equipment.
- Contribute to all space planning, facility planning, and capital project analysis, oversight and renovation.
- Provide direction, development and leadership to around-the-clock staff of mechanics, dispatchers, customer service personnel, and custodial staff.
- Maintain a \$200 million+ equipment inventory and all related budgets.
- Develop and control plans, expenditures, budgets, and capital improvements.
- Coordinate with all airlines and vendors to ensure efficient operation.
- Manage and comply with all State & City requirements.

2004 – 2006 **Service Manager**, Ken's Beverage, Inc. Plainfield, IL
▪ Managed a staff of 26 technicians with an annual labor revenue of \$1.9 million.
▪ Handled customer relations and resolved all service issues for over five hundred accounts.
▪ Performed all hiring, disciplinary, and termination tasks for service department employees.
▪ Maintained a fleet of 22 trucks and their inventory.
▪ Helped develop and implement automated beverage systems for the McDonald's corporation.

1999-2003 **Route Supervisor/Territory Manager**, Ecolab Elk Grove Village, IL
▪ Scheduled, dispatched, and supervised a route team of eight service technicians covering a 75-mile radius.
▪ Responsible for sales, maintenance, and repair of kitchen equipment for 900 accounts.
▪ Managed accounts with annual sales of \$3.3 million and \$200,000 parts inventory.
▪ Created and maintained all staff schedules for 24-hour-per-day, 365-day-per-year coverage.
▪ Resolved all employee and customer service requests, questions, disputes, and complaints.

SPECIAL SKILLS

- ✓ Superior communication, customer relations, and conflict resolution skills.
- ✓ Able to relate well with people at every level.
- ✓ Excellent machinery diagnostic repair ability.
- ✓ Excellent troubleshooting skills.
- ✓ Able to operate various equipment, vehicles, and machinery.
- ✓ Experienced in many contracting areas, including plumbing, electrical, mechanical, and fixtures.
- ✓ Ability to read schematics.

COMPUTERS & TRAINING

- Proficient in:
 - Word, Excel, CMMS, RS Logics & Networks, Control & Device Net
- Rockwell Control Logics Maintainer Certification, including:
 - Level 3 Maintenance Troubleshooting
 - Motion Control Fundamentals
 - Armor Start Motor Controller maintenance
 - Ethernet/IP Design & Troubleshooting



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: SEPTEMBER 24, 2024
TO: MAYOR HENRY L. KUSPA AND CITY COUNCIL
FROM: TIMOTHY J. KRISTIN, CITY ADMINISTRATOR
SUBJECT: AMENDMENT TO ORDINANCE 73.10, PROHIBITED AND LIMITED PARKING AREAS; SIGNS

Background

The City of Oak Forest currently has street signs throughout the community that prohibit and limit parking on designated roadways or locations. The limited parking on designated streets states "Resident Parking Only" assists with limiting congestion in certain residential areas of the city.

The term "Resident" has caused some confusion for residents that do not live on the roadway the sign is intended for. To provide a more clear and concise understanding for residents, adding section D: Resident Parking signs designate streets or roadways where on-street automobile parking is limited to residents that reside on the street or roadway where resident parking signs exist, to Ordinance 73.10, PROHIBITED AND LIMITED PARKING AREAS; SIGNS, will provide a clear understanding for what is permitted.

ACTION REQUESTED

Approve the amendment to Ordinance 73.10 by adding section D: Resident Parking signs designate streets or roadways where on-street automobile parking is limited to residents that reside on the street or roadway where resident parking signs exist.

RECOMMENDATION

Amend Ordinance 73.10 by adding amendment to Ordinance 73.10 by adding section D: Resident Parking signs designate streets or roadways where on-street automobile parking is limited to residents that reside on the street or roadway where resident parking signs exist.

CITY OF OAK FOREST

ORDINANCE NO. 2024-09-10430

AN ORDINANCE AUTHORIZING AMENDING CHAPTER 73.10: PROHIBITED AND LIMITED
PARKING AREAS; SIGNS

Passed by the City Council, _____, 2024

Printed and Published, _____, 2024

Printed and Published in Pamphlet Form
By Authority of the Board of Trustees

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly passed and published
on the dates stated above.

City Clerk

ORDINANCE NO. 2024-09-10430

BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

AN ORDINANCE AMENDING CHAPTER 73.10: PROHIBITED AND LIMITED PARKING AREAS;
SIGNS

Shall be, and hereby, adopted as follows:

WHEREAS, the City of Oak Forest is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

WHEREAS, the City of Oak Forest is a home rule municipality as defined by Article VII of the Illinois Constitution; and

WHEREAS, it is the desire of the city to update the Municipal Code as it relates to prohibited and limited parking areas.

NOW THEREFORE, BE IT ORDAINED, in compliance with applicable law and in reliance upon and in the exercise of its home rule authority, by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois:

SECTION ONE

That Chapter 73.10 - **PROHIBITED AND LIMITED PARKING AREAS; SIGNS**, is hereby amended to add section (D): Resident Parking signs designate streets or roadways where on-street automobile parking is limited to residents that reside on the street or roadway where resident parking signs exist.

SECTION TWO

If any section, paragraph, clause or provision of this Ordinance shall be invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION THREE

This Ordinance shall be in full force and effect from and after its passage, approval and publication, as provided by law.

ADOPTED

This _____ Day of _____, 2024

APPROVED By Mayor

This _____ Day of _____, 2024

HENRY L. KUSPA, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Paul Selman Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 24th, 2024

TO: Mayor Henry L. Kuspa and Oak Forest City Council

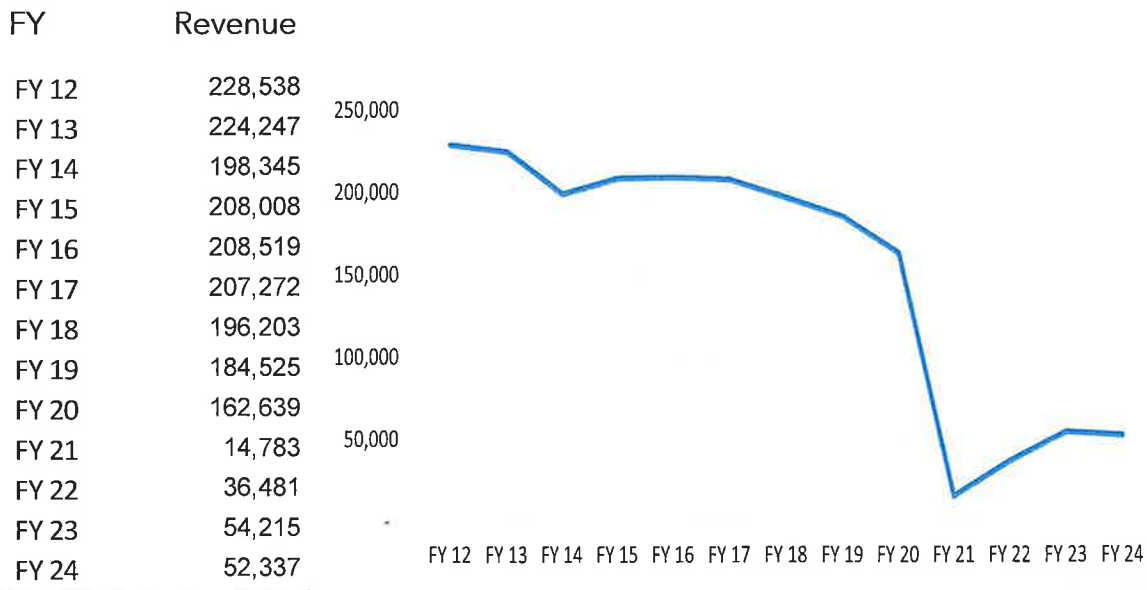
FROM: City Administrator Timothy J. Kristin

SUBJECT: Approval of an Ordinance amending Section 73.33 FEES of Chapter 37 of Title VII of the Oak Forest Code of Ordinances eliminating the daily parking fee at Oak Forest commuter lots in the City of Oak Forest.

Background

The City of Oak Forest has historically collected a commuter parking fee at the 965 parking spaces under its control. The parking fee of \$1.25 has been in place since April 26, 2011 and was established in an ordinance under Section 73.33 of Chapter 37 of Title VII of the city code.

The city has consistently seen a downward trend in parking usage at the combined Metra lots since available data in 2012. The usage significantly declined in FY 2021 as a result of the COVID 19 pandemic and has never fully recovered.



Oak Forest personnel currently maintains collection boxes at the Metra stations. The boxes are outdated and frequently experience functional and structural issues. The Oak Forest Public Works Dept has been able to maintain the boxes enough to keep them functional at this time. There are limited replacement options for the existing boxes and options that do exist are very expensive. The estimated cost to replace the 12 pay boxes

would be approximately \$60,000.00. Recently the payboxes have become a target of criminal activity. The police department has recently experienced damage and theft incidents from the boxes.

Oak Forest Police personnel collect coin and cash on a daily basis, or when practical, from the collection boxes at the Metra lots. A minimum of one hour a day is spent by an armed police officer collecting funds. When finished collecting funds, the monies are then brought to City Hall. Banking institutions have stopped accepting the funds directly from OFPD personnel. The collection and counting the monies has now been shifted to city hall clerks. After all the funds are accounted for by city hall clerks, they are then brought to the only bank that will accept these funds by the finance department. The collection of funds and accounting for the funds are estimated to be at five hours each week for OFPD personnel and five hours per week for city clerks. The collection process is labor intensive and resources could be best used performing existing duties. The Police Department recommends replacing existing parking restrictions signs at the commuter lots with "Metra Commuter Parking Only" to regulated parking lot usage.

Staff has explored options to replace the existing collection system. Staff has communicated with numerous vendors who specialize in electronic payments for commuter parking. After an analysis, it is evident that implementing electronic payments would not make financial sense without raising the daily fee to park to at least \$2.00 per day. 60% of the existing \$1.25 daily fee would be consumed by the electronic vendor and credit card fees.

Vendor	Option	#Transactions	Daily Fee	%	Credit Card		Software		Capital Expenditure	Annual Revenue	Total Annual Fees	Net Income	5 Years Projections	
					Per Transaction	Monthly	Per Transaction	Monthly					Revenue	Fees
Parking Boxx	Phone App	40,000	\$ 1.25	2.90%	\$ 0.30	\$ 49.00	\$ 0.35		\$50,000.00	28,038.00	21,962.00	250,000.00	140,190.00	109,810.00
Parking Boxx	Smart Meter	40,000	\$ 1.25	2.90%	\$ 0.30	\$ 99.00	\$ 0.35	\$ 6,990.00	\$50,000.00	35,628.00	14,372.00	250,000.00	178,140.00	71,860.00
Passport	Phone App	40,000	\$ 1.25	2.90%	\$ 0.37	\$ 416.67	\$ 0.35	\$ -	\$50,000.00	35,250.00	14,750.00	250,000.00	176,250.00	73,750.00

The City of Oak Forest general fund does not rely on revenues generated by the commuter daily parking fees. Eliminating the daily parking fee will have no significant impact on the operating budget. Fees collected at the Metra lot are currently dedicated for general maintenance and for capital projects at the Metra lots.

Staff currently makes an assumption without any available quantitative data that eliminating the daily fee could attract more ridership to the Oak Forest Metra commuter lots. The city has strived to make this "Gateway" section of the Cicero Avenue and 159th Street corridor desirable to development. Staff believes that eliminating the daily parking fee will attract more foot traffic in this area.

Train stations are ideal locations for small businesses to set up shop, because they are hubs of human interaction where hundreds or even thousands of people day and night come and go. Each person in this flow of foot traffic is a potential customer who might need a specific item or purchase on impulse while waiting for a train. To succeed with retail at a train station, you must provide an accessible and affordable shopping experience offering merchandise or services that travelers might not quickly find elsewhere enroute while traveling. "According to Railway Technology, as many as 25% of people at large train hubs go there purely for the shops available, rather than for transportation."

The Oak Forest 2021-2025 strategic plan provides information and guidance that the city has invested significant funds in properties surrounding the commuter lots and for many years, worked to find new owners and developers. These efforts have had limited success at the level desired by the mayor and city council. The city is concerned that commercial developers and popular businesses (e.g., restaurants, retail stores, etc.) may consider Oak Forest but often take their project to a neighboring community. The city wants to understand why this occurs. The city believes there is an immediate need to develop more commercial business and improve the economic development around highly traveled corridors. Our community vision states, "The City of Oak Forest is committed to community enhancement by implementing a creative community and economic based strategies to enhance economic opportunity, build stronger neighborhoods, and provide a framework for growth and development."

Recommendations

Staff has taken a holistic approach while analyzing the commuter parking and believes that this ordinance change is best in line with the goals established by the City Council.

Action

Approve ordinance amendment.

CITY OF OAK FOREST

ORDINANCE NO. 2024-09-10400

AN ORDINANCE AUTHORIZING

AN AMENDMENT TO SECTION 73.33 OF CHAPTER 37 OF TITLE VII OF THE CITY OF OAK FOREST CODE OF ORDINANCES ELIMINATING THE DAILY PARKING FEE AT OAK FOREST COMMUTER LOTS IN THE CITY OF OAK FOREST

Passed by the City Council, September 24th, 2024

Printed and Published, September 24th, 2024

Printed and Published in Pamphlet Form
By Authority of the Board of Trustees

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly passed and published
on the dates stated above.

City Clerk

ORDINANCE NO. 2024-09-10400

AN AMENDMENT TO SECTION 73.33 OF CHAPTER 37 OF TITLE VII OF THE CITY OF OAK FOREST CODE OF ORDINANCES ELIMINATING THE DAILY PARKING FEE AT OAK FOREST COMMUTER LOTS IN THE CITY OF OAK FOREST

WHEREAS, the Illinois General Assembly has empowered and authorized municipalities to revise, amend, restate, codify and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form; and

WHEREAS, the Oak Forest City Council has authorized a general compilation, revision and codification of the ordinances of the City of Oak Forest of a general and permanent nature and publication of such ordinance in book form; and

WHEREAS, it is necessary to provide for the usual daily operation of the municipality and for the immediate preservation of the public peace, health, safety and general welfare of the municipality that this Ordinance take effect at an early date.

BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

shall be, and is hereby, adopted as follows:

SECTION ONE

The above recitals are incorporated and made a part of this Ordinance.

SECTION TWO

§ 73.33 FEES.

~~—(A) Every person who uses the commuter parking facilities shall be permitted to park their vehicle for one 24 hour period and shall pay a daily fee of \$1.25 as decided by the City Council in accordance with budgetary needs. No person shall use the commuter parking facilities without paying the daily commuter parking fee as established by the City Council.~~

~~—(B) The fee shall be paid daily and collected pursuant to the regulations as are, from time to time, adopted by the Chief of Police.~~

~~—(C) Any vehicle parked in violation of this section shall be subject to impounding pursuant to § 73.11 above, in addition to the penalty provided in § 10.99.~~

(2000 Code, § 10.24.190) (Ord. 2486 § 1 (part), 2000; Am. Ord. 2011-04-03400, passed 4-26-11)

ADOPTED

This _____ Day of _____, 2024

APPROVED By Mayor

This _____ Day of _____, 2024

HENRY L. KUSPA, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Paul Selman Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 17, 2024
TO: Mayor Kuspa, City Council
FROM: Finance Director Julian
SUBJECT: Budget Adjustment 1 FY25

Background

Please see attached budget adjustment 1 for FY25. The justifications are as follows.

- The Building Department needed to replace a vehicle damaged in a storm. The city received insurance proceeds for the damage in the amount of \$53,450, so this purchase is budget neutral.
- The Street Department has been trying to purchase a 5-ton dump truck, but the vendor that was awarded the state contract has been unable to fill the order. The actual cost has increased significantly due to the delay in fulfillment. The original budget for this truck was \$170,000, but the actual cost is now \$245,000 requiring a budget adjustment in the amount of \$75,000. There are sufficient funds available in reserves.
- The Finance Department is requesting a budget adjustment to transfer funds from TIF 7 to TIF 3 in the amount of \$1,500,000. TIF 7 has a beginning fund balance of \$1.9 million as of May 1, 2024, compared to TIF 3's beginning fund balance of negative \$1.5 million. This is permissible because the TIF districts are contiguous.

Recommendation

Motion to approve budget adjustment 1 for FY25.

Action Requested

Approval of budget adjustment 1 for FY25.

CITY OF OAK FOREST
BUDGET ADJUSTMENT 1
FY 24-25

ACCT #	DESCRIPTION	4/30/2025	PROPOSED	REVISED	DESCRIPTION
		APPROVED 24-25 BUDGET	24-25 BUDGET ADJUSTMENT	24-25 BUDGET	

*** GENERAL FUND ***

REVENUES

01-00-4806 REIMBURSE PROP DAMAGE (23,000) (53,450) (75,450) To budget revenue for insurance proceeds for the damage to the bidg depart vehicle.

TOTAL REVENUES (23,000) (53,450) (75,450)

EXPENDITURES

STREET 01-04-5641 TRUCK (CIP) 225,000 75,000 300,000 To increase budget for the purchase of the 5-ton truck.

BUILDING

01-11-5601 VEHICLE PURCHASES 45,000 53,450 98,450 To increase budget for the purchase of the building dept vehicle, originally damaged in a storm.

TOTAL EXPENDITURES 270,000 128,450 398,450

TOTAL ADJUSTMENTS 247,000 75,000 322,000

*** TIF 3 ***

EXPENDITURES

26-00-6001 OPERATING TRANSFERS IN - (1,500,000) (1,500,000) To budget transfer from TIF 7 to TIF 3 to make debt service payments.

OTHER FINANCING SOURCES - (1,500,000) (1,500,000)

TOTAL ADJUSTMENTS - 1,500,000 1,500,000

*** TIF 7 ***

EXPENDITURES

39-00-8002 OPERATING TRANSFERS OUT - 1,500,000 1,500,000 To budget transfer from TIF 7 to TIF 3 to make debt service payments.

OTHER FINANCING SOURCES - 1,500,000 1,500,000

TOTAL ADJUSTMENTS - (1,500,000) (1,500,000)



City Council Agenda Memo

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Bridget Parfitt, HR Manager

SUBJECT: Approval of comprehensive health benefits renewal contracts with Blue Cross Blue Shield of Illinois for employee and retiree health insurance, Delta Dental, VSP Vision, and Principle Life Insurance.

BACKGROUND

Attached please find a one year contract with Blue Cross Blue Shield to continue providing health insurance coverage to full-time city employees. The annual cost of insurance will be approximately \$3.3M for 141 covered employees and retirees. The renewal premium increased about 7.3% from last year, or \$222,378.48, which is a significant decrease from the initial renewal of 17.8%. The city's broker, Alliant, solicited quotes from other insurance carriers, but they could not match the plan design of our current policy.

There is no increase or change to the Delta Dental PPO and HMO plans.

There is no increase or change to the VSP Vision plan.

There is no increase or change to the Principal Life Insurance plan.

The expense is adequately budgeted.

ACTION REQUESTED

Motion to approve the one year contract with BCBS for employee and retiree health insurance and the continuation of services with Delta Dental, VSP Vision and Principle Life Insurances.

RECOMMENDATION

Approve the one year contract with BCBS for employee and retiree health insurance and the continuation of services with Delta Dental, VSP Vision and Principle Life Insurances.

City of Oak Forest - October 1, 2024

Medical Financial Analysis

Benefits

Current - Grandfathered Plans

Negotiated Renewal - Grandfathered Plans

Carrier	Blue Cross Blue Shield of IL				Blue Cross Blue Shield of IL			
	P72536	H56231	P56232	H56233	P72536	H56231	P56232	H56233
Plan Name	Non-Police Non-Telecommunications	Non-Police Non-Telecommunications	Police Telecommunications	Police Telecommunications	Non-Police Non-Telecommunications	Non-Police Non-Telecommunications	Police Telecommunications	Police Telecommunications
Class	HMO IL	HMO IL	HMO IL	HMO IL	HMO IL	HMO IL	HMO IL	HMO IL
Network	PPO	PPO	PPO	PPO	PPO	PPO	PPO	PPO
In-Network (Individual / Family)	80%	80%	80%	80%	80%	80%	80%	80%
Coinsurance	\$500 / \$1,500	\$500 / \$1,500	\$200 / \$600	\$200 / \$600	\$500 / \$1,500	\$500 / \$1,500	\$200 / \$600	\$200 / \$600
Deductible	\$1,500 / \$4,500	\$1,500 / \$4,500	\$5,200 / \$15,600	\$5,200 / \$15,600	\$1,500 / \$4,500	\$1,500 / \$4,500	\$5,200 / \$15,600	\$5,200 / \$15,600
Out of Pocket Maximum (Inc. Deductible)	Network: Advantage Drug List: Basic	Network: Advantage Drug List: Basic	Network: Traditional Select Drug List: Performance	Network: Traditional Select Drug List: Performance	Network: Advantage Drug List: Basic	Network: Advantage Drug List: Basic	Network: Advantage Drug List: Basic	Network: Traditional Select Drug List: Performance
Retail (34 days)	\$10 / \$20 / \$35	\$10 / \$20 / \$35	\$3 / \$8 / \$8	\$3 / \$8 / \$8	\$10 / \$20 / \$35	\$10 / \$20 / \$35	\$3 / \$8 / \$8	\$3 / \$8 / \$8
Mail Order (90 days)	2x Retail Copays	2x Retail Copays	2x Retail Copays	2x Retail Copays	2x Retail Copays	2x Retail Copays	2x Retail Copays	2x Retail Copays
Medical Billed Premium	Enrollment	Enrollment	Enrollment	Enrollment	Enrollment	Enrollment	Enrollment	Enrollment
Employee Only	25	2	14	5	25	2	14	5
Employee + 1	19	2	10	1	19	2	10	1
Family	34	2	22	3	34	2	22	3
Medicare Primary Employee Only	0	1	0	0	0	1	0	0
Medicare Primary Family	1	0	0	0	1	0	0	0
Total	141	7	46	9	79	7	46	9
Total Monthly Premium by Plan	\$141,036.34	\$9,033.07	\$91,526.50	\$12,260.72	\$151,332.18	\$9,692.29	\$96,207.94	\$13,155.76
Total Combined Monthly Premium	\$253,856.63	\$253,856.63	\$272,388.17	\$272,388.17	\$272,388.17	\$272,388.17	\$272,388.17	\$272,388.17
Total Combined Annual Premium	\$3,046,279.56	\$3,046,279.56	\$3,268,658.04	\$3,268,658.04	\$3,268,658.04	\$3,268,658.04	\$3,268,658.04	\$3,268,658.04
Est. Annual Premium Difference From Current Policy Year (\$)								
Est. Annual Premium Difference From Current Policy Year (%)								

Please Note: Please refer to the plan document and contract when issued, for additional details, coverage exclusions and coverage limitations. At all times, the plan documents and contract take precedence over this summary.

Initial +17.8%



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 24, 2024
TO: Mayor Kuspa, City Council
FROM: Paul Ruane, Community Planner
SUBJECT: Approval of Ordinance 2024-09-1041O, authorizing a special use permit to allow an outdoor seating patio and a parking variation in the C2 – General Service Commercial District at 6080 W. 159th Street

Background

The Exclusive Pour opened in December of 2021. The applicant is requesting to convert the rear employee parking area space into a usable patio area.

A parking variance was granted for the previous restaurant under Ordinance 2019-02-0721O, which allowed a variation of 69 parking stalls. Maiz y Barro (also in Golf View Plaza) patio was approved this June and was still able to fit within the parking variation constraints with confirmation of occupancy provided from the Building Department.

The applicant is proposing to remove the existing employee parking spaces in the rear of the shopping plaza and replace them with an outdoor patio. The applicant is proposing to increase occupancy by an additional 14 occupants including 7 tables and up to 14 chairs.

Employee parking in the rear was agreed on in the previous parking variation to consider for the space of additional vehicles intended for deliveries or employee parking. The proposed patio would remove the current parking for two employee spaces. The drive aisle for the parking spaces is 13.5 feet in width. The property to the north overhangs another foot but is not included in the calculation.

The property to the north is only 5 feet in height from the grade of the site. The proposed patio would be at level with the second story of the neighboring residential properties north of the self-storage facility.

The applicant is requesting an outdoor seating area in the rear of the building. The proposed patio is planning to utilize the 10 feet of space dedicated to employee parking. The proposed patio as shown in the picture above shows the rough location for 12 out of the 14 requested seats of the patio. Including in the space devoted to the patio the applicant has indicated that they would utilize vehicle impact barriers to prevent the event of vehicles damaging property or customers. Of the 10 feet allowed for this space there would be 16 inches of width for the vehicle barriers, 6 feet of width to include both chairs and the table in between, which finally leaves you with 2.5 feet of walk space between the building and the chair closest to the building.

The current occupancy of the business is 54 occupants. The parking requirements for a restaurant is one parking space for every three customer occupants and one parking space is necessary for every two employees. The existing use requires a total of 19 parking spaces.

The proposed patio plan would add up to 14 seats to the existing occupancy. Based on the calculation that would require 5 additional parking spaces. The total between the existing restaurant and the proposed patio requires 24 parking spaces.

The parking variation is based on the number of parking stall provided for the entire Golf View Plaza shopping center. The plaza currently provides 111 parking spaces including the two spaces to be removed for the proposed patio. The parking for the entire shopping plaza is shared amongst the businesses.

Recommendation

The Planning and Zoning Commission recommended approval of the requested relief.

Action Requested

Approval of Ordinance 2024-09-1041O.

CITY OF OAK FOREST

ORDINANCE NO. 2024-09-10410

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN OUTDOOR SEATING PATIO AND A PARKING VARIATION IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 6080 W. 159TH STREET

(The Exclusive Pour – SUP / Variation - ZC# 24-019)

Passed by the City Council, _____, 2024

Printed and Published, _____, 2024

Printed and Published in Pamphlet Form
By Authority of the Board of Trustees

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly passed and published
on the dates stated above.

City Clerk

ORDINANCE NO. 2024-09-1041O

BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN OUTDOOR SEATING PATIO AND A PARKING VARIATION IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 6080 W. 159TH STREET

(The Exclusive Pour – SUP / Variation - ZC# 24-019)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Exclusive Pour, (*"Petitioner"*), has applied for a special use permit to allow an outdoor seating patio and a parking variation (*"Requested Relief"*), at the property commonly known as 6080 W. 159th Street which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (*"Property"*).

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on September 3, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on September 18, 2024, on which date the PZC adopted PZC Resolution 24-18, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR AN OUTDOOR SEATING PATIO AND A PARKING VARIATION

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for an outdoor seating patio is hereby granted to the Petitioner pursuant to the Zoning Code and the City's home rule authority.

Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-403 of the Zoning Ordinance and the city's home rule authority, the following variation is hereby approved for the Property:

- A. A variation to Section 9-104 (F.1.b.3) requesting a reduction of 54 parking spaces when 109 are proposed and 163 are required.

Section 4. CONDITIONS.

1. No Authorization of Work. The Ordinance approving the Zoning Relief (*"Ordinance"*) does not authorize commencement of any work on the Property.

Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted

unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Petitioner's to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit granted in Section 3 will, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council will not revoke the special use permit unless it first provides the Petitioners with two months advance written notice of the reasons for revocation and opportunity to be heard at a regular meeting of the City Council.

In the event of revocation, the City Administrator and City Attorney are authorized and directed to bring all zoning enforcement action as may be appropriate under the circumstances. The Petitioners acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of revocation provided for in this Section 5, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the notice to Petitioners required by this Section is given.

Section 6. EFFECTIVE DATE.

This Ordinance shall be effective upon the occurrence of the following events:

- A. Passage by a majority vote of the City Council in the manner required by law;
- B. Publication in pamphlet form in the manner required by law;
- C. The filing by the Petitioners with the City Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of *Exhibit B*, attached to and, by this reference, included in the Ordinance; and
- D. The recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Petitioners will bear the full cost of this recordation.

ADOPTED

This ____ Day of _____, 2024

APPROVED By Me

This ____ Day of _____, 2024

HENRY L. KUSPA, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Paul Selman Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				

EXHIBIT A
Legal Description of Property

Legal Description:

LOT 2 IN GOLFVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ON APRIL 12, 1990, AS DOCUMENT 90166488.

...commonly referred to as 6080 W. 159th Street, Oak Forest, Illinois 60452

PIN: 28-17-312-060-0000

EXHIBIT B
Unconditional Agreement and Consent

TO: The City of Oak Forest, Illinois (*City*)

WHEREAS, The Exclusive Pour, (*Petitioner*) has sought a special use permit to allow an outdoor seating patio and a parking variation (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-09-10410, adopted by the Oak Forest City Council on September 24, 2024, grants approval of the Requested Relief, subject to certain conditions (*Ordinance*); and

WHEREAS, the Petitioner's desire to evidence to the City their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Ordinance.

NOW THEREFORE, the Petitioner does hereby agree and covenant as follows:

1. the Petitioner does hereby unconditionally agree to accept, consent to and abide by all terms, conditions, restrictions, and provisions of the Ordinance;
2. the Petitioner acknowledges and agrees that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the City's review and approval of any plans and issuance of any permits does not, and will not, in any way, be deemed to insure the Petitioners against any damage or injury of any kind and at any time;
3. the Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Petitioners required by Section 5 of the Ordinance is given;
4. the Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance of the Petitioners of their obligations under this Unconditional Agreement and Consent;
5. the Petitioner agrees to pay all expenses incurred by the City in defending itself with regard to any and all claims mentioned in this Unconditional Agreement and Consent. These expenses include all out of pocket expenses, such as attorneys' and experts' fees, and also include the reasonable value of any services rendered by any employee of the City.

The Exclusive Pour

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2024

Notary Public

<seal>



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

September 18, 2024

TITLE: THE EXCLUSIVE POUR PATIO SPECIAL USE PERMIT AND PARKING VARIATION

CASE NUMBER: ZC #24-019

REQUEST: SPECIAL USE PERMIT
The applicant requests review and recommendation of approval for a special use permit to allow an outdoor seating patio, parking variation, and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6080 W. 159th Street.

LOCATION: 6080 W. 159th Street

APPLICANT INFORMATION

APPLICANT: The Exclusive Pour

MEETING DATE: September 18, 2024

NOTICE PUBLISHED: September 3, 2024
Daily Southtown

STAFF: Paul Ruane, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval for a special use permit to allow an outdoor seating patio, parking variation, and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6080 W. 159th Street.

The Planning and Zoning Commission shall make a recommendation that City Council approve, approve with conditions, or deny the request. Upon receipt of this recommendation, Council shall then make a final determination.

II. BACKGROUND

The Exclusive Pour opened in December of 2021. The applicant is requesting to convert the rear employee parking area space into a usable patio area.

A parking variance was granted for the previous restaurant under Ordinance 2019-02-07210, which allowed a variation of 69 parking stalls. Maiz y Barro (also in Golf View Plaza) patio was approved this June and was still able to fit within the parking variation constraints with confirmation of occupancy provided from the Building Department. Additional parking counts have been provided under Section 5 of this report.

The applicant is proposing to remove the existing employee parking spaces in the rear of the shopping plaza and replace them with an outdoor patio. The applicant is proposing to increase occupancy by an additional 14 occupants including 7 tables and up to 14 chairs.

III. EXISTING CONDITIONS

Zoning	C2 – General Service Commercial District
Current Use	Commercial
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> 514.83 feet (along 159 th Street) 165.89 feet (along Arroyo Drive) <u>Total area:</u> approximately 1.96 acres (85,405 sq ft.) <u>Total depth:</u> 165.89 feet
Existing Site Features - Property	<p><u>Property</u> According to the plat of survey and associated legal description, the subject property currently consists of one parcel.</p> <p><u>Buildings</u> One existing building is proposed to remain on the property. It is an approximately 25,520 sq. ft. single story commercial building. Fourteen tenant stalls make up the building.</p> <p><u>Parking</u> The parking lot is in good condition and provides 96 parking spaces for the building as a whole. An additional fifteen (15) additional parallel parking spaces were provided as part of the 2019 parking variation approval along the north side of the building, for a total of 111 parking spaces. Parking stalls are not assigned.</p> <p><u>Access</u> The subject property currently provides three points of access. Two driveways provide access from 159th Street and one driveway from Arroyo Drive.</p>

IV. CONTEXT

Surrounding Zoning & Uses C3- Central Business District	North: C2 – 15829 Arroyo Drive (Commercial) Safeway Self Storage
	South: Forest Preserve District of Cook County
	West: C2 – 4813 W. 159th Street (Commercial) B&M Auto Sales
	East: C2 – 6012 W. 159th Street (Commercial) Vehicle Masters

Exhibit 1: Aerial



Exhibit 2: Subject Patio Area



Exhibit 3: Proposed Vehicle Impact Barrier



Exhibit 4: Potential Issues (Vehicle Traffic)



Vehicle traffic in the rear of this shopping center

Employee parking in the rear was agreed on in the previous parking variation to consider for the space of additional vehicles intended for deliveries or employee parking. The proposed patio would remove the current parking for two employee spaces. The drive aisle for the parking spaces is 13.5 feet in width. The property to the north overhangs another foot but is not included in the calculation.

Exhibit 5: Potential Issues (Neighboring Residential)



Neighboring residential properties buffered by self-storage facility

The property to the north is only 5 feet in height from the grade of the site. The proposed patio would be at level with the second story of the neighboring residential properties north of the self-storage facility.

V. ANALYSIS

Special Use Permit

The applicant is requesting an outdoor seating area in the rear of the building. The proposed patio is planning to utilize the 10 feet of space dedicated to employee parking. The proposed patio as shown in the picture above shows the rough location for 12 out of the 14 requested seats of the patio. Including in the space devoted to the patio the applicant has indicated that they would utilize vehicle impact barriers to prevent the event of vehicles damaging property or customers. Of the 10 feet allowed for this space there would be 16 inches of width for the vehicle barriers, 6 feet of width to include both chairs and the table in between, which finally leaves you with 2.5 feet of walk space between the building and the chair closest to the building.

Parking Variation

The current occupancy of the business is 54 occupants. The parking requirements for a restaurant is one parking space for every three customer occupants and one parking space is necessary for every two employees. The existing use requires a total of 19 parking spaces.

The proposed patio plan would add up to 14 seats to the existing occupancy. Based on the calculation that would require 5 additional parking spaces. The total between the existing restaurant and the proposed patio requires 24 parking spaces.

The parking variation is based on the number of parking stall provided for the entire Golf View Plaza shopping center. The plaza currently provides 111 parking spaces including the two spaces to be removed for the proposed patio. The parking for the entire shopping plaza is shared amongst the businesses. All of the parking requirements based on the occupancies as provided below:

2024 Parking Requirements				
TENANT	SQ. FT.	USE	PARKING RATIO	STALLS
6078-6080 159 th Exclusive Pour	2524	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	19 Patio +5 Total 24
6076 159 th Edible	1200	food	1/2 employees + 1/3 persons design capacity	3
6072-6074 Oak Forest Tobacco & Liquor	2515	retail	1/250	10
6070 159 th Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18
6068 159 th Professional Cutz	1300	service	1/250	6
6066 159 th Vacant	1200	service	1/250	5
6064 159 th Jerk Choice	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	5
6062 159 th Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	5
6060 159 th Vacant	1020	service	1/250	4
6056-6058 159 th Oak Family Dental	2130	health service office	1/200	11
6054 159 th Vacant	1200	service	1/250	5
6052 159 th Spa And Nail	1310	service	1/250	6
6044-6050 159 th Maiz y Barro Mexican Grill & Cantina	5040	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	42 Patio +6 Total 48
6042 159 th Hearing Life	1300	retail	1/200	7
6040 159 th Petra Hair	1310	service	1/250	6
REQUIRED STALLS	25419			163
PROVIDED STALLS				109
DEFICIT				-54

VI. CONCLUSION

STANDARDS FOR SPECIAL USE PERMITS

No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.

<p><i>Code and Plan Purposes</i></p>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The proposed use is in harmony with city code and the Comprehensive Plan.</p>
<p><i>No Undue Adverse Impact</i></p>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p>Not Met. The proposed patio does directly face the neighboring residences in the neighborhood. Although there is mention of noise control measures, hours of operation, landscaping, music, and entertainment, there was no confirmation on what is being implemented to confirm minimal impact. Without proper verification of the systems in the place there is the ability for this request to add undue adverse impact on neighboring properties.</p>
<p><i>No Interference with Surrounding Development.</i></p>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p>Met. The proposed use will not interfere with surrounding development.</p>
<p><i>Adequate Public Facilities.</i></p>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p>Met. There are adequate public facilities to serve this use.</p>
<p><i>No Traffic Congestion.</i></p>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p>Not Met. The use will remove parking from a parking lot. The parking lot already had to request a parking variation in the past and now they are looking to further the request by decreasing the number of parking spaces available.</p>
<p><i>No Destruction of Significant Features.</i></p>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p>Met. There are no significant features to destroy the site in any significant way.</p>
<p><i>Compliance with Standards.</i></p>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p>Met. The proposed use is compliant with all standards of the Code.</p>

TOTAL MET: 5 of 7 standards

STANDARDS FOR VARIATIONS	
<p><i>Section 9-104(D)(e)(7), Off-Street Parking, Medical/Health Services</i> <i>Section 9-104(D)(b)(3), Off-Street Parking, Eating and Drinking Places</i> The applicant requests to reduce the amount of required parking stalls from 163 stalls to 109 stalls, for the entire Golf View Plaza, with a total reduction of 54 parking stalls.</p>	
<p><i>General Standard</i></p>	<p><i>No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth.</i></p> <p>Not Met. Because only six of the remaining seven standards are met, this standard is not met, which requires that proof that the variation being sought satisfies each of the standards herein due to a unique physical condition or practical difficulty.</p>
<p><i>Unique Physical Condition</i></p>	<p><i>The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.</i></p> <p>Met. The subject property was developed as a multi-tenant facility based on a retail parking analysis of 1/250 SF in an era where retail uses were predominant in commercial strip centers. The facility is built out and there is no ability to add additional parking beyond what the applicant has proposed.</p>
<p><i>Not Self-Created.</i></p>	<p><i>The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.</i></p> <p>Met. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.</p>
<p><i>Denied Substantial Rights</i></p>	<p><i>The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.</i></p> <p>Met. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant’s ability to lease to a mix of tenants of any use permitted in the C2 – General Service Commercial District other than retail, office, or service uses.</p>

<p><i>Not Merely Special Privilege</i></p>	<p><i>The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.</i></p> <p>Met. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property given that there is an overall large amount of spaces provided on the property.</p>
<p><i>Code Plan and Purposes</i></p>	<p><i>The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The proposed uses, a combination of service, medical service, retail, and eating and drinking place uses, are all commercial uses which meet the Comprehensive Plan and Zoning Code’s combined purpose and intent. The Comprehensive Plan designates the future land use as commercial and Zoning Map designates the property as the C2 – General Service Commercial District, in which each of the uses are permitted per Appendix A of the Zoning Ordinance.</p>
<p><i>Essential Character of the Area</i></p>	<p><i>Variation would not result in a use or development on the subject property that:</i></p> <ul style="list-style-type: none"> <i>a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;</i> <i>b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;</i> <i>c. Would substantially increase congestion in the public streets due to traffic or parking;</i> <i>d. Would unduly increase the danger of flood or fire;</i> <i>e. Would unduly tax public utilities and facilities in the area; or</i> <i>f. Would endanger the public health and safety.</i> <p>Not Met. The requested degree of variation may result in the use of the property substantially increasing parking on the adjacent neighborhood streets at peak times given that not enough parking is provided on site.</p>
<p><i>No Other Remedy</i></p>	<p><i>There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</i></p> <p>Met. There are no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</p>
<p>TOTAL MET: 5 of 7 standards</p>	

VII. PZC MOTION

Motion to affirm PZC Resolution 24-18 recommending approval for a special use permit to allow outdoor seating patio, a parking variation in the C2 – General Service Commercial District at 6080 W. 159th Street.

CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-18

WHEREAS, The Exclusive Pour ("*Applicant*") filed an application for a special use permit request to allow an outdoor seating patio , parking variation to allow the reduction of 54 parking spaces when 109 are proposed and 163 are required, and such other and further zoning relief as may be required in the C2 – General Service Commercial District ("*Zoning Relief*"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 6080 W. 159th Street ("*Property*"); and

WHEREAS, a public notice was duly published in the Daily Southtown on September 3, 2024, and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on September 18, 2024; and

WHEREAS, the PZC has considered all of the evidence presented to it, including without limitation, those documents attached and incorporated in to this resolution by this reference as *Exhibit B*;

NOW THEREFORE, BE IT RESOLVED by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1. FINDINGS.

Based on the evidence presented at the public hearing, and the Findings of Fact attached hereto as *Exhibit A*, the PZC hereby finds that the Applicant's request does satisfy the standards for the requested Zoning Relief as set forth in the Zoning Code of Oak Forest.

Section 2. RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant's requested Zoning Relief, with the following conditions:

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("*Ordinance*") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
- D. Limitation of Approval. The special use is limited to the property.

ADOPTED THIS 18th day of September, 2024

AYES: (5)

NAYS: (3)

ABSENT: (0)

ABSTAIN: (0)



Chairman, Oak Forest PZC

EXHIBIT A
Findings of Fact

STANDARDS FOR SPECIAL USE PERMITS	
<p>No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.</p>	
<p><i>Code and Plan Purposes</i></p>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The proposed Beer Garden will be fully aligned with the general and specific purposes for which the Code was enacted. It adheres to the district regulations, ensuring that the development is consistent with the City's Official Comprehensive Plan. The project promotes community engagement, supports local businesses, and enhances the social fabric of the area, all of which are key objectives of the Code and the Comprehensive Plan.</p>
<p><i>No Undue Adverse Impact</i></p>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p>Met. The development of The Exclusive Pour's Beer Garden has been designed with careful consideration to minimize any adverse effects on adjacent properties, the character of the area, and the public's health, safety, and general welfare. The project includes well-planned systems, noise control measures, and landscaping that ensures it integrates seamlessly with the surrounding environment without causing any substantial or undue negative impacts.</p>
<p><i>No Interference with Surrounding Development.</i></p>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p>Met. The Beer Garden will be constructed and operated in a manner that ensures it does not dominate the immediate vicinity or interfere with neighboring properties' use and development. The design respects the scale and character of the surrounding area, ensuring compatibility with the existing and planned developments in the district.</p>
<p><i>Adequate Public Facilities.</i></p>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p>Met. The proposed development will be adequately served by essential public facilities and services. The location benefits from existing infrastructure, including streets, public utilities, drainage systems, and emergency services. Additionally, the project will contribute to the maintenance and enhancement of these services as needed, ensuring the Beer Garden's operations do not strain public resources.</p>

<p><i>No Traffic Congestion.</i></p>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p>Met. The Beer Garden's design includes measures to prevent undue traffic congestion. The location is accessible via the back of the building. The project has been evaluated to ensure it will not attract significant traffic through residential streets, thereby maintaining the area's traffic flow and safety.</p>
<p><i>No Destruction of Significant Features.</i></p>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p>Met. The development will not result in the destruction, loss, or damage of any natural, scenic, or historic features of significant importance. The design incorporates the preservation of existing green spaces and respects the historical context of the area. The project also includes landscaping and aesthetic enhancements that will contribute positively to the local environment.</p>
<p><i>Compliance with Standards.</i></p>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p>Met. The Exclusive Pour's Beer Garden will comply with all additional standards imposed by the Code. The project has been reviewed and adjusted to meet every requirement, ensuring that it adheres to the specific provisions governing its use and development. All necessary permits and approvals will be obtained before operation commence.</p>
<p>TOTAL MET: 7 of 7 standards</p>	

<p>STANDARDS FOR VARIATIONS <i>Section 9-104(D)(e)(7), Off-Street Parking, Medical/Health Services</i> <i>Section 9-104(D)(b)(3), Off-Street Parking, Eating and Drinking Places</i> The applicant requests to reduce the amount of required parking stalls from 163 stalls to 109 stalls, for the entire Golf View Plaza, with a total reduction of 54 parking stalls.</p>	
<p><i>General Standard</i></p>	<p><i>No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth.</i></p> <p>Met. Strict adherence to the provisions of the zoning code creates a significant hardship for The Exclusive Pour. Converting two parking spaces into a beer garden is essential for maintaining a welcoming atmosphere and supporting the social nature of the establishment, especially given the growing demand for outdoor spaces. Many customers want to smoke their own cigars and/or cigarettes while enjoying a cocktail at our establishment. The current configuration does not adequately meet the needs of our patrons, and without this variance, the business would struggle to provide the desired amenities.</p>

<p><i>Unique Physical Condition</i></p>	<p><i>The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.</i></p> <p>Met. The subject property has a unique configuration compared to other properties in the area. The lot's size and layout make it difficult to expand the outdoor seating area without utilizing the existing parking spaces. These spaces are situated in a location that naturally lends itself to an outdoor gathering area, which is not the case for other properties subject to the same zoning provisions. This condition is inherent to the property and not merely a matter of convenience.</p>
<p><i>Not Self-Created.</i></p>	<p><i>The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.</i></p> <p>Met. The unique physical conditions of the property are not a result of any actions by the current owner or previous owners. The existing layout and the demand for outdoor space, amplified by changing consumer preferences, were unforeseen at the time of the property's development. The need for the variance arises from the natural evolution of business needs and customer expectations, not from any modifications made by the owner.</p>
<p><i>Denied Substantial Rights</i></p>	<p><i>The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.</i></p> <p>Met. Denying this variance would deprive The Exclusive Pour of rights commonly enjoyed by other similar establishments, particularly those with more flexible layouts or larger lots that can accommodate outdoor areas without sacrificing parking. The ability to provide outdoor seating is essential for competitiveness in the market and is a standard feature in comparable businesses.</p>
<p><i>Not Merely Special Privilege</i></p>	<p><i>The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.</i></p> <p>Met. The hardship presented is not about gaining a special privilege but ensuring the business can operate at a level consistent with industry standards. The variation is necessary to maintain the business's viability</p>

	and meet customer demands. This request is not about financial gain but about providing a necessary amenity that is expected in similar settings.
<i>Code Plan and Purposes</i>	<p><i>The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The requested variation aligns with the overall purposes of the zoning code and the comprehensive plan by promoting a vibrant, community-oriented business environment. The proposed use of the parking spaces as a beer garden and smoking section supports the social and economic vitality of the area without conflicting with the intent of the zoning regulations.</p>
<i>Essential Character of the Area</i>	<p><i>Variation would not result in a use or development on the subject property that:</i></p> <ul style="list-style-type: none"> <i>a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;</i> <i>b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;</i> <i>c. Would substantially increase congestion in the public streets due to traffic or parking;</i> <i>d. Would unduly increase the danger of flood or fire;</i> <i>e. Would unduly tax public utilities and facilities in the area; or</i> <i>f. Would endanger the public health and safety.</i> <p>Met. The proposed beer garden would not detract from the essential character of the area. The development will be thoughtfully designed to ensure it does not negatively impact neighboring properties. It will not obstruct light or air, create congestion, or pose any health and safety risks. Instead, it will enhance the local community by providing a pleasant outdoor space for socializing.</p>
<i>No Other Remedy</i>	<p><i>There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</i></p> <p>Met. There is no alternative solution that would allow for the necessary expansion of outdoor space without the requested variance. The unique conditions of the property limit other potential remedies, making this variance the only viable option to accommodate the business's needs and ensure its continued operation.</p>
TOTAL MET: 8 of 8 standards	

EXHIBIT B
Site Plan

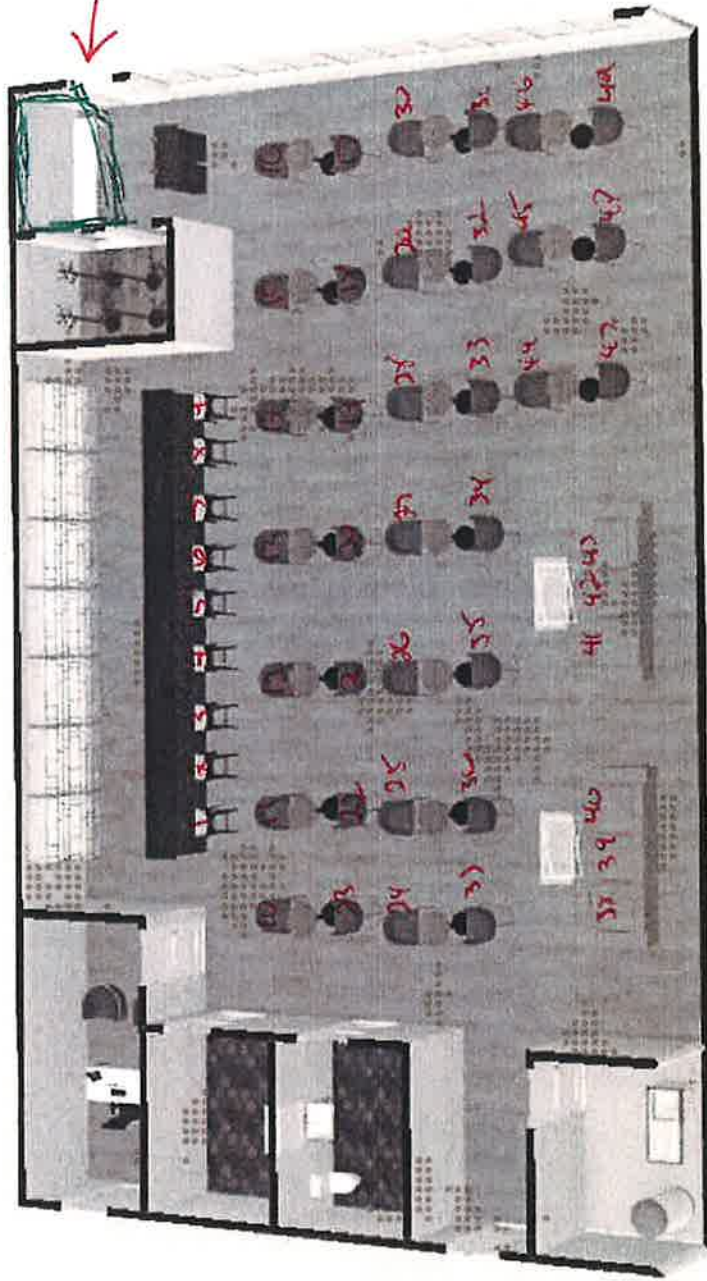


7/13/21 Updated Proposed Layout for 6080 157054

2,160 sq. ft.

Wardens
Admin
Office
4

Entrance



40'

54'

49 seats

Standing

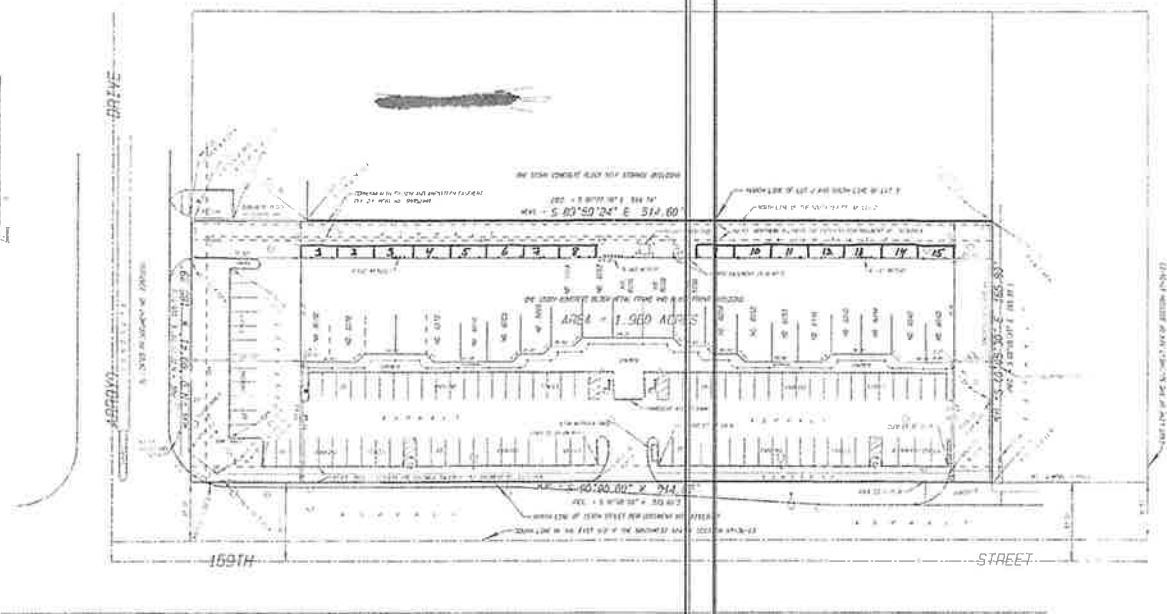
2 employees

51 total occupancy

ALTA/ACSM LAND TITLE SURVEY

SEE THE COMPLETE INSTRUMENT, MAP & DESCRIPTION IN THE CASE OF THE ORIGINAL SURVEY. THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY AS FAR AS THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF GRAND FURKS, NORTH DAKOTA, SHOW. THIS SURVEY IS NOT TO BE CONSIDERED AS A RECONSTRUCTION OF THE ORIGINAL SURVEY AS FAR AS THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF GRAND FURKS, NORTH DAKOTA, SHOW.

scale = 1" = 30'



PROFESSIONAL SURVEY ENGINEER FOR THE STATE OF NORTH DAKOTA
 License No. 12345
 State of North Dakota
 Grand Forks, ND 58201

- THIS SURVEY WAS PERFORMED BY THE METHOD OF EXTERNAL ANGLES.
- THE SURVEY WAS PERFORMED BY THE METHOD OF EXTERNAL ANGLES.
- THE SURVEY WAS PERFORMED BY THE METHOD OF EXTERNAL ANGLES.
- THE SURVEY WAS PERFORMED BY THE METHOD OF EXTERNAL ANGLES.

LEGEND

○	WIRE	○	ELECTRIC METER	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000
○	STEEL WIRE	○	NO. 1000	○	NO. 1000

North Arrow
 County of Grand
 State of North Dakota
 Grand Forks, ND 58201

This is to certify that this map or plan and the survey on which it is based were made in accordance with the Minimum Standard of Accuracy for ALTA/ACSM Land Title Surveys, as established and adopted by ALTA, ACSM and ASCE, in 1993. Pursuant to the minimum standards as shown by ALTA, ACSM and ASCE, and to the fact that the date of this certification, professional seal or certificate is the minimum (indicated) showing that the survey instruments used in the survey do not exceed the allowable (indicated) tolerance. (As properly dated July 20, 2011 was updated June 1, 2016)



Thomas J. Cead
 Licensed Professional Engineer, No. 12345
 (North Dakota) Expires: November 20, 2015

Parking Variation Request for The Exclusive Pour Beer Garden

6080 159th Street Oak Forest, IL 60452

City of Oak Forest Planning and Zoning Department,

We are writing to formally request a parking variation for The Exclusive Pour to convert two existing parking spaces at the rear of the property into a beer garden. This initiative is central to our vision of creating a unique, community-oriented space where patrons can enjoy craft beverages in a relaxed, outdoor setting.

Justification for Parking Variation

1. Enhancing Customer Experience:

The proposed beer garden will significantly enhance the ambiance and overall experience for our customers. The outdoor space will offer a charming environment that is increasingly sought after by patrons, particularly during warm weather.

2. Community Engagement:

The beer garden is designed to foster community interaction, providing a space for social gatherings, local events, and community-building activities. This aligns with our commitment to being a positive, active presence in the community.

3. Operational Sustainability:

Observational data indicate that our customers/employess do not rely on the two parking spaces designated in the back of the building. The reduction of those 2 parking spaces is not expected to negatively impact our operations or the surrounding area.

4. Minimal Impact on Traffic and Parking:

The demand for the proposed 2 parking spaces in the back of our establishment is minimal, and we do not anticipate any significant impact on local traffic or parking availability as a result of this variation.

5. Contributing to Local Economy:

By offering a distinctive outdoor space, we expect to attract more patrons, which will, in turn, support local businesses. The beer garden will draw in visitors who may also frequent neighboring businesses, thereby contributing to the local economy.

6. Supporting Local Events and Initiatives:

The beer garden will provide a venue for hosting small community events, such as craft beer tastings, local music performances, and community meetups. These events will not only enrich the local culture but also promote The Exclusive Pour as a hub of community activity.

The conversion of the two parking spaces into a beer garden is a crucial aspect of our business strategy to enhance customer experience, foster community engagement, and support local economic growth. We believe that this parking variation will have a positive impact on our patrons, neighbors, and the broader community.

We respectfully request that this variation be granted to allow us to move forward with our plans for The Exclusive Pour Beer Garden. Thank you for considering our request.

Sincerely,

Dr. Nicole Bronson

Owner/Operator

The Exclusive Pour

Dr. Nicole Bronson

The Exclusive Pour

6080 159th Street Oak Forest, IL 60452

exclusivepour@yahoo.com

708-314-9913

August 17, 2024

Planning and Zoning Department

City of Oak Forest

15440 S. Central Ave.

Oak Forest, IL 60452

Subject: Request for Special Use Permit for Outdoor Patio at The Exclusive Pour

Dear Planning and Zoning Department,

I am writing to formally request a Special Use Permit for the daily use of an outdoor patio at The Exclusive Pour 6080 159th Street Oak Forest, IL 60452. As the owner/operator of The Exclusive Pour, I believe that the addition of a daily outdoor patio will greatly enhance the experience for our customers and contribute positively to the community.

Project Description:

The proposed outdoor patio will be located at the back of the property, covering approximately 45 square feet. It will include makeshift grass and 6-7 bistro tables with matching sets of chairs (12-14). There is already appropriate lighting on the building to ensure visibility. If required, there will also be removable vehicle impact barriers. The patio will be designed to maintain the aesthetic and architectural harmony with the surrounding area. Each day the patio will be set up and removed by the end of the night. The back area of the building was selected for privacy and to allow customers the ability to smoke their own cigars and/or cigarettes while enjoying their cocktails. No glass will be brought outside. Customers will use plastic.

Compliance with Zoning Regulations:

We have carefully reviewed the zoning regulations and believe that our proposal aligns with the City of Oak Forest zoning requirements. We are committed to ensuring that the patio will be operated in a manner

that is respectful of our neighbors and in compliance with all relevant noise ordinances, hours of operation, and safety regulations.

Community Impact:

We anticipate that the outdoor patio will provide a valuable community space, encouraging social interaction and contributing to the local economy. It will offer a pleasant outdoor option for residents and visitors, enhancing the overall vibrancy of the area.

Commitment to Responsible Operation:

We are committed to managing the outdoor patio responsibly, including implementing measures to minimize any potential disturbances to nearby residents. This includes setting appropriate hours of operation, maintaining cleanliness, and ensuring that any music or entertainment is within acceptable noise levels. No outdoor speakers will be installed.

Conclusion:

We kindly ask for your consideration and approval of our request for a Special Use Permit. We believe that this addition will be a positive enhancement to our business and the community. We are eager to work with the Planning and Zoning Department to address any concerns and to ensure that our project meets all necessary requirements.

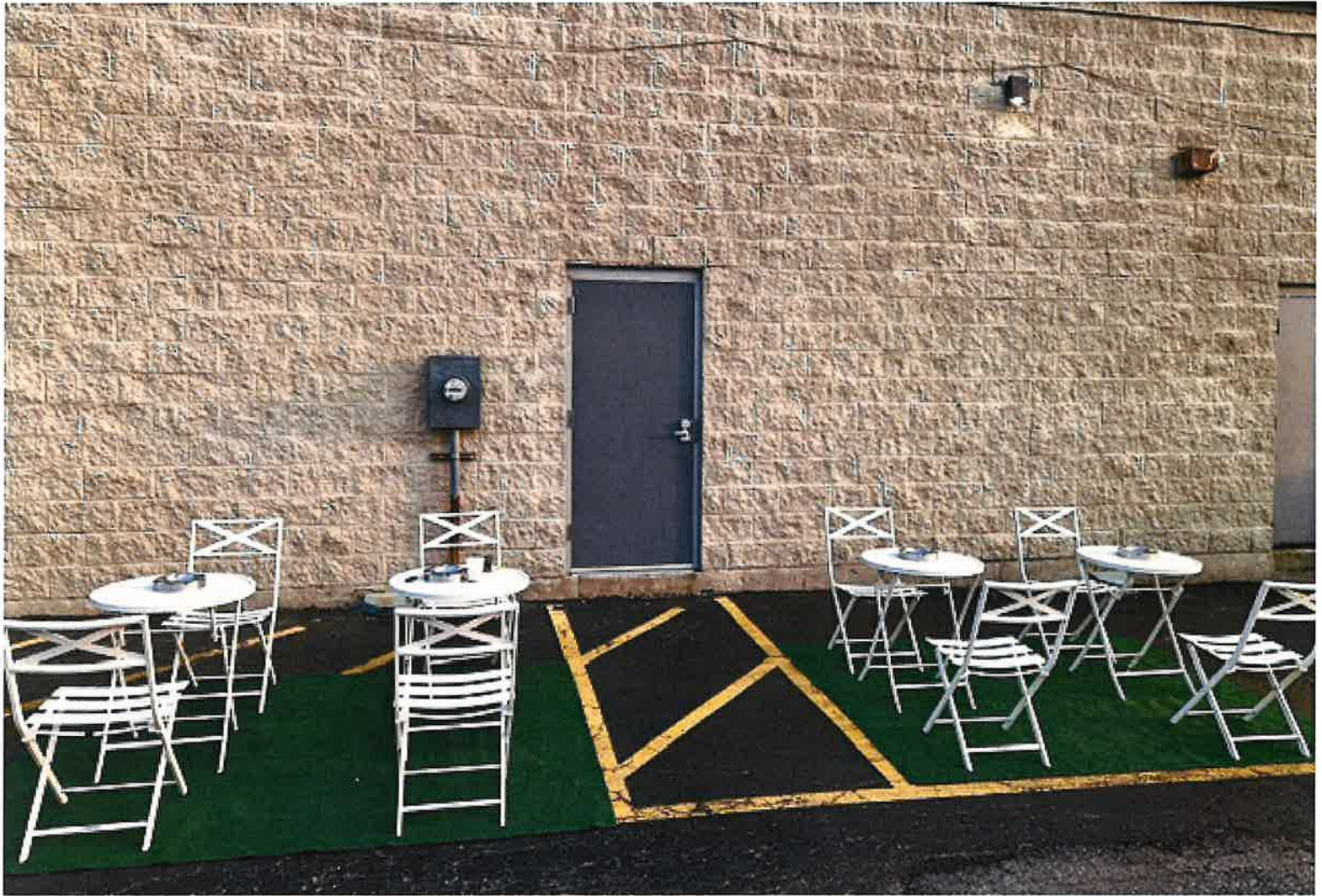
Thank you for your time and consideration. I look forward to your favorable response and am available to provide any additional information that may be required.

Sincerely,

Dr. Nicole Bronson

The Exclusive Pour









































ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: FEBRUARY 19, 2019
TO: CITY COUNCIL
FROM: TRAVIS BANDSTRA, DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT
A VARIATION TO ALLOW THE REDUCTION OF REQUIRED PARKING STALLS AT THE PROPERTY LOCATED AT 6040 – 6080 W. 159TH STREET IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT
SUBJECT: SERVICE COMMERCIAL DISTRICT

Background

The applicant requests review and approval of a variation request to allow the reduction of parking stalls by 69 stalls where 170 are required at 6040-6080 W. 159th Street (Golfview Plaza) in the C2 – General Service Commercial District, in accordance with Section 11-403(D) of the Zoning Ordinance. (Please note that the exact variance number differs slightly from the original staff report based on updated calculations).



La Finca Restaurant opened at 6048-6050 W. 159th Street in April of 2015. The business abruptly closed and later new ownership changed the name to Agave Restaurant & Bar (Agave). Agave was issued a Certificate of Occupancy in July of 2017. It has remodeled and then reopened in June of 2018.

Eating and drinking places require one parking stall per two employees plus one stall per three persons design capacity. Design capacity is typically determined by a floor plan illustrating the number of seats, with the number of employees provided by the business owner. Agave was originally permitted to occupy the former La Finca space given that it was a like-for-like use.

Now that Agave desires to expand, therefore increasing its required parking, a review of the required parking stalls was necessary. It was determined that the existing parking stalls provided on the subject property is inadequate, rendering the need for a parking variation. The applicant will install additional parking stalls along the north wall of the building where they do not conflict with fire truck access or emergency exit doors of the businesses.

At the Planning and Zoning Commission (PZC) hearing on February 6, 2019, discussion focused primarily on how the mix of tenants and peak operating times will help the center meet its parking load without impacting the neighborhood streets. Two of the eight variation standards were found as not met when reviewed by staff; however, following discussion, the PZC determined that all of the standards were in fact met based on the evidence provided on the record by the applicant.

Recommendation

The Planning and Zoning Commission recommended approval of the request, with no conditions, with a vote of 8-0 with one absent.

Action Requested

Approval of Ordinance 2019-02-0721O to allow the reduction of parking stalls by 69 stalls where 170 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District.

Attachments

1. PZC Minutes 2-6-19 – Approved
 2. PZC Staff Report
-

**CITY OF OAK FOREST
PLANNING / ZONING COMMISSION MEETING
Wednesday, February 6, 2019**

The Plan/Zone Commission meeting was called to order at 7:00 p.m. with Roll Call. The Pledge of Allegiance was said at that time.

PRESENT: Mr. Kerr
Mr. Riha
Mr. Poulin
Mr. Ziak
Mr. Oostema
Mr. Keeler
Mr. Schroeder

ABSENT: Chairman Stuewe

Ms. Ashbaugh informed the Commission they needed to elect a Pro-Tem Chairman and asked for a nomination.

Mr. Wolf nominated Mr. Schroeder.

Ms. Ashbaugh Asked for a motion to appoint Mr. Schroeder as Pro-Tem Chairman.

Mr. Wolf motioned.

Mr. Oostema seconded.

The Roll Call vote taken as follows:

AYES	NAYS	ABSTAIN	ABSENT
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

The Motion to appoint Mr. Schroeder as Pro-Tem Chairman carried 8-0, with one ABSENT.

ZC #19-002 Golfview Plaza– Parking Variation: PUBLIC HEARING- The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

Pro Tem Chairman Schroeder requested a motion to open a Public Hearing.

Mr. Riha made the motion.

Mr. Oostema seconded.

The Roll Call vote taken as follows:

AYES	NAYS	ABSTAIN	ABSENT
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

The Motion to Open a Public Hearing carried 7-0, with one ABSENT.

STAFF PRESENTATION

Ms. Ashbaugh stated that La Finca Restaurant opened at 6048 -6050 W. 159th Street in April of 2015. She explained that the business abruptly closed and new ownership took over and changed the name to Agave Restaurant & Bar (Agave). Agave was issued a Certificate of Occupancy in July of 2017.

Ms. Ashbaugh explained that in 2018, Agave closed for remodeling in April of 2018 and reopened in June of 2018 and signed a lease to expand from 2,610 square feet to an additional 2,430 square feet, for a total of 5,040 square feet. She explained that remodeling of the expanding space began without the city’s knowledge and a stop work order was issued in October of 2018. Building permits were subsequently filed on November 2, 2018 and final inspections by the Fire and Building Departments were passed in January of 2019. Eating and drinking places require one parking stall per two employees plus one stall per three persons design capacity. Design capacity is typically determined by a floor plan illustrating the number of seats, with the number of employees provided by the business owner. Agave was permitted to occupy the former La Finca space given that it was a like-for-like use. Now that Agave has expanded its use, therefore increasing its intensity, a review of the required parking stalls was required. It was determined that the existing parking stalls provided on the subject property is

inadequate, rendering the need for a parking variation. The analysis of this request can be found in Part V of this report.

She referred to the Proposed Tenant Roster table in the Staff Report explaining that Dotty's was changed from 18 to 12; the addition of 15 parking spaces is no longer available due to concern that emergency exits being blocked and a fire truck would not be able to pull in. The deputy fire chief observed 5 spaces that should fit so we are assuming there will be 101 spaces with a deficit of 69 instead of 58, so the variance the Commission will be making a recommendation on will be 69 spaces. She explained that this property has been before the Planning and Zoning Commission previously relating to other matters. Ms. Ashbaugh then asked if there were any questions.

Mr. Wolf asked if this was the space where the poker was being conducted.

She explained that the landlord is no longer allowing the poker place to operate there and is hoping to put in a medical use tenant.

Mr. Wolf followed up asking about the previous Special Use request.

Ms. Ashbaugh advised that the City does not want to continue that type of special request.

Standards for Variation

Ms. Ashbaugh explained that 2 out of the 7 Standards have NOT been met. She went on to say that there are 4 possible motions that the Commission can proceed with and then offered the option to deliberate, or to wait and speak with the Petitioner.

Mr. Oostema asked for an explanation regarding every Standard being met.

Ms. Ashbaugh explained that the first standard, which is "General Standard," require all of the Standards be met and since the "Essential Character of the Area" standard is not met, the General Standard is not met.

Mr. Oostema clarified that if the "Essential Character of the Area" Standard is met, all of the necessary standards will then be met.

Mr. Riha inquired about the 4 options available.

Ms. Ashbaugh explained they can choose any of the 4 and even amend any of the options. She mentioned speaking with Petitioner.

Mr. Bandstra suggested speaking with the Petitioner for a better understanding before making a motion.

Pro Tem Chairman Schroeder swore in Petitioner, Ankur Kishore of Harmony Property Management at this time.

Mr. Kishore said that he did not have a formal presentation, but would give some background and clarification regarding the Golfview Plaza. He said that his family has owned the Plaza for about 14 years. The plaza was built in the mid 80's with 96 parking stalls for the general retail and has never experienced any parking issues.

Mr. Oostema inquired if the neighbors have been notified of the expansion of the restaurant.

Ms. Ashbaugh stated that all residents located within 250 feet of the property were mailed notices. She had one person contact her and they exchanged emails and the resident was also given Mr. Kishore's contact information.

Mr. Oostema stated that he has lived in the area the entire time the plaza has been there, and goes past it several times a day and said that he agrees with what Mr. Kishore stated regarding never seeing any parking issues.

Mr. Wolf said he has never seen any parking issues, but feels that the expansion of the restaurant is significant since parties may be held there and could cause the potential for parking issues.

Mr. Kishore referred to the packet to show the layout of the restaurant and explains it is not laid out for that. The reason the owners decided to expand was that over a short period of time, the owner of Agave was approached on 3 separate occasions to host dinners for approximately 25 people and they didn't have enough seating in one area for a party that size. They decided to expand based on these types of requests. He also explained that there are different peak times, such as the weekend, where other tenants will be not be operating leaving more parking vacancies and ultimately the lot will not always fill up. He referred to 2011 when the plaza was full with 100% of the units occupied and operating and there was still approximately a 10% vacancy at almost all times. Mr. Kishore further explained that he hopes to use the vacant end unit for a medical use in the future and wanted to factor that into today's hearing to avoid having to come before the Commission again.

Mr. Wolf explained that while he understands it is not a conventional banquet hall, there may be an event that has a party of 70 and could see an issue with that type of situation.

Mr. Kishore referred again to the mix of tenants. He explained that a larger party would more than likely be on the weekends when only approximately 1/3 of the tenants would be operating, essentially, freeing up parking stalls to accommodate a situation like that.

Mr. Riha said that Mr. Wolf's comments got him thinking about the potential for a big party that "blows out" the parking lot. He inquired to see if there any way to limit the time that parties are held and also if there is a way to limit the plaza to have only one eating and drinking establishment to avoid any increase with parking conflicts.

Attorney Guisinger stated that City Council has broad authority to impose conditions on a variance, especially when they are narrowly tailored to address the factors in the zoning ordinance and the factors mentioned here relate directly to the adverse impact on the surrounding area so that type of condition would be valid.

Ms. Ashbaugh suggested moving on to the choice of motions because the solution may fall under one of the four choices because they will speak to how the conditions will be met.

Motion 1

Recommend approval of requested variation with no conditions

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

Motion 2:

Recommend approval of requested variation with operations and use limitations, less restrictive

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the additional, easternmost 2,430 square feet of the eating and drinking place occupying the tenant space with the address 6044-6050 W. 159th Street be closed until 6:00pm and close at 10:00pm, or later as otherwise permitted by the city authorized liquor license.
2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	8,755
Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees 9-104(D)(b)(3)	8,410

Motion 3:

Recommend approval of requested variation with operations and use limitations, more restrictive

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the entire square footage of the tenant space occupied by the eating and drinking place with the address 6044-6050 W. 159th Street only be open during the hours from 5:00pm to 10:00pm, or later as otherwise permitted by the city authorized liquor license.
2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	8,755
Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees 9-104(D)(b)(3)	8,410

She explains that this motion does not allow the expansion.

Motion 4:

Recommend approval of variation for 159 stalls instead of 179 spaces, with operations and use limitations

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 48 stalls where 159 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	11,185

Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees 9-104(D)(b)(3)	5,980

Mr. Kerr was looking for clarification on Motion 3 to see if they are restricting Agave to no lunch hour, and if they would not be allowed to open until 5:00 p.m.

Ms. Ashbaugh said that is correct.

Mr. Bandstra suggested discussing any restrictions that should be considered and work from there.

Mr. Keeler suggested restrictions might only be necessary on the weekend.

Mr. Kishore explained that in the event there was a parking issue, it would be incumbent upon him as an owner, to rectify the situation for the sake of the tenant and that he would never compromise one tenant over another. He reiterated his explanation regarding the parking situation in relation to the mix of tenants.

Pro Tem Chairman Schroeder asked the Commission whether or not they wanted to put time restrictions on the businesses.

Mr. Riha said he feels that it only makes sense to restrict the times that parties would be held, but also restated that most of the businesses are closed on the weekends.

Mr. Kishore said he could not speak to someone else's business. He explained that the tenant could have come here for his own variance, but that he decided to come to request a variance for the entire Plaza to be in compliance. He does not want Agave to be penalized because of his decision.

Mr. Wolf asked if there would be a reduction requirement in the event a medical use became operational in the vacant space. He also wanted to know if there would be an overflow plan in the event that a party is held at the restaurant.

Mr. Kishore said that if he were to get complaints from other tenants if something like that came up, he would ask them to hire a valet service.

Mr. Wolf said that he does not feel that the addition of Agave will cause an overflow of parking on the street.

Pro-Tem Chairman Schroeder asked if any Commissioners were in favor of a time restriction on the businesses.

None were in favor.

Pro-Tem Chairman Schroeder said that it looks like the Commission will recommend a motion with no restrictions.

Mr. Wolf wanted to clarify that the conditions have been met.

Ms. Ashbaugh said the record reflected that the conditions were met through the discussion.

Pro Tem Chairman Schroeder requested a Motion to Close the Public Hearing.

Mr. Keeler made the motion.

Mr. Ziak seconded.

The Roll Call vote taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

Pro Tem Chairman Schroeder requested a motion to adopt ZC #19-002.

Mr. Ziak made the motion.

Mr. Oostema seconded.

The Roll Call vote taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

The motion to adopt PZC Resolution #19-002 (as amended) carried 7-0, with one ABSENT.

Ms. Ashbaugh stated that this matter will go before City Council on February 26, 2019 at 8:00 p.m.

Mr. Kishore thanked everyone for their time.

BRIEF RECESS: The Commission relocated to the Executive Meeting Room.

ZC#19-001 Design Guidelines – Text Amendment: WORKSHOP–Staff presented the introduction to the design guidelines manual and alternative procedures for design review for feedback. This was not a public hearing and no action was being made.

Ms. Ashbaugh began her presentation and reviewed the content that would be covered. She said that Part 1 of the workshop would include progress to date on the design guidelines project, the schedule for completion, the current design review process, explanation of design guidelines and design standards, areas of concern, and key objectives of the design guidelines manual. She said that Part 2 would cover the original vision statement, objectives, Metra station subarea intent, Cicero Avenue subarea intent, and 159th Street subarea intent. She added that for Part 3 they would cover change to the Level 2 and Level 3 Design Review Process, finishing with Part 4, final thoughts.

Ms. Ashbaugh presented Part 1 of the presentation. She began with the design review process as it is currently and explained what projects are reviewed by the PZC and then what projects go to City Council for final approval. She then asked for feedback from the Commissioners.

Mr. Riha said that for code compliant projects, they should avoid coming to PZC and should be reviewed by staff.

Mr. Wolf added that it was good to put out guidelines to make process simpler for people, particularly useful for signage.

Ms. Ashbaugh asked for any other opinions or if they were in agreement with what was said. They were in agreement.

Ms. Ashbaugh continued to show a slideshow of both nice buildings and not so nice buildings and asked for them to take mental notes of what they liked and disliked. Ms. Ashbaugh then moved on and defined standards as quantifiable measures of design attributes and guidelines as suggestion, qualitative measures of design attributes. She gave an example of each and asked for



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

February 6, 2019

TITLE: GOLVIEW PLAZA PARKING VARIATION

CASE NUMBER: ZC #19-002

REQUESTS: VARIATION APPROVAL
The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

LOCATION: 6040-80 W. 159th Street
Northeast corner of W. 159th Street and Arroyo Drive intersection

APPLICANT INFORMATION

APPLICANTS: Ankur Kishore, Harmony Property Management

MEETING DATE: February 6, 2019

NOTICE PUBLISHED: January 23, 2019
Daily Southtown

STAFF: Travis Bandstra, Director of Economic and Community Development
Katie Ashbaugh, Community Planner

ATTACHMENTS:

1. Plat of Survey – Parking Plan
2. Floor Plan - Approximate
3. Photos of Interior
4. 2010 Golfview Plaza Tenant Roster
5. Comparable Commercial Centers Tenant Rosters
6. Comparable Commercial Centers Aerial Photos
7. Responses to Standards

I. REQUEST

The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

The Planning and Zoning Commission shall make a recommendation that City Council approve, approve with conditions, or deny the request. Upon receipt of this recommendation, Council shall then make a final determination.

II. BACKGROUND

La Finca Restaurant opened at 6048-6050 W. 159th Street in April of 2015. The business abruptly closed and later new ownership changed the name to Agave Restaurant & Bar (Agave). Agave was issued a Certificate of Occupancy in July of 2017.

In 2018, Agave closed for remodeling in April of 2018 and reopened in June of 2018. Since completing the remodel, the business signed a lease to expand from the existing space of 2,610 square feet to an additional 2,430 square feet, for a total of 5,040 square feet. Remodeling of the expanding space began without the city’s knowledge and a stop work order was issued in October of 2018. Building permits were subsequently filed on November 2, 2018 and final inspections by the Fire and Building Departments were passed in January of 2019.

Eating and drinking places require one parking stall per two employees plus one stall per three persons design capacity. Design capacity is typically determined by a floor plan illustrating the number of seats, with the number of employees provided by the business owner. Agave was permitted to occupy the former La Finca space given that it was a like-for-like use. Now that Agave has expanded its use, therefore increasing its intensity, a review of the required parking stalls was required. It was determined that the existing parking stalls provided on the subject property is inadequate, rendering the need for a parking variation. The analysis of this request can be found in Part V of this report.

III. EXISTING CONDITIONS

Zoning	C2 – General Service Commercial District
Current Use	Multi-tenant commercial
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> approximately 514 ft <u>Total area:</u> approximately 1.96 acres (85,422 square feet) <u>Total depth:</u> approximately 166 ft.
Existing Site Features - Property	<u>Property</u> According to the plat of survey (Attachment 1) and associated legal description, the subject property currently consists of one parcel. <u>Buildings</u> One existing building is proposed to remain on the property. It is an approximately 25,520 sq. ft. single story commercial building. Fourteen tenant stalls make up the building.

	<p><u>Parking</u> The parking lot is in good condition and provides 96 stalls for the building as a whole. As part of this request, the applicant proposes to install fifteen (15) additional parallel parking stalls along the north side of the building, for a total of 111 stalls provided. Parking stalls are not assigned.</p> <p><u>Access</u> The subject property currently provides three points of access in total. Two driveways provide access from W. 159th Street (SR-6) and one driveway provide access from Arroyo Drive.</p>
--	---

IV. CONTEXT

<p><u>Surrounding Zoning & Uses</u></p>	<p><u>North:</u> C2 – General Service Commercial (Safeway Self-Storage facility) <u>South:</u> Unincorporated, Forest Preserves of Cook County (George Dunne National Golf Course) <u>West:</u> C2 – General Service Commercial District (B&M Auto, used car sales and repair) <u>East (across Cicero Avenue):</u> C2 – General Service Commercial District (Merlin’s auto repair)</p>
---	---

Exhibit 1: Aerial



Exhibit 2: Future Land Use

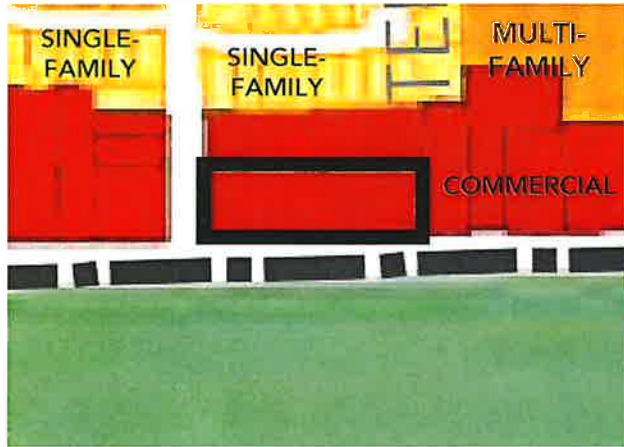
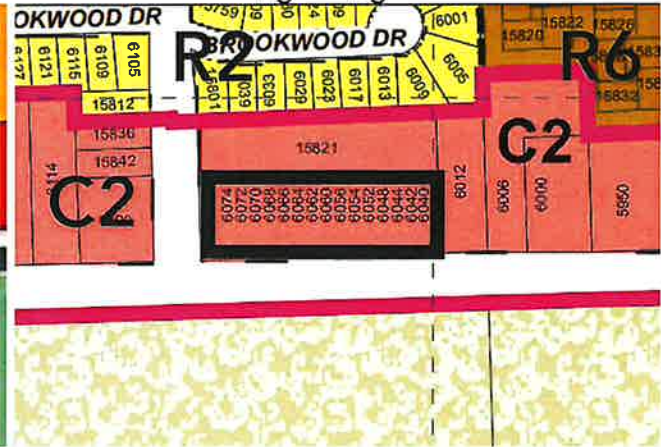


Exhibit 3: Surrounding Zoning & Uses



V. ANALYSIS

Subject Property

Below is a table listing the existing tenants, square footages, parking ratio, and parking requirements based on the applied parking ratio. The vacant tenant spaces, to allow the assumption of a full occupancy, are listed as one stall per 250 square feet, except for the first unit, which is listed as one stall per 200 square feet. The applicant intends for a medical use to occupy this unit, which would require nineteen (19) stalls instead of fifteen (15) stalls.

PROPOSED TENANT ROSTER					
TENANT	SQ. FT.	USE	PARKING RATIO	STALLS	HOURS
Vacant	3825	vacant (possible medical use)	1/200	19	N/A
Oak Forest Tobacco & Liquor	2515	retail	1/250	10	M-R: 9:00am - 11:00pm F-Sat: 9:00am - 1:00am Sun: 9:00am - 8:00pm
Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18	M-Sat: 8:00am - 2:00am Sun: 9:00am - 12:00am
Professional Cutz	1300	service	1/250	5	M-Sat: 9:00am - 9:00pm Sun: 9:00am - 5:00pm
Accquest	1200	health service office	1/200	6	M-F: 9:00am - 5:00pm Sat-Sun: Closed
Jamaican Jerk Chicken	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	7	M-R: 11:00am - 10:00pm F-Sat: 11:00am - 12:00am Sun: 12:00pm - 9:00pm
Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10	M-F: 7:00am - 10:00pm Sat: 8:00am - 9:00pm Sun: 9:00am - 8:00pm
Vacant	1020	vacant	1/250	4	N/A

Perfect Smiles	2130	health service office	1/200	11	M: 9:00am - 5:00pm T: 9:00am - 6:00pm W: 9:00am - 7:00pm R: 9:00am - 6:00pm F: 8:00am - 2:00pm Sat: 9:00am - 2:00pm Sun: Closed
Perfecta, Inc.	1200	health service office	1/200	6	T-F: 10:30am - 5:30pm Sat: 9:30am - 4:30pm Sun. - M: Closed
Spa And Nail	1310	service	1/250	5	M-F: 9:30am - 8:00pm Sat: 9:30am - 7:00pm Sun: 11:00am - 5:00pm
Agave Restaurant & Bar	5040	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	65	T-Sun: 10:00am - 10:00pm Mon: Closed
JP Tuxedo	1300	retail	1/250	5	M-R: 11:00am - 8:00pm F: 11:00am - 6:00pm Sat: 10:00am - 4:00pm Sun: Closed
<i>Vacant</i>	<i>1310</i>	<i>vacant</i>	<i>1/250</i>	<i>5</i>	<i>N/A</i>
<i>REQUIRED STALLS</i>	<i>25520</i>			<i>179</i>	
<i>PROVIDED STALLS</i>				<i>111</i>	<i>*assumes addition of 15 stalls</i>
<i>DEFICIT</i>				<i>-68</i>	

Service Uses

Per the above tenant roster, the plurality of tenants, five in total, are service or medical-oriented uses and occupy a total of 7,140 square feet and require a total of thirty-three (33) stalls. Each of these tenants open between 9:00am and 11:00am, and close at 9:00pm or earlier every day.

Eating & Drinking Place Uses

The second most common uses in the center are eating and drinking place uses with a total of four (4) tenants, being Dotty's, Subway, Jerk Choice, and Agave Restaurant & Bar. Dotty's is open for the longest time period, opening at 8:00am and closing at 2:00am most days. It requires eighteen (18) parking stalls. Subway and Jerk Choice, being take-out food uses, require fewer stalls for a total of twenty (20) stalls together.

Finally, Agave Restaurant & Bar, with the expansion into the adjacent tenant space, occupies the largest floor area at 5,040 square feet. As previously noted, this is an expansion by more than double the seats, increasing the number of seats from sixty-six (66) to 170. This expansion increases the number of required stalls for this use from thirty-five (35) to sixty-five (65).

Retail

Only two retail uses remain in the center, Oak Forest Tobacco & Liquor and JP Tuxedo. Oak Forest Tobacco & Liquor occupies 2,515 square feet and requires ten (10) stalls. Other than Dotty's, it has the longest hours of operation, opening at 9:00am and closing at 11:00pm most days. JP Tuxedo occupies only 1,300 square feet and requires only five (5) stalls. The hours of operation are limited, opening at 11:00am most days and closing at 8:00pm or earlier every day.

Comparison Properties

The applicant provided tenant rosters of three other multi-tenant strip centers in Westchester, Lombard, and Des Plaines in the metro area. The tenant rosters are included as Attachment 5. Below is a summary of their uses by square footage, the total parking stalls required with Oak Forest’s parking requirements applied, and the total parking stalls provided per property.

Westchester

The Westchester property has a mix of office, medical office, and other service uses. The office and service uses have the same parking requirement of one stall per 250 square feet. The two uses occupy a combined square footage of 5,890 square feet, requiring fifty-six (56) stalls if the Oak Forest requirement were applied. The property provides sixty-one (61) stalls.

Lombard

The Lombard property has a mix of eating and drinking place, service, and retail uses. The eating and drinking place uses occupy a majority of the multi-building strip center with a total of 10,325 square feet. Applying the same proportion of seats per square foot and number of employees as Agave Restaurant & Bar in Golfview Plaza, a total of 348 seats and thirty-three (33) employees require a total of 133 stalls. The services and retail uses have the same parking requirement of one stall per 250 square feet. They occupy a total of 5,799 square feet, requiring thirty-seven (37) stalls. A total of 170 stalls are required, and the property provides 129 stalls.

Des Plaines

The Des Plaines property has a mix of office, eating and drinking place, service, medical service, and retail uses. The office, service, and retail uses have the same parking requirement of one stall per 250 square feet. They occupy a total of 22,748 square feet, requiring ninety-one (91) stalls. The medical service uses occupy 8,188 square feet and require one stall per 200 square feet, rendering a total number of required stalls of forty-one (41). Finally, the eating and drinking place uses occupy 3,331 square feet. Applying the same proportion of seats per square foot and number of employees as Agave Restaurant & Bar in Golfview Plaza, a total of 112 seats and eleven (11) employees require a total of forty-three (43) stalls. A total of 175 stalls are required, and the property provides 219 stalls.

VI. CONCLUSION

STANDARDS FOR VARIATIONS	
<p><i>Section 9-104(D)(e)(7), Off-Street Parking, Medical/Health Services</i> <i>Section 9-104(D)(b)(3), Off-Street Parking, Eating and Drinking Places</i> The applicant requests to reduce the amount of required parking stalls from 179 stalls to 111 stalls, for a total reduction of 68 parking stalls.</p>	
<i>General Standard</i>	<p>Not Met. Because only two of the remaining six standards are met, this standard is not met, which requires that proof that the variation being sought satisfies each of the standards herein due to a unique physical condition or practical difficulty.</p>
<i>Unique Physical Condition</i>	<p>Met. The subject property was developed as a multi-tenant facility based on a retail parking analysis of 1/250 SF in an era where retail uses were predominant in commercial strip centers. The facility is built out and there is no ability to add additional parking beyond what applicant has proposed.</p>
<i>Not Self-Created.</i>	<p>Met. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by</p>

	natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
<i>Denied Substantial Rights</i>	Met. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant’s ability to lease to a mix of tenants of any per use permitted in the C2 – General Service Commercial District other than retail, office, or service uses.
<i>Not Merely Special Privilege</i>	Met. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property given that there is an overall large amount of spaces provided on the property.
<i>Code Plan and Purposes</i>	Met. The proposed uses, a combination of service, medical service, retail, and eating and drinking place uses, are all commercial uses which meet the Comprehensive Plan and Zoning Ordinance’s combined purpose and intent. The Comprehensive Plan designates the future land use as commercial and Zoning Map designates the property as the C2 – General Service Commercial District, in which each of the uses are permitted per Appendix A of the Zoning Ordinance.
<i>Essential Character of the Area</i>	Not Met. The requested degree of variation may result in the use of the property substantially increasing parking on the adjacent neighborhood streets at peak times given that not enough parking is provided on site.
<i>No Other Remedy</i>	Met. There are no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
TOTAL MET: 5 of 7 standards	

VII. PZC MOTION

Staff acknowledges that only five of the seven standards for variations are met. All seven of the standards must be found as met as proven by the applicant. If the Commission finds all standards to be met, below is a range of possible motions with associated conditions to assist in meeting said standards.

Motion 1

Recommend approval of requested variation with no conditions

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

Motion 2

Recommend approval of requested variation with operations and use limitations, less restrictive

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the additional, easternmost 2,430 square feet of the eating and drinking place occupying the tenant space with the address 6044-6050 W. 159th Street be closed until 6:00pm and close at

10:00pm, or later as otherwise permitted by the city authorized liquor license.

2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	8,755
Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees 9-104(D)(b)(3),	8,410

Motion 3:

Recommend approval of requested variation with operations and use limitations, more restrictive

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the entire square footage of the tenant space occupied by the eating and drinking place with the address 6044-6050 W. 159th Street only be open during the hours from 5:00pm to 10:00pm, or later as otherwise permitted by the city authorized liquor license.
2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	8,755
Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees	8,410

Motion 4:

Recommend approval of variation for 159 stalls instead of 179 spaces, with operations and use limitations

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 48 stalls where 159 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
-----	----------------------------	----------------

Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	11,185
Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees	5,980

THE CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

ORDINANCE
NO. 2019-02-07210

**AN ORDINANCE APPROVING A VARIATION TO ALLOW THE REDUCTION OF REQUIRED
PARKING STALLS AT THE PROPERTY LOCATED AT 6040 – 6080 W. 159th STREET IN
THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT**

(ZONING CASE 19-002 – Golfview Plaza Parking Variation – Ankur Kishore)

Passed by the Corporate Authorities, _____, 2019

Printed and Published, _____, 2019

Printed and Published in Pamphlet Form
By Authority of the Corporate Authorities

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

City Clerk

ORDINANCE NO. 2019-02-07210

BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

AN ORDINANCE APPROVING A VARIATION TO ALLOW THE REDUCTION OF REQUIRED PARKING STALLS AT THE PROPERTY LOCATED AT 6040 – 6080 W. 159th STREET IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT

(ZONING CASE 19-002 – Golfview Plaza Parking Variation – Ankur Kishore)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Ankur Kishore of Harmony Property Management, ("**Applicant**") filed an application for a variation to the reduction of required parking stalls in the C2 – General Service Commercial District ("**Requested Relief**") at the property commonly known as 6040 – 6080 W. 159th Street, which property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**").

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on January 23, 2019 in the Daily Southtown and was held by the Planning and Zoning Commission ("**PZC**") on February 6, 2019. On February 6, 2019, the PZC adopted a motion to recommend approval of the Zoning Relief and directed City staff to prepare a written resolution approving the Zoning Relief; on February 20, 2019, the PZC adopted PZC Resolution 19-2 and attached as **Exhibit C**, thereby recommended approval of the Applicant's application for the Requested Relief.

Section 3. VARIATION.

Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-403 of the Zoning Ordinance and the city's home rule authority, the following variation is hereby approved for the Property:

- A. a variation to Section 9-104(D)(b)(3) to allow a reduction of 69 stalls where 170 are required at the Property.

Section 4. CONDITIONS.

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("**Ordinance**") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans, attached hereto as **Exhibit B**, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.

Section 5. CONFLICT.

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. EFFECTIVE DATE.

This Ordinance will be in full force and effect upon its passage and publication in pamphlet form in the manner required by law;

ADOPTED

This _____ Day of February, 2019

APPROVED By Mayor

This _____ Day of February, 2019

HENRY L. KUSPA, MAYOR

ATTEST:

JOHN F. JANOZIK, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Laura Clemons First Ward				
Richard D. Simon Second Ward				
Diane Wolf Third Ward				
Larry Schoenfeld Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				

EXHIBIT A
Legal Description

LOT 2 IN THE GOLFPVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 12, 1990, AS DOCUMENT 90166488.

...commonly referred to as 6040 – 6080 W. 159th Street, Oak Forest, Illinois 60452

PIN: 28-17-312-060-0000

EXHIBIT C
PZC Resolution No. 19-2

(see attached)

CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 19-2

WHEREAS, Ankur Kishore of Harmony Property Management ("*Applicant*") filed an application for a variation request to allow the reduction of parking stalls in the C2 – General Service Commercial District; and such other and further zoning relief as may be required ("*Zoning Relief*"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 6040 - 6080 W. 159th Street ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on January 23, 2019 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on February 6, 2019; and

WHEREAS, the Applicant's requested Zoning Relief changed from a reduction of 68 spaces to a reduction of 69 spaces where 170 are required on the floor of the aforementioned public hearing; and

WHEREAS, the PZC has considered all of the evidence presented to it, including without limitation, those documents attached and incorporated in to this resolution by this reference as *Exhibit A*;

NOW THEREFORE, BE IT RESOLVED by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1. FINDINGS.

Based on the evidence presented at the public hearing, and the Findings of Fact attached hereto as *Exhibit B*, the PZC hereby finds that the Applicant's request does satisfy the standards for the requested Zoning Relief as set forth in the Zoning Ordinance of Oak Forest.

Section 2. RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant's requested Zoning Relief.

ADOPTED THIS 20th day of February, 2019

AYES: (8)

NAYS: (0)

ABSENT: (—)

ABSTAIN: (—)

 Pro-Tem
Chairman
Oak Forest

EXHIBIT A
Parking Plan

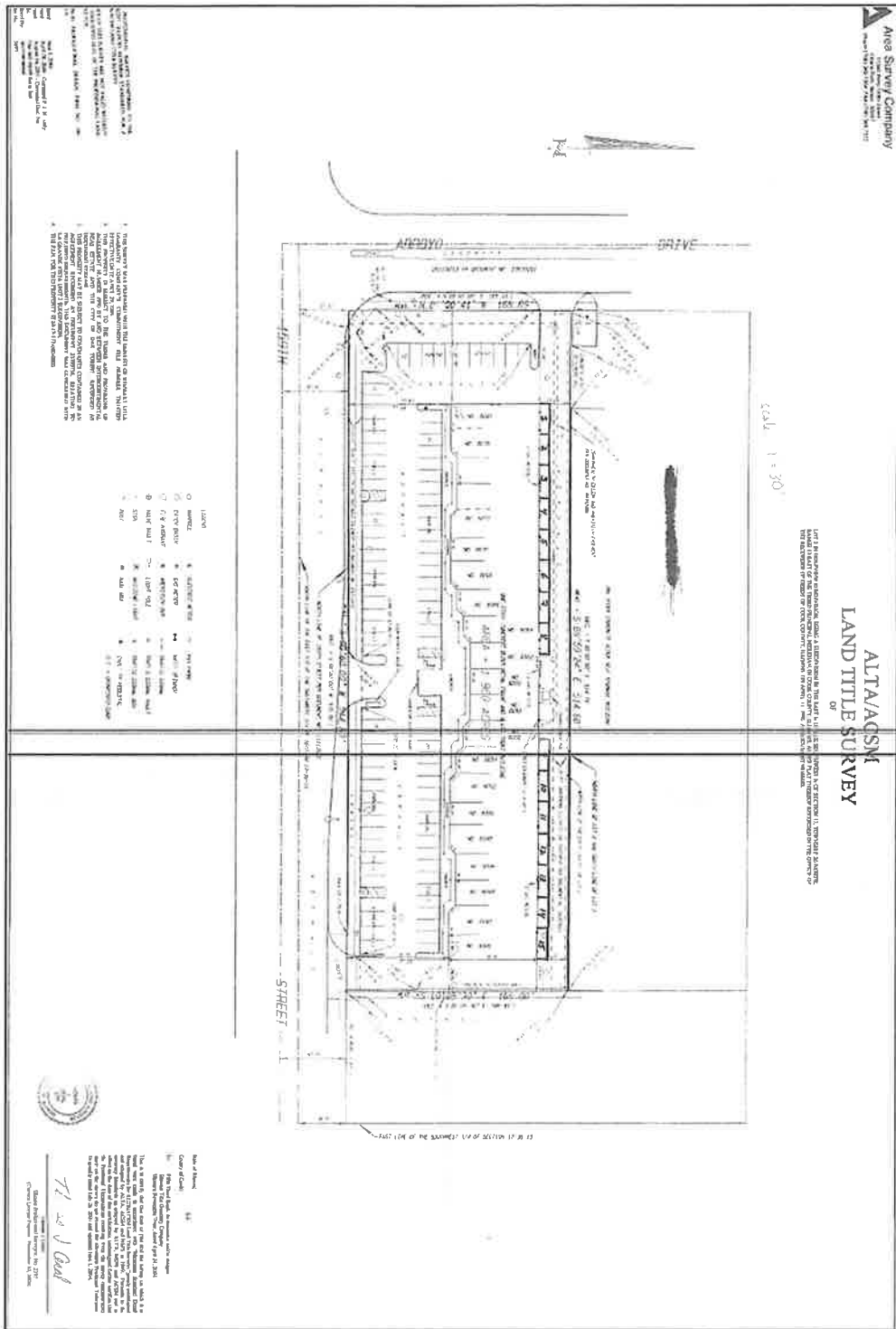


EXHIBIT A
Floor Plan

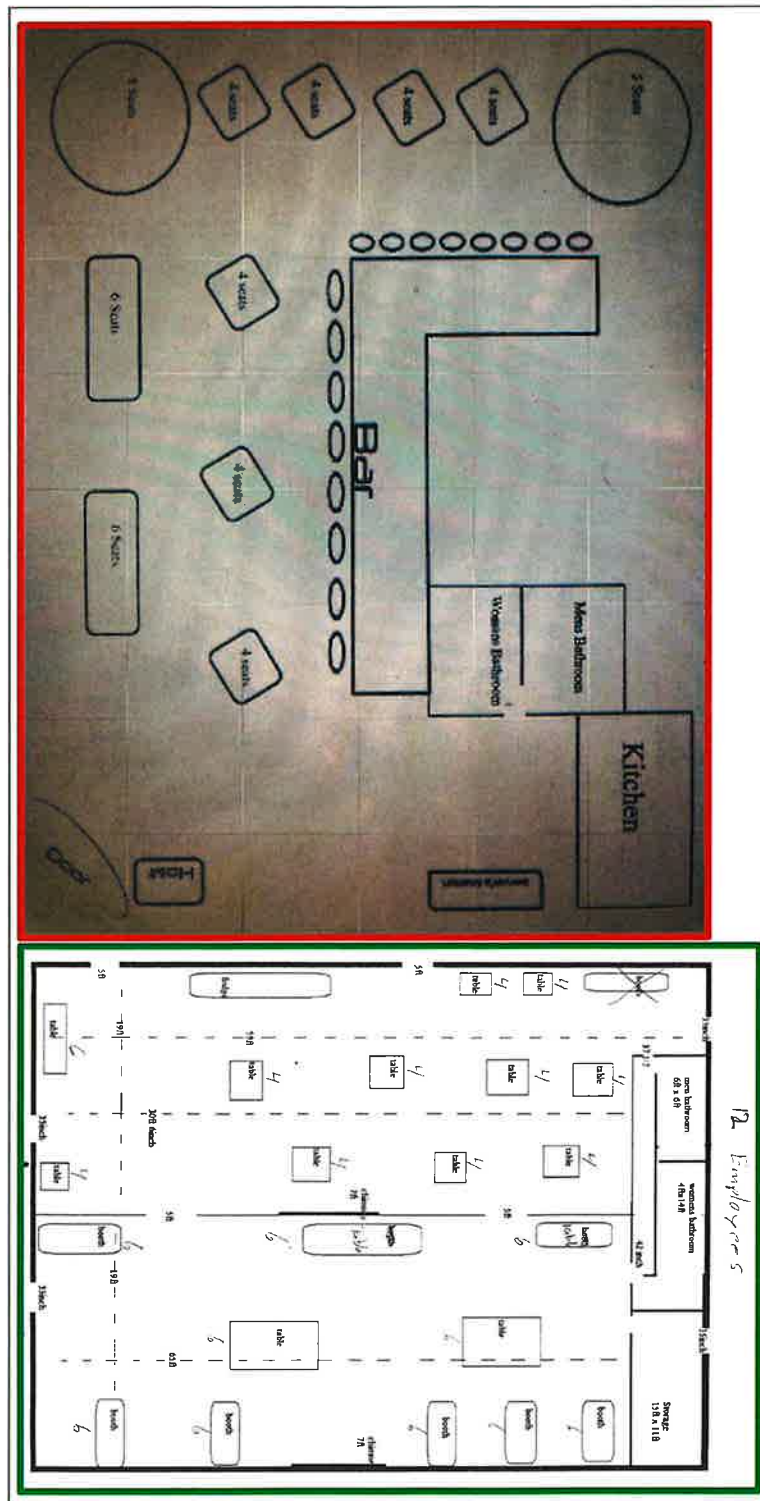


EXHIBIT A
Photos



EXHIBIT A
Photos



EXHIBIT A
Photos



EXHIBIT A
Photos



EXHIBIT A
Response to Standards

Golfview Plaza.

mailing Address
135 W OGDEN AVE
WESTMONT, IL 60559

Property Address
6040-6080 W. 159th St
Oak Forest, IL 60452

Phone 630-242-3996
Fax 630-724-1676
Email hpmine@gmail.com

January 16, 2019
Village of Oak Forest
Community Development Department
15440 S Central Ave, Oak Forest, IL 60452

Attn: Katie Ashbaugh, Community Planner

Property Address: Golfview Plaza
6040-6080 W. 159th Street, Oak Forest, IL 60452

Ref: Application for Variance – To reduce minimum parking required

Ms. Ashbaugh

The ownership would like to obtain a parking variance for Golfview Plaza in order to bring it into compliance. Per your request, please find our written responses to satisfy the standards set forth in subsection 11-403.F of the Zoning Ordinance.

Code and Plan Purpose:

Based on the parking count/calculation, following spots are required: 179
Total Provided Parking Spaces: 111

1. General Standard:

As per the ordinance, Golfview plaza will be short 68 parking spaces. When Golfview plaza was built in the 80's, the parking requirements were substantially lower- so as the code has evolved, the plaza has fallen further and further below the required threshold. If Golfview was forced to follow the letter of the law, the plaza would have to stay 30-50% vacant at all time to be in compliance.

However, the current amount of parking has never created an issue with either the tenants or the surrounding neighbors of Golfview Plaza. In the lifetime of this plaza, no changes in the size of the building have taken place and while there has been some individual tenant turnover, the overall mix has not changed over the years.

This plaza was 100% occupied roughly 6 years ago and even at that time, the parking lot always had some vacate spaces mainly due to the fact that because there is a large tenant mix at the plaza, the time of peak parking load for each tenant is not the same. For example the plaza has 4530 sq ft of medical office space representing almost 18% of the total square footage of the plaza. These medical offices are typically busiest between 9-5 Monday through Friday whereas a restaurant such as Ray's Agave which is 5040 sqft has minimal traffic at that time and gets see its peak parking load in the evenings for dinner and on the weekends.

EXHIBIT A
Response to Standards

Golfview Plaza.

Billing Address
135 W OGDEN AVE
WESTMONT, IL 60559

Property Address
6040-6080 W. 159th St
Oak Forest, IL 60452

Phone 630-242-3996
Fax 630-724-1676
Email hptinc@gmail.com

Finally, this plaza has always had 96 parking spaces (which have been adequate throughout the history of the plaza) however, in an effort to maximize the parking at the plaza, ownership was able to increase the parking to 111 space by utilizing the back alley thereby further decreasing the load on the existing parking lot.

Current ownership believes that due to the varied parking load and the additional parking that has been added that the plaza will be able to function well for all tenants and not experience any issue due to an overloaded parking lot.

2. Unique Physical Condition:

Golfview plaza is unique in that it was built in the 80's and was built to the parking requirements at that time. Its physical location also means that there is no way to add additional parking to the plaza above and beyond what has been done by adding 15 spaces to the back alley.

3. Not Self-Created:

The lack of parking is not the result of any action or inaction of the owner or his predecessor in title and existed at the time of enactment of the provision from which a variation is sought or was created by natural forces or was the result of government action, other than the adoption of this code, for which no compensation was given. Basically nothing was changed in regards to the building or parking lot since its construction.

4. Denied Substantial Rights:

As stated above, if the letter of provision is enforced, then this plaza would need to remain partially vacant at all times thereby limiting the owner of the ability to maximize the rental potential of the plaza.

5. Not Merely Special Privilege:

Commercial strip malls built in this era generally are under-parked based on current acceptable norms; however, as long as the tenants and their patrons do not suffer from parking deficiencies than there is no special privilege because the property will continue to be used in the manner for which it was designed (a general use retail strip mall).

6. Code and Plan Purpose:

Ownership believes that because there will be no change in the physical structure of the plaza nor in the way that it is being utilized it will continue to be in harmony with the Code and the Official Comprehensive Plan for the property.

7. Essential Character of the Area:

Again this is an existing structure that is not changing in size, shape, or uses and been part of the community for the past 30+ years.

8. No Other Remedy:

There is no additional place to add parking to the plaza

EXHIBIT A
2010 Tenant Roster

Golfview Plaza - Circa 2010

Unit Address	Tenant Name	Sq Feet	Use	Parking Ratio (sq. ft. unless otherwise noted)	Required Spaces	
6076-6080	Wander Bread	3825	Retail	1/250	15	Bakery / Grocery Store
6072-6074	Eddy's Liquor and Tobacco	2515	retail	1/250	10	Liquor Store
6070	Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18	Deli/Gaming
6068	Ted's Barber	1300	service	1/250	5	Hair Salon
6066	Bob Micksen Audiology	1200	health service office	1/200	6	Hearing Aids
6064	Kung Po House	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10	Take-out
6062	Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10	Take-out
6060	Hair Gallery	1020	Retail	1/250	4	Salon
6056-6058	Perfect Smiles	2130	health service office	1/200	11	Dentist
6054	Dr Halwax	1200	health service office	1/200	6	Chiropractor
6052	Spa And Nail	1310	service	1/250	5	Nail Salon
6048-6050	Handi Indian Cuisine	2610	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	38	Indian Resturant
6044-6046	India Bazzar	2430	retail	1/250	10	Indian Grocery Store
6042	JP Tuxedo	1300	retail	1/250	5	Tuxedo rental
6040	Urmi Salon	1310	Retail	1/250	5	Eye brow Threading / waxing
		25520			158	

EXHIBIT A
Westchester Tenant Roster

Company : Mannheim Professional Building

Location : 927- 957 South Mannheim

Month Jan 2019

TENANT NAME	SPACE #	SQFT	Use
Geraci Law	927 1N	1,160	Bankrupcy and injury law
Maria Sousa (Insurance)	927 1S	750	Insurance Office
k-five	927 2S	880	Office
John S. Aiello	927 3S	800	General Dentistry
Lina Li	937 1N	880	Massage/Spa
Alisum Printing	937 1S	1,500	Printing Services
Advantage Nursing	943	720	Medical Staffing
Dental Implants	947	2,000	Dental Implant Office
Eric McLean	957 1N	1,640	General Dentistry
Dr. Carla Franklin	957 1S	1,680	General Dentistry
TOTALS		12,010	
		SQFT	

EXHIBIT A
Lombard Tenant Roster

Company : Roosevelt Plaza
Location : 207-221 E Roosevelt Rd, Lombard, IL 60148
Month Jan 2019

Tenant	Space	Sq. Ft.	Additional Provisions
Blazin Wings, Inc. dba Buffalo Wild Wings	207	5,740	Use: Sports Bar/Wings
Pita Pita	211	3,050	Use: Full Service Resturant
Hair Cuttery	213	1,171	Use: Hair Salon
Cleaner Depot dba CD One Price Cleaners	217	2,827	Use: Dry Cleaners
Check 'N Go	219 - A	1,801	Use: Payday Loans
Jet's Pizza	219 - B	1,535	Use: Pizza restuaurant / Take-out
T-Mobile	221	3,397	Use: Wireless products
Total Sq. Ft.		19,521	
Total Occupied		19,521	
Total Vacant		-	

EXHIBIT A
Des Plaines Tenant Roster

Company : Oaklee Plaza
Location : 1427-1479 Lee St, Des Plaines, IL 60018
Month Jan 2019

Tenant	Space	Sq. Ft.	Additional Provisions
Valda Inc	1429	1,573	Use: Window/Door Sales
Nail Bliss	1431	1,370	Use: Nail Salon
Paramount Staffing	1441	2,724	Use: Staffing Company
US Dental Group	1447	2,724	Use: General Dentist
DBA Dental Vue			
A-Z Communications Inc	1451	1,291	Use: Wireless equipement
DBA T-Mobil			
Value Pizza Company	1455	1,417	Use: Pizza restuaurant / Take-out
DBA Little Ceasers			
R&R Goldman & Assoc.	1467	9,000	Clothing Store
DBA Discovery Clothing			
Malincho, Inc	1475	6,790	Liquor/Grocery Store
Athletico Management LLC	1479	5,464	Medical/Rehab
Coffee House Holding	1427	1,914	Coffee Shop/Take out
DBA Starbucks druve-thru			
Total Sq. Ft.		34,267	
Total Occupied		34,267	
Total Vacant		-	

EXHIBIT B
Findings of Fact

The PZC hereby makes the following findings of fact in reference to the relevant standards provided in the Zoning Ordinance of Oak Forest for the requested Zoning Relief:

STANDARDS FOR VARIATIONS

No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.

STANDARDS FOR VARIATIONS	
<i>General Standard</i>	Met. This standard is met, given that each of the standards herein are found as met.
<i>Unique Physical Condition</i>	Met. The subject property was developed as a multi-tenant facility based on a retail parking analysis of 1/250 SF in an era where retail uses were predominant in commercial strip centers. The facility is built out and there is no ability to add additional parking beyond what applicant has proposed.
<i>Not Self-Created.</i>	Met. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
<i>Denied Substantial Rights</i>	Met. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant's ability to lease to a mix of tenants of any per use permitted in the C2 – General Service Commercial District other than retail, office, or service uses.
<i>Not Merely Special Privilege</i>	Met. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property given that there is an overall large amount of spaces provided on the property.
<i>Code Plan and Purposes</i>	Met. The proposed uses, a combination of service, medical service, retail, and eating and drinking place uses, are all commercial uses which meet the Comprehensive Plan and Zoning Ordinance's combined purpose and intent. The Comprehensive Plan designates the future land use as commercial and Zoning Map designates the property as the C2 – General Service Commercial District, in which each of the uses are permitted per Appendix A of the Zoning Ordinance.
<i>Essential Character of the Area</i>	Met. The requested degree of variation will not result in the increase of parking on the adjacent neighborhood streets at peak times given that the eating and drinking place triggering the Zoning Relief request will have peak times off set from the other businesses on the subject property.
<i>No Other Remedy</i>	Met. There are no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
TOTAL MET: 8 of 8 standards	



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 24, 2024
TO: Mayor Kuspa, City Council
FROM: Paul Ruane, Community Planner
SUBJECT: Approval of Ordinance 2024-09-10420, authorizing a special use permit to allow an automotive mechanical and electrical repair and maintenance shop in the C3 – Central Business District at 16044 S. Cicero Avenue

Background

The applicant has purchased the property in early 2024 with a single family home and additional property adjacent. The proposed use would allow the business to repair and maintenance automobiles, SUVs, and light trucks.

The future land use map designated this area as a Mixed Use, which is cohesive with the proposed use. The applicant is proposing changes to develop the vacant site as auto repair requires a Special Use Permit filed with the City of Oak Forest.

The applicant proposes a 2,200 sq. ft. auto service center offering three overhead doors one on the east elevation, one on the north elevation, and one on the west elevation. The proposed shop will allow for service of up to three cars at once. The proposed use would require parking at a rate of 1 parking space per 250 sq. ft. of gross building area. $2,200 \text{ sq. ft.} / 250 \text{ sq. ft.} = 9$ parking spaces. The applicant is proposing 9 parking space in compliance with the requirements of this type of use. The proposed auto service building is 40 feet in length by 55 feet in width by 25 feet in height at the top of the facade.

The primary façade (east elevation) provides primarily cast stone masonry with accents of aluminum composite panels, metal coping and aluminum storefront entry.

The south elevation provides a profile of the composite paneling from the east elevation. In addition, the remainder of the building provides vertical pre-finished metal panel siding.

The north elevation provides a profile of the cast stone masonry and the ribbed metal fascia paneling.

The west elevation provides just vertical pre-finished metal panel siding and a hollow metal insulated door.

The landscaping provided in the landscape plan offers foundation, frontage, and interior landscaping. Photometric plans show that all neighboring properties will maintain a minimum of 0.5 footcandles as required by code.

Recommendation

The Planning and Zoning Commission recommended approval of the requested relief.

Action Requested

Approval of Ordinance 2024-09-10420.

CITY OF OAK FOREST

ORDINANCE NO. 2024-09-10420

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN AUTOMOTIVE
MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE SHOP IN THE C3 –
CENTRAL BUSINESS DISTRICT AT 16044 S. CICERO AVENUE

(JTM Auto Repair – SUP - ZC# 24-020)

Passed by the City Council, _____, 2024

Printed and Published, _____, 2024

Printed and Published in Pamphlet Form
By Authority of the Board of Trustees

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly passed and published
on the dates stated above.

City Clerk

ORDINANCE NO. 2024-09-10420

BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE SHOP IN THE C3 – CENTRAL BUSINESS DISTRICT AT 16044 S. CICERO AVENUE

(JTM Auto Repair – SUP - ZC# 24-020)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

JTM Auto Repair, ("*Petitioner*"), has applied for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop ("*Requested Relief*"), at the property commonly known as 16044 S. Cicero Avenue which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance ("*Property*").

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on September 3, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on September 18, 2024, on which date the PZC adopted PZC Resolution 24-19, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR AN AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE SHOP.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for an automotive mechanical and electrical repair and maintenance shop is hereby granted to the Petitioner pursuant to the Zoning Code and the City's home rule authority.

Section 4. CONDITIONS.

1. No Authorization of Work. The Ordinance approving the Zoning Relief ("*Ordinance*") does not authorize commencement of any work on the Property.

Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.
5. Other.
 - a. A plat of subdivision will be required separating the residence from the commercial lot. If intending to expand the business to the north instead a plat of consolidation will be required, additionally a Special Use Permit amendment will be required.
 - b. Additional primary materials shall be utilized on the south and a portion of the north elevation.
 - c. Onsite equipment, mechanicals, utility service, transformers, and shall be neutral in color and properly screen via landscaping.
 - d. A bike rack is required.
 - e. New proposed driveway will require IDOT approval.
 - f. A solid opaque 8 ft. fence is required between the property to the west.
 - g. Storage of vehicles is limited to the fenced area west of the auto center.
 - h. Public sidewalks are required.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Petitioner's to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit granted in Section 3 will, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council will not revoke the special use permit unless it first provides the Petitioners with two months advance written notice of the reasons for revocation and opportunity to be heard at a regular meeting of the City Council.

In the event of revocation, the City Administrator and City Attorney are authorized and directed to bring all zoning enforcement action as may be appropriate under the circumstances. The Petitioners acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of revocation provided for in this Section 5, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the notice to Petitioners required by this Section is given.

Section 6. EFFECTIVE DATE.

This Ordinance shall be effective upon the occurrence of the following events:

- A. Passage by a majority vote of the City Council in the manner required by law;
- B. Publication in pamphlet form in the manner required by law;

- C. The filing by the Petitioners with the City Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of *Exhibit B*, attached to and, by this reference, made a part of this Ordinance; and
- D. The recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Petitioners will bear the full cost of this recordation.

ADOPTED

This ____ Day of _____, 2024

APPROVED By Me

This ____ Day of _____, 2024

HENRY L. KUSPA, MAYOR

ATTEST;

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Paul Selman Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				

EXHIBIT A
Legal Description of Property

Legal Description:

LOT 7, 8, AND 9 (EXCEPT THE EAST 17 FEET THEREOF TAKEN FOR ROADWAY PURPOSES) IN BLOCK 8 IN W. F. KAISER AND COMPANY'S ARBOR PARK, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;.

...commonly referred to as 16044 S. Cicero Avenue, Oak Forest, Illinois 60452

PIN: 28-21-211-019-0000
28-21-211-020-0000
28-21-211-021-0000

EXHIBIT B
Unconditional Agreement and Consent

TO: The City of Oak Forest, Illinois (*City*)

WHEREAS, JTM Auto Repair, (*Petitioner*) has sought a special use permit to allow an automotive mechanical and electrical repair and maintenance shop (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-09-10420, adopted by the Oak Forest City Council on September 24, 2024, grants approval of the Requested Relief, subject to certain conditions (*Ordinance*); and

WHEREAS, the Petitioner's desire to evidence to the City their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Ordinance.

NOW THEREFORE, the Petitioner does hereby agree and covenant as follows:

1. the Petitioner does hereby unconditionally agree to accept, consent to and abide by all terms, conditions, restrictions, and provisions of the Ordinance;
2. the Petitioner acknowledges and agrees that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the City's review and approval of any plans and issuance of any permits does not, and will not, in any way, be deemed to insure the Petitioners against any damage or injury of any kind and at any time;
3. the Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Petitioners required by Section 5 of the Ordinance is given;
4. the Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance of the Petitioners of their obligations under this Unconditional Agreement and Consent;
5. the Petitioner agrees to pay all expenses incurred by the City in defending itself with regard to any and all claims mentioned in this Unconditional Agreement and Consent. These expenses include all out of pocket expenses, such as attorneys' and experts' fees, and also include the reasonable value of any services rendered by any employee of the City.

JTM Auto Repair

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2024

Notary Public

<seal>



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

September 18, 2024

TITLE: JTM AUTO REPAIR SPECIAL USE PERMIT

CASE NUMBER: ZC #24-020

REQUEST: SPECIAL USE PERMIT
The applicant requests review and recommendation of approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C3 – Central Business District at 16044 S. Cicero Avenue.

LOCATION: 16044 S. Cicero Avenue

APPLICANT INFORMATION

APPLICANT: Bilal Al-Talla, JTM Auto Repair

MEETING DATE: September 18, 2024

NOTICE PUBLISHED: September 3, 2024
Daily Southtown

STAFF: Paul Ruane, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C3 – Central Business District at 16044 S. Cicero Avenue.

The Planning and Zoning Commission shall make a recommendation that City Council approve, approve with conditions, or deny the request. Upon receipt of this recommendation, Council shall then make a final determination.

II. BACKGROUND

The applicant has purchased the property in early 2024 with a single family home and additional property adjacent. The proposed use would allow the business to repair and maintenance automobiles, SUVs, and light trucks.

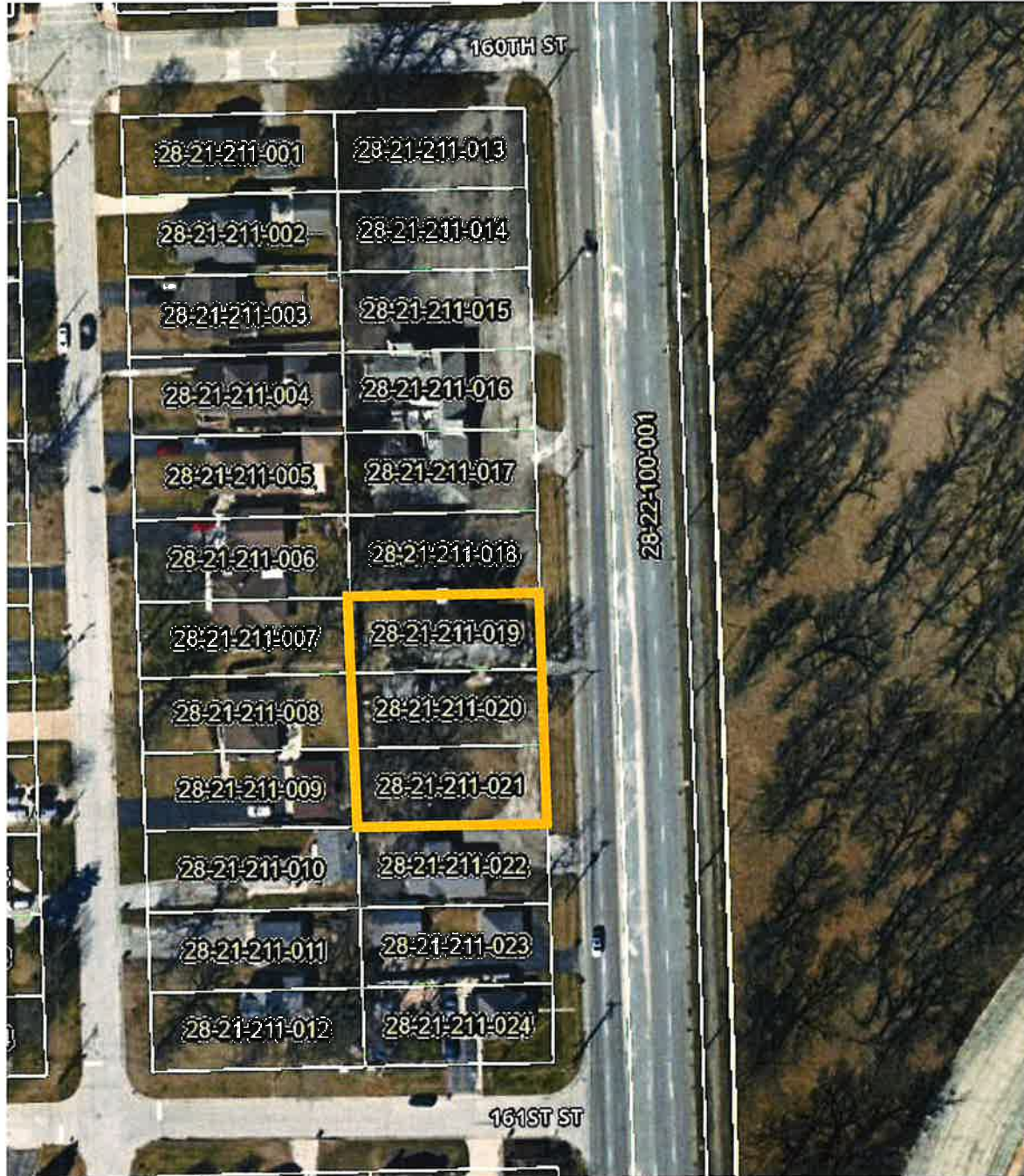
III. EXISTING CONDITIONS

Zoning	C3 – Central Business District
Current Use	Single Family Residence - Vacant
Future Land Use	Mixed-Use (Exception to allow Single-Family Residences)
Area & Dimensions	<u>Frontage:</u> 150 feet <u>Total area:</u> approximately 0.40 acres (17,550 square feet) <u>Total depth:</u> 117 feet
Existing Site Features - Property	<u>Buildings</u> One single-story, single-family home with a footprint of approximately 1239 sq. ft. serves as the primary residential structure. One single-story metal shed with a footprint of approximately 78 sq. ft. serves as the accessory structure. <u>Access</u> The subject property currently accesses both the properties with the residence on it and also off site where the garage is located to the south. Both access points are along Cicero Avenue. One access point is currently owned by the petitioner and the south access is not owned by the petitioner.

IV. CONTEXT

Surrounding Zoning & Uses C3- Central Business District	<u>North:</u> C3 – 16040 S. Cicero Avenue (Commercial) Dream’s Pizzeria <u>South:</u> C3 – 16048 S. Cicero Avenue (Commercial) Residential Garage <u>West:</u> R4 – 16021-16027 S. Oak Avenue (Single Family) <u>East:</u> Unincorporated Cook County – 15900 S. Cicero Avenue – Vacant Hospital
---	---

Exhibit 1: Aerial



V. ANALYSIS

The future land use map designated this area as a Mixed Use, which is cohesive with the proposed use. The applicant is proposing changes to develop the vacant site as auto repair requires a Special Use Permit filed with the City of Oak Forest.

The applicant proposes a 2,200 sq. ft. auto service center offering three overhead doors one on the east elevation, one on the north elevation, and one on the west elevation. The proposed shop will

allow for service of up to three cars at once. The proposed use would require parking at a rate of 1 parking space per 250 sq. ft. of gross building area. 2,200 sq. ft. / 250 sq. ft. = 9 parking spaces. The applicant is proposing 9 parking space in compliance with the requirements of this type of use. The proposed auto service building is 40 feet in length by 55 feet in width by 25 feet in height at the top of the facade.

The primary façade (east elevation) provides primarily cast stone masonry with accents of aluminum composite panels, metal coping and aluminum storefront entry.

The south elevation provides a profile of the composite paneling from the east elevation. In addition, the remainder of the building provides vertical pre-finished metal panel siding.

The north elevation provides a profile of the cast stone masonry and the ribbed metal fascia paneling.

The west elevation provides just vertical pre-finished metal panel siding and a hollow metal insulated door.

The landscaping provided in the landscape plan offers foundation, frontage, and interior landscaping. Photometric plans show that all neighboring properties will maintain a minimum of 0.5 footcandles as required by code.

VI. CONCLUSION

STANDARDS FOR SPECIAL USE PERMITS	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.	
<i>Code and Plan Purposes</i>	<i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i> Met. The proposed use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	<i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i> Met. The proposed use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	<i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i> Met. The proposed use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	<i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i>

	Met. There are adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	<i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i> Met. The use will not create an undue traffic burden.
<i>No Destruction of Significant Features.</i>	<i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i> Met. There are no significant features to destroy the site in any significant way.
<i>Compliance with Standards.</i>	<i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i> Met. The proposed use is compliant with all standards of the Code.
TOTAL MET: 7 of 7 standards	

VII. PZC MOTION

Motion to affirm PZC Resolution 24-19 recommending approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C3 – Central Business District at 16044 S. Cicero Avenue.

CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-19

WHEREAS, JTM Auto Repair ("*Applicant*") filed an application for a special use permit request to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C3 – Central Business District ("*Zoning Relief*"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 16044 S. Cicero Avenue ("*Property*"); and

WHEREAS, a public notice was duly published in the Daily Southtown on September 3, 2024, and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on September 18, 2024; and

WHEREAS, the PZC has considered all of the evidence presented to it, including without limitation, those documents attached and incorporated in to this resolution by this reference as *Exhibit B*;

NOW THEREFORE, BE IT RESOLVED by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1. FINDINGS.

Based on the evidence presented at the public hearing, and the Findings of Fact attached hereto as *Exhibit A*, the PZC hereby finds that the Applicant's request does satisfy the standards for the requested Zoning Relief as set forth in the Zoning Ordinance of Oak Forest.

Section 2. RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant's requested Zoning Relief, with the following conditions:

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("*Ordinance*") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
- D. Limitation of Approval. The special use is limited to the property.
- E. Other.
 - 1. A plat of subdivision will be required separating the residence from the commercial lot. If intending to expand the business to the north instead a plat of consolidation will be required, additionally a Special Use Permit amendment will be required.
 - 2. Additional primary materials shall be utilized on the south and a portion of the north elevation.
 - 3. Onsite equipment, mechanicals, utility service, transformers, and shall be neutral in color and properly screen via landscaping.
 - 4. A bike rack is required.
 - 5. New proposed driveway will require IDOT approval.
 - 6. A solid opaque 8 ft. fence is required between the property to the west.
 - 7. Storage of vehicles is limited to the fenced area west of the auto center.
 - 8. Public sidewalks are required.

ADOPTED THIS 18th day of September, 2024

AYES: (8)

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)



Chairman, Oak Forest PZC

EXHIBIT A
Findings of Fact

STANDARDS FOR SPECIAL USE PERMITS	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.	
<i>Code and Plan Purposes</i>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The proposed use is in harmony with city code and the Comprehensive Plan.</p>
<i>No Undue Adverse Impact</i>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p>Met. The proposed use will not have undue adverse impact on neighboring properties.</p>
<i>No Interference with Surrounding Development.</i>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p>Met. The proposed use will not interfere with surrounding development.</p>
<i>Adequate Public Facilities.</i>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p>Met. There are adequate public facilities to serve this use.</p>
<i>No Traffic Congestion.</i>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p>Met. The use will not create an undue traffic burden.</p>
<i>No Destruction of Significant Features.</i>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p>Met. There are no significant features to destroy the site in any significant way.</p>
<i>Compliance with Standards.</i>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p>Met. The proposed use is compliant with all standards of the Code.</p>
TOTAL MET: 7 of 7 standards	

EXHIBIT B
Rendering





LINDEN GROUP

2024-0060 JTM Auto Repair – 16044 Cicero Avenue, Oak Forest, IL 60452

Statement of Need:

Because an automotive repair facility requires a special use in the C3 district we are asking for a special use to construct a new automotive repair facility at 16044 Cicero Avenue.

Statement of Conformity

The future land use map indicates that this parcel as mixed-use. Although this development is a commercial use and does not include a residential component, it shares the property with a current single family residential property and will be a benefit to future mixed use developments as a required service for residents in the area.

Special Use Standards

1. Code and Plan Purposes

As proposed this project will conform to the requirements of the C3 District and will be a beneficial use for current adjacent residential and the future mixed use nature of the surrounding properties.

2. No Undue Adverse Impact

Proposed site will be reviewed for drainage needs and will be designed engineered, based on the requirements of Oak Forest to provide a sustainable benefit to the area.

3. No Interference with Surrounding Development

The proposed development will be designed to allow for and not interfere with future developments on neighbouring properties. We will work with staff to provide for possible future expansion as well as providing access for future development.

4. Adequate Public Facilities

This development will be designed & engineered based on the requirements of Oak Forest and will be reviewed by staff and City engineers to review for conformance with utilities, drainage, fire protection and refuse.

5. No traffic Congestion

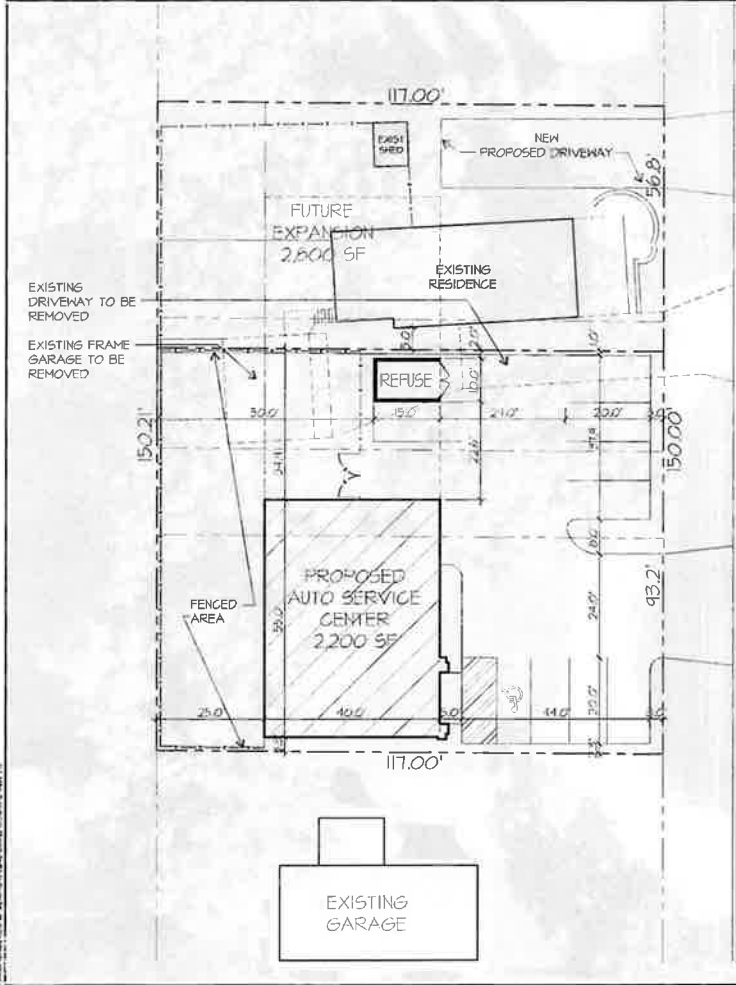
Proposed development will be designed with adequate space for vehicle and pedestrian maneuverability on the site and site access from Cicero Avenue will be engineered and reviewed by IDOT for conformance.

6. No Destruction of Significant Features.

This property is not composed of or contain any scenic or historic features that have significant importance.

7. Compliance with standards

This development plan has been designed to comply with the requirements set forth in the City of Oak Forest Zoning Code. During the review process, City Departments will review this proposal for conformity with the code.



CIGERO AVENUE

EXISTING ZONING C-3	PROPOSED:	CODE REQUIRED:
TOTAL LAND AREA	17,460 SF	0.40 AC
COMMERCIAL	8,034 SF	6,250 SF
RESIDENTIAL	8,556 SF	
BUILDING AREA	3,500 SF	
COMMERCIAL	1,550 SF	
RESIDENTIAL	2,000 SF	
YARDS		
FRONT	30 FEET	0 FEET
SIDE	0 FEET	0 FEET
REAR	25 FEET	25 FEET
PARKING		
COMMERCIAL	16 CARS	3 / BAY + 1 PER EMP
RESIDENTIAL	2 CARS	2 PER DWELLING
BUILDING HEIGHT	24'-0"	45 FEET MAX

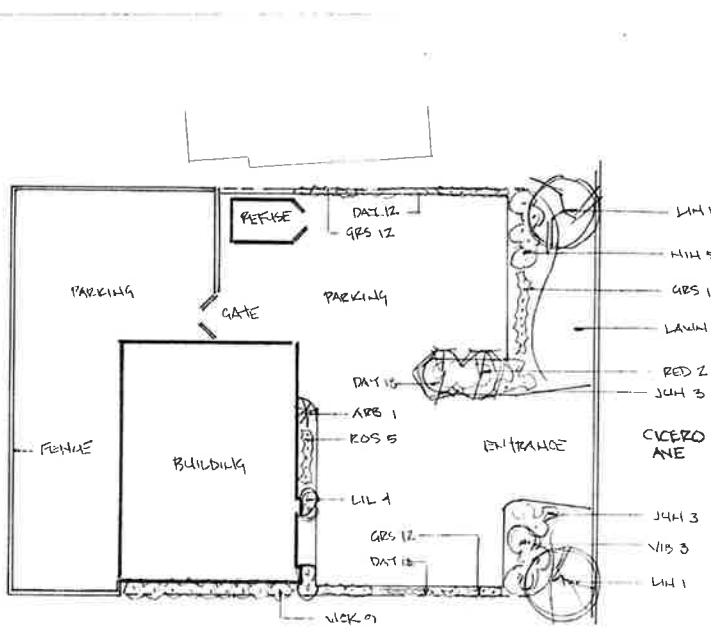
PROPOSED DEVELOPMENT PLAN



PROPOSED AUTO SERVICE FACILITY
JTM AUTO REPAIR
 1844 Cicero Avenue, Cook Forest, IL 60452

2024-0060
 3-21-2024

S-1.0



MATERIAL LIST

SYM	QTY	DESCRIPTION	SPEC
APR 1		TECHN. ACERBUNEA	5b
DAT 12		SHALA DORLILLY	
GRS 30		MIDWEST GRASS	
J44 6		D JAEF PFTZER	5b
LIL 1		MS KIM LILAC	5b
LIL 2		PEDMOND LINDEN	5b
LIL 5		PABLO WILDBERK	5b
ROS 2		EARLEN REDBUD	5b
ROS 5		PINK SHILO ROSE	5b
VIS 3		LANTANA VIOLET/LIM	5b
VCK 7		RED CLOVERBERT	5b
		LAWN	
		MULCH	

NOTES

1. ALL PLOTS TO BE BACKFILLED WITH TOP SOIL TO FILL FEMAL. GRASSIES AND HAVE 3" OF HARDWOOD MULCH
2. ALL PLANTS TO BE BACKFILLED WITH TOP SOIL + 5% PHOSPHOR FERTILIZER

JTM AUTO REPAIR
16044 CICERO OAK FOREST IL



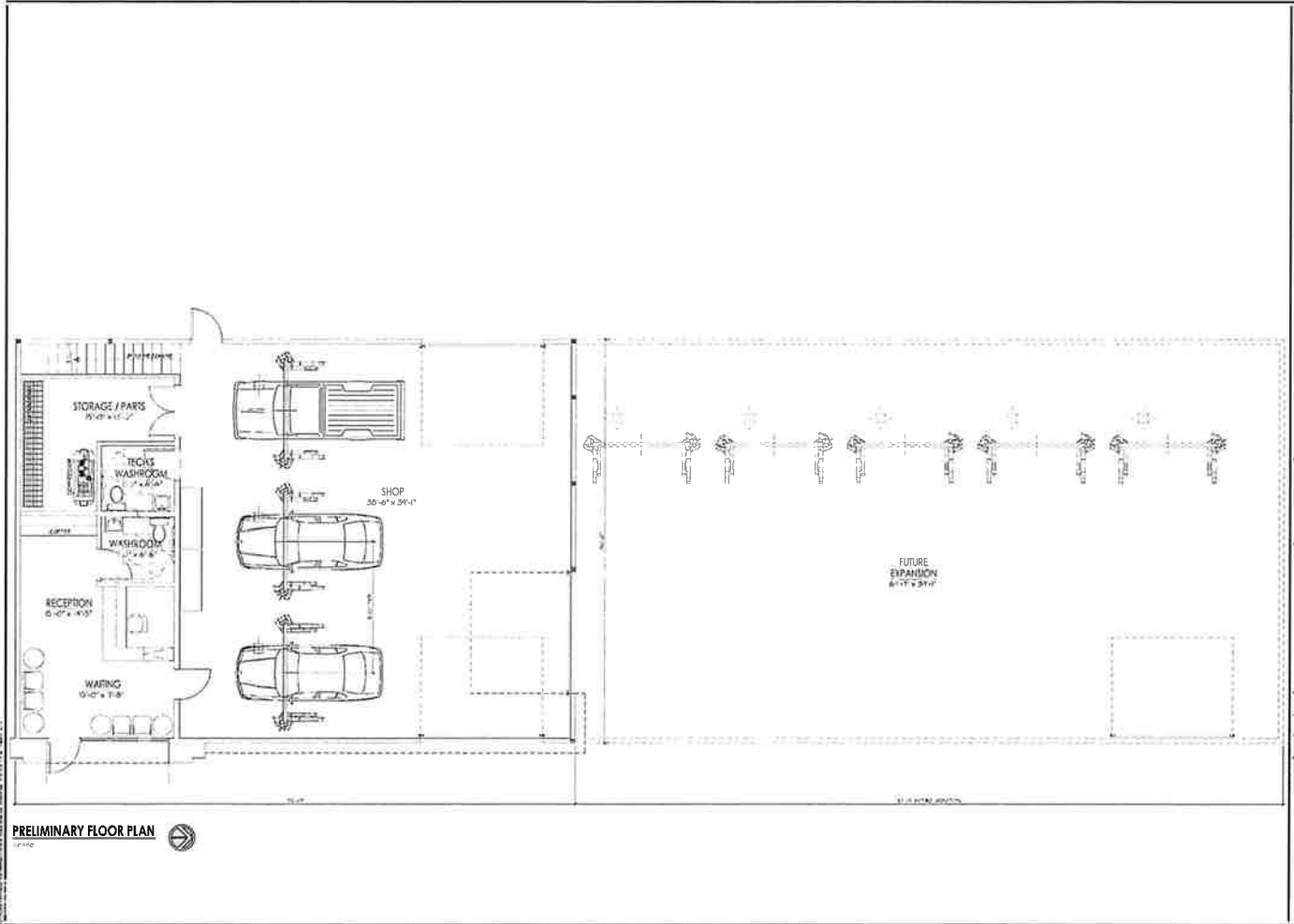
JMS LAND ARCH 708-361-5124



PROPOSED AUTO SERVICE FACILITY
JTM AUTO REPAIR
16044 Cicero Avenue, Oak Forest, IL 60452

DATE: 3-21-2024
PROJECT: JTM AUTO REPAIR
SHEET: L-1.0

L-1.0



PRELIMINARY FLOOR PLAN



JTM AUTO REPAIR
 1654 Cicero Avenue, Oak Forest, IL 60452

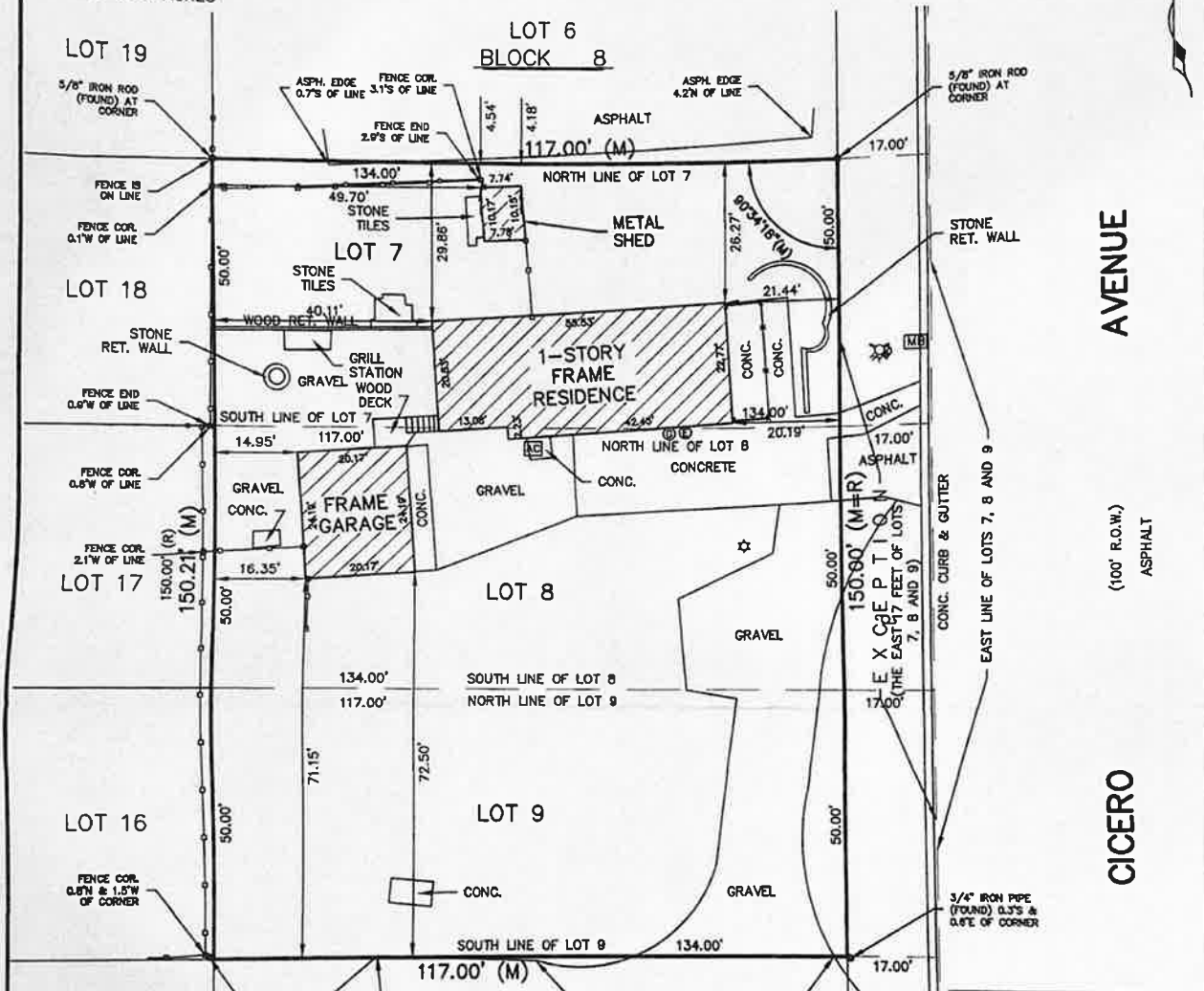
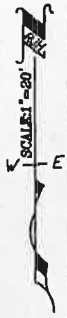
2024-0060
 3-21-2024

A-1.0

PLAT OF SURVEY

LOTS 7, 8, AND 9 (EXCEPT THE EAST 17 FEET THEREOF TAKEN FOR ROADWAY PURPOSES) IN BLOCK 8 IN W.F. KAISER AND COMPANY'S ARBOR PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 16044 CICERO AVENUE, OAK FOREST
 PIN: 28-21-211-019, 28-21-211-020, 28-21-211-021
 AREA: 0.40 ACRES



AVENUE
 (100' R.O.W.)
 ASPHALT
 CONC. CURB & GUTTER
 EAST LINE OF LOTS 7, 8 AND 9

SYMBOL LEGEND	
	WATER VALVE
	HYDRANT
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	UTILITY POLE
	MAILBOX
	LIGHT POLE

LINE LEGEND	
	WOOD FENCE
	CHAINLINK FENCE

LEGEND
 (M) = MEASURED DIMENSION
 (R) = RECORD DIMENSION
 ● = FOUND IRON STAKE
 ○ = SET IRON STAKE



STATE OF ILLINOIS } S.S.
 COUNTY OF MCHEERY }
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
 FIELD WORK COMPLETION DATE: 03/18/2024.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 20TH. DAY OF MARCH, A.D., 2024.

ORDERED BY: PANICHI & PANICHI, P.C. FILE NO. 240189

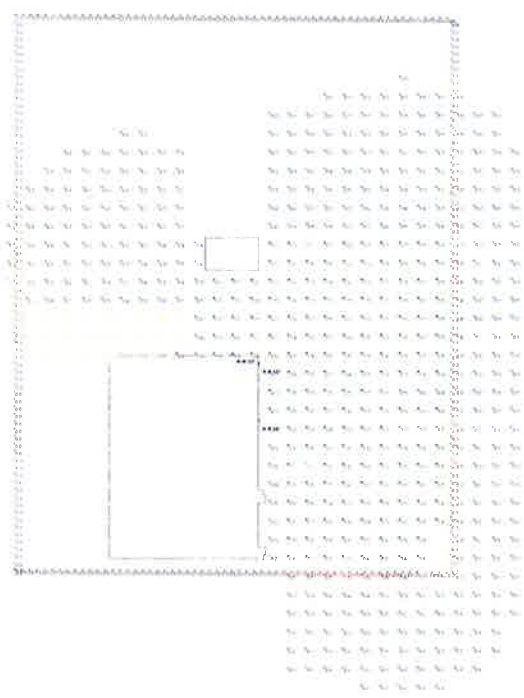


POLENA ENGINEERING LLC

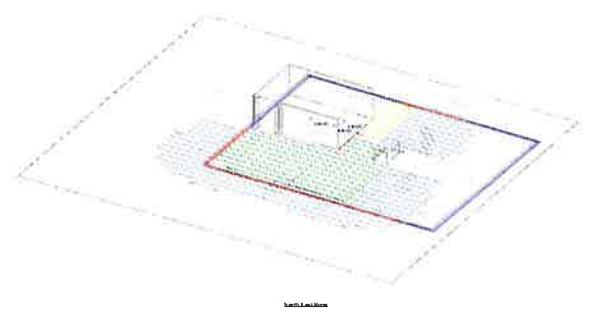
WHEATON: 630-653-6331
 LAKE IN THE HILLS: 815-363-9200
 INFO@POLENA.COM
 WWW.POLENA.COM
 ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKA SURVEYING

ILLINOIS LAND SURVEYOR NO. 03251; LICENSE EXPIRES 11/30/24
 ILLINOIS DESIGN FIRM NO. 184-007260
 REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



Plan View
Scale - 1" = 10ft



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	DSXW1 LED 20C 700 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA.	1	5243	0.93	45.7
□	B	1	Lithonia Lighting	DSXW1 LED 20C 350 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 350mA.	1	2905	0.93	22.3
□	C	8	Lithonia Lighting	DSXW1 LED 20C 250 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 350mA.	1	2019	0.93	22.3

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Area	+	0.2 fc	5.0 fc	0.0 fc	N/A	N/A
Fenced Area	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Parking Area	X	1.5 fc	5.0 fc	0.3 fc	16.7:1	5.0:1
Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

NOTES:
 1. CALCULATION POINT WORK PLANE: GRADE LEVEL.
 2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN.
 3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY."

© This document contains confidential and proprietary information of KSA Lighting Controls. This document may not be used for the benefit of KSA Lighting Controls representatives and affiliates. The lighting layout is a preliminary engineering drawing and is provided for informational purposes only. Lighting calculations are based on assumptions and conditions that may vary from actual conditions. KSA Lighting Controls is not responsible for any errors or omissions in this document. KSA Lighting Controls is not a manufacturer of any lighting fixtures or components. KSA Lighting Controls is not a distributor of any lighting fixtures or components. KSA Lighting Controls is not a retailer of any lighting fixtures or components. KSA Lighting Controls is not a wholesaler of any lighting fixtures or components. KSA Lighting Controls is not a contractor of any lighting fixtures or components. KSA Lighting Controls is not a service provider of any lighting fixtures or components. KSA Lighting Controls is not a supplier of any lighting fixtures or components. KSA Lighting Controls is not a manufacturer of any lighting fixtures or components. KSA Lighting Controls is not a distributor of any lighting fixtures or components. KSA Lighting Controls is not a retailer of any lighting fixtures or components. KSA Lighting Controls is not a wholesaler of any lighting fixtures or components. KSA Lighting Controls is not a contractor of any lighting fixtures or components. KSA Lighting Controls is not a service provider of any lighting fixtures or components. KSA Lighting Controls is not a supplier of any lighting fixtures or components.



d¹series

D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

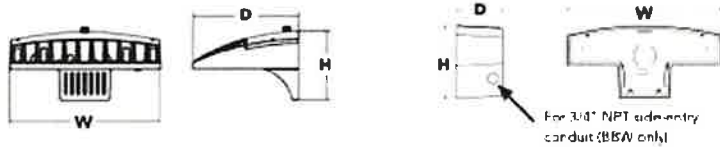
Type

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTDX

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA	30K 3000 K	T2S Type I Short	MVOLT ²	Shipped included (inline) Surface mounting bracket BBW Surface mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁴ DWG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ⁵ PIRHFC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1ft. ⁶ PIRHFC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft. ⁶ E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ⁷
		530 530 mA 700 700 mA 1000 1000 mA (1 A) ⁸	40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2M Type I Medium T3S Type II Short T3M Type II Medium T4M Type IV Medium TFTM Forward Throw Medium	120 ⁹ 208 ¹⁰ 240 ¹⁰ 277 ¹⁰ 347 ¹¹ 480 ¹²		

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ¹² DF Double fuse (208, 240 or 480V) ¹² HS House side shield ¹¹ SPD Separate surge protection ¹¹	Shipped separately¹¹ BSW End-detecter sockets YG Vandal guard DDL Diffused droplens DBBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DOBTDX Textured dark bronze DELBXD Textured black DHATXD Textured natural aluminum DWIGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKMSU	House side shield (one per light engine)
DSKMSWU	End-detecter sockets
DSKMGU	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIRHFC3V or PIRHFC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz)
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.

- Same as old ELCV. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory, see Accessories information.
- Not available with E20WC.

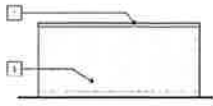


COMMERCIAL OUTDOOR

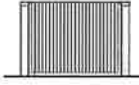
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7/3/8) • www.lithonia.com

DSXW1 LED
Rev. 3/26/24

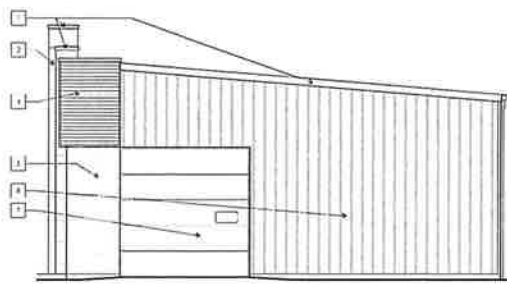
ELEVATION KEY NOTES			
1	PRE-FINISHED METAL GUTTING / FASCIA	7	INSULATED SECTIONAL OVERHEAD DOOR
2	ALUMINUM COMPOSITE PANEL	8	VERTICAL PRE-FINISHED METAL PANEL SIDING
3	BRACKETS WALL-MOUNTED SIGN	9	HOLLOW METAL INSULATED DOOR
4	WEEDED METAL FASCIA PANEL	10	PRE-FINISHED GUTTER ON PRE-FINISHED FASCIA
5	GAST SIGNIFICANT MACHINERY UNITS	11	GATE WITH COMPOSITE WOOD GRAIN SLATS
6	ALUMINUM SIGNMOUNT "ENVIRONMENT" SYSTEM		



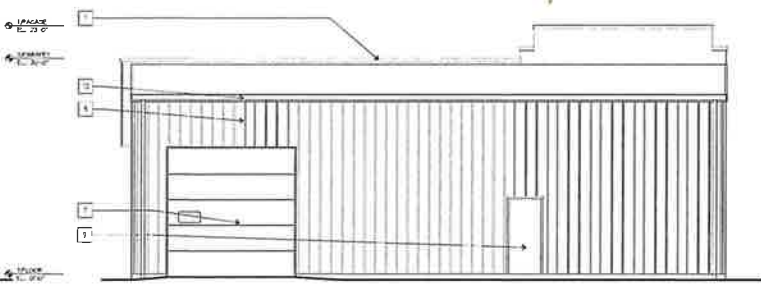
REFUSE ENCLOSURE
TYPICAL SIDE ELEVATION



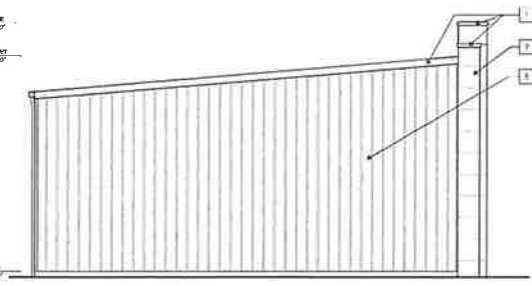
REFUSE ENCLOSURE
TYPICAL FRONT ELEVATION



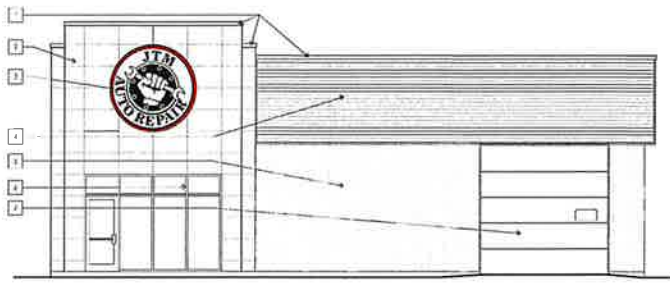
PRELIMINARY
NORTH ELEVATION



PRELIMINARY
WEST ELEVATION



PRELIMINARY
SOUTH ELEVATION



PRELIMINARY
EAST ELEVATION



PROPOSED AUTO SERVICE FACILITY
JTM AUTO REPAIR
1644 Cicero Avenue, Oak Forest, IL 60452

2024-0060
3-21-2024
SF

A-4.0





































ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 24, 2024
TO: Mayor Kuspa, City Council
FROM: Paul Ruane, Community Planner
SUBJECT: Approval of Resolution 2024-09-0463R, requesting support of an Illinois Transportation Enhancement Program (ITEP) grant application for bicycle and pedestrian improvements for the Natalie Creek Trail Project

Background

The City of Oak Forest is part of the multi-agency Natalie Creek Trail project. Phase I Design Approval of the project was received from IDOT in March 2024. The Phase II Engineering and Local Agreements are currently being processed by the Village of Midlothian and IDOT. Due to the lengthy time required by IDOT, Phase II Engineering Notice to Proceed is not expected until after the first of the year. Once Notice to Proceed is received, the preparation of the construction plans will begin. The entire Natalie Creek Trail project will be split into multiple construction contracts among all of the participating agencies. To date, the only segment that has been funded with federal dollars for construction is the segment along Central Avenue between 159th Street and 151st Street in Oak Forest. Of the total cost for the construction and construction engineering of that segment, 80% will be paid for with federal TAP dollars. Construction could begin sometime in 2026.

This current ITEP application is for the segment along 151st Street between Ridgeland Avenue and Central Avenue. With the City applying for ITEP funds, that could also be on a 2026 IDOT Letting. ITEP is also an 80% program, however, depending on the community scoring, the state could add another 10% or even fund the entire local match which would result in \$0 to be paid by the City. The additional match would not be known until the awards are announced. Should the ITEP funds be capped at 80% or 90%, other sources of funding to help with the local match are available such as Invest in Cook.

The remaining segments within Oak Forest as well as the other agencies are unfunded for now and therefore, don't have an anticipated letting schedule

Action Requested

Approval of Resolution 2024-09-0463R.

CITY OF OAK FOREST

RESOLUTION NO. 2024-09-0463R

A RESOLUTION REQUESTING SUPPORT OF AN ILLINOIS TRANSPORTATION
ENHANCEMENT PROGRAM (ITEP) GRANT APPLICATION FOR BICYCLE AND PEDESTRIAN
IMPROVEMENTS FOR THE NATALIE CREEK TRAIL PROJECT

Passed by the City Council, _____, 2024

Printed and Published, _____, 2024

Printed and Published in Pamphlet Form
By Authority of the Board of Trustees

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly passed and published
on the dates stated above.

City Clerk

RESOLUTION NO. 2024-09-0463R

BE IT RESOLVED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

A RESOLUTION REQUESTING SUPPORT OF AN ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP) GRANT APPLICATION FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS FOR THE NATALIE CREEK TRAIL PROJECT

WHEREAS, the City of Oak Forest, located in the County of Cook, State of Illinois, desires to participate in the construction of bicycle and pedestrian facilities with crosswalk improvements on 151st Street, between Ridgeland Avenue and Central Avenue (the "Project"), to construct a segment of the Natalie Creek Trail project in this area and enhance non-motorized transportation along the 151st Street corridor; and

WHEREAS, the City of Oak Forest has participated in the Phase I Engineering of the Natalie Creek Trail Plan, and has determined that the Project is consistent with the preliminary design identified in the plan; and

WHEREAS, an Illinois Transportation Enhancement Program (ITEP) Grant will fund 80% of eligible construction and construction engineering and 50% of right-of-way of the proposed improvements with the remaining costs and ineligibles to be paid for with local funds; and

NOW, THEREFORE, BE IT ORDAINED, By the Mayor and the City Council of the City of Oak Forest as follows:

Section 1. **RECITALS.**

The foregoing recitals hereby incorporated into, and made part of, this Resolution.

Section 2. **LOCAL MATCH.**

The City of Oak Forest does hereby commit to paying up to 20% required local match to complete the construction and construction engineering and up to 50% required local match for right-of-way acquisition, and all ineligible costs associated with the Project.

Section 3. **EFFECTIVE DATE.**

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED

This _____ Day of _____, 2024

APPROVED By Mayor

This _____ Day of _____, 2024

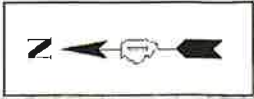
HENRY L. KUSPA, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

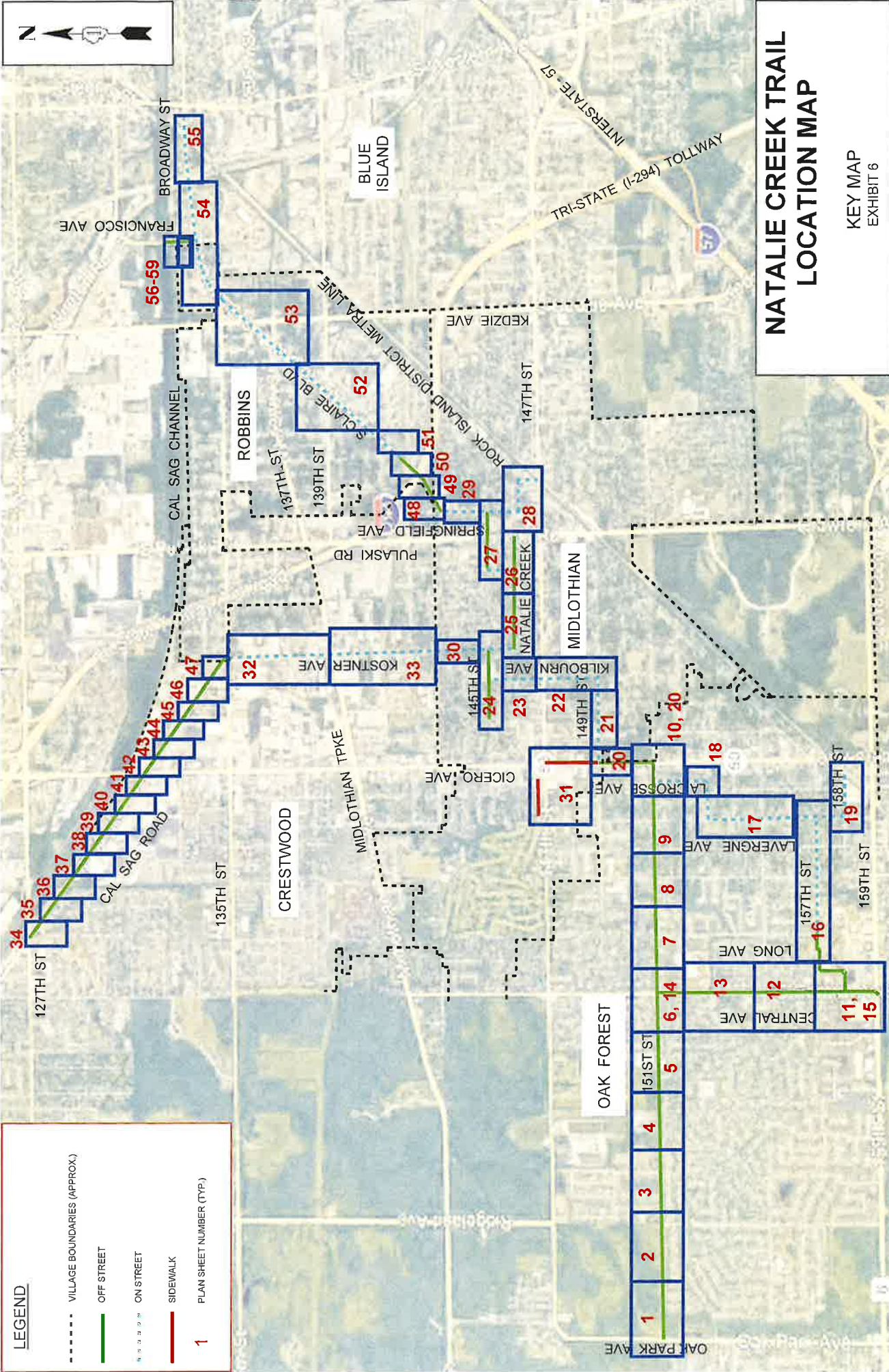
Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Paul Selman Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				

EXHIBIT #6 – PROPOSED PLANS



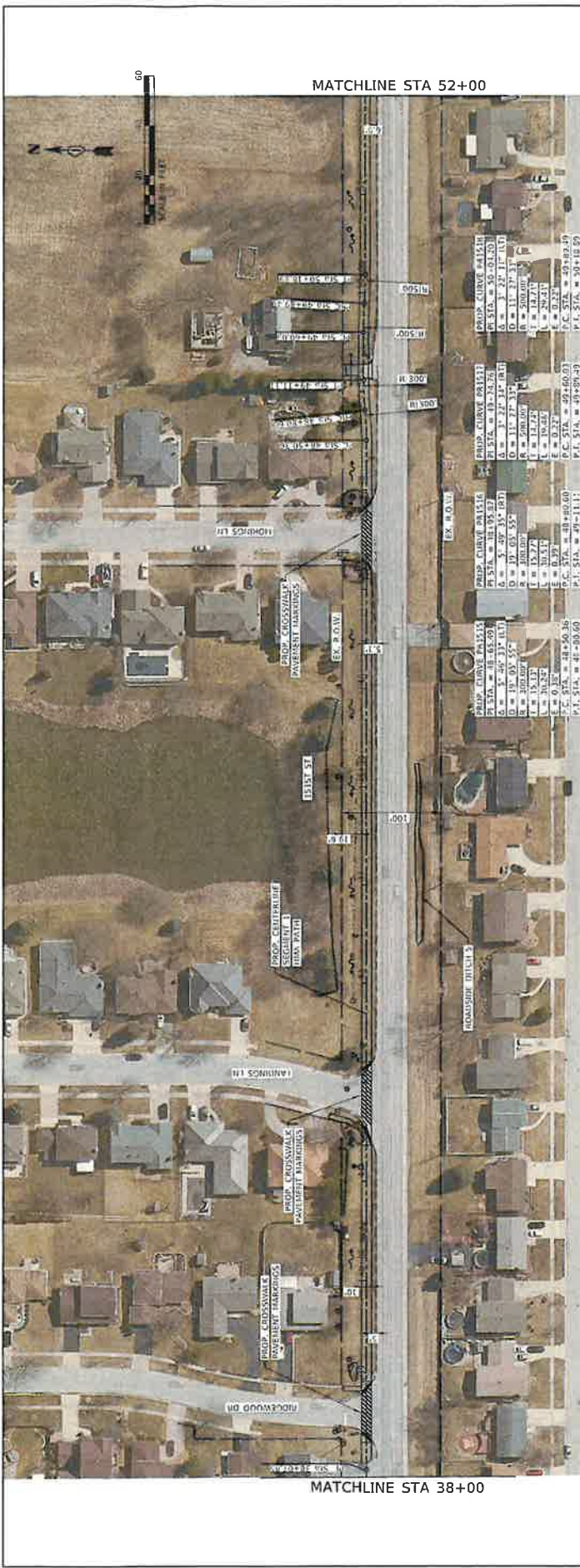
LEGEND

- VILLAGE BOUNDARIES (APPROX.)
- OFF STREET
- ON STREET
- SIDEWALK
- 1** PLAN SHEET NUMBER (TYP.)



**NATALIE CREEK TRAIL
LOCATION MAP**

KEY MAP
EXHIBIT 6



MATCHLINE STA 52+00

MATCHLINE STA 38+00

STATION	ELEVATION	VERTICAL CURVE DATA
685	669.45	
680	670.14	
675	670.17	
670	670.56	
665	670.65	
660	670.85	
655	671.00	
650	671.47	
645	671.70	
640	671.86	
635	672.63	
630	672.41	
625	672.31	
620	672.55	
615	672.28	
610	672.20	
605	672.66	
600	672.20	
595	672.25	
590	672.20	
585	672.27	
580	672.20	
575	672.31	
570	672.20	
565	672.41	
560	672.20	
555	672.49	
550	672.45	
545	672.58	
540	672.70	
535	672.48	
530	672.78	
525	672.41	
520	672.45	
515	672.56	
510	674.23	
505	674.34	
500	674.52	
495	674.17	
490	674.23	
485	674.39	
480	675.57	
475	676.52	
470	677.65	
465	677.54	
460	678.35	
455	678.07	
450	679.23	
445	679.59	
440	679.58	
435	679.97	
430	679.97	
425	679.97	
420	679.97	
415	679.97	
410	679.97	
405	679.97	
400	679.97	
395	679.97	
390	679.97	
385	679.97	
380	679.97	
375	679.97	
370	679.97	
365	679.97	
360	679.97	
355	679.97	
350	679.97	
345	679.97	
340	679.97	
335	679.97	
330	679.97	
325	679.97	
320	679.97	
315	679.97	
310	679.97	
305	679.97	
300	679.97	
295	679.97	
290	679.97	
285	679.97	
280	679.97	
275	679.97	
270	679.97	
265	679.97	
260	679.97	
255	679.97	
250	679.97	
245	679.97	
240	679.97	
235	679.97	
230	679.97	
225	679.97	
220	679.97	
215	679.97	
210	679.97	
205	679.97	
200	679.97	
195	679.97	
190	679.97	
185	679.97	
180	679.97	
175	679.97	
170	679.97	
165	679.97	
160	679.97	
155	679.97	
150	679.97	
145	679.97	
140	679.97	
135	679.97	
130	679.97	
125	679.97	
120	679.97	
115	679.97	
110	679.97	
105	679.97	
100	679.97	
95	679.97	
90	679.97	
85	679.97	
80	679.97	
75	679.97	
70	679.97	
65	679.97	
60	679.97	
55	679.97	
50	679.97	
45	679.97	
40	679.97	
35	679.97	
30	679.97	
25	679.97	
20	679.97	
15	679.97	
10	679.97	
5	679.97	
0	679.97	

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

NATALIE CREEK TRAIL
OFF-STREET - 151st STREET

SCALE: 1"=50' SHEET NO. 3-A

CONTRACT NO. 10-3-A

DATE: 11/11/2024

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

TERRA ENGINEERING LTD.

1111 N. WILSON AVENUE, SUITE 100, CHICAGO, IL 60642

TEL: (773) 344-1111 FAX: (773) 344-1112

WWW.TERRAENGINEERING.COM

EXHIBIT 6

MATCHLINE STA 94+00



MATCHLINE STA 80+00

STATION	ELEVATION	DESCRIPTION
680	673.90	PROP STA. 80+00.00
680	673.68	PROP STA. 80+00.00
680	673.00	PROP STA. 80+00.00
680	673.81	PROP STA. 80+00.00
680	673.88	PROP STA. 80+12.26
680	673.87	PROP STA. 80+14.40
680	673.78	PROP STA. 80+17.26
680	673.43	PROP STA. 80+20.00
680	673.21	PROP STA. 80+22.74
680	673.14	PROP STA. 80+25.48
680	673.20	PROP STA. 80+28.22
680	673.36	PROP STA. 80+30.96
680	673.35	PROP STA. 80+33.70
680	673.62	PROP STA. 80+36.44
680	673.80	PROP STA. 80+39.18
680	673.87	PROP STA. 80+41.92
680	673.99	PROP STA. 80+44.66
680	673.57	PROP STA. 80+47.40
680	673.93	PROP STA. 80+50.14
680	673.96	PROP STA. 80+52.88
680	673.73	PROP STA. 80+55.62
680	673.10	PROP STA. 80+58.36
680	672.80	PROP STA. 80+61.10
680	672.75	PROP STA. 80+63.84
680	672.28	PROP STA. 80+66.58
680	672.33	PROP STA. 80+69.32
680	672.12	PROP STA. 80+72.06
680	671.68	PROP STA. 80+74.80
680	671.48	PROP STA. 80+77.54
680	670.91	PROP STA. 80+80.28
680	671.33	PROP STA. 80+83.02
680	670.41	PROP STA. 80+85.76
680	670.50	PROP STA. 80+88.50
680	670.53	PROP STA. 80+91.24
680	669.36	PROP STA. 80+93.98
680	669.52	PROP STA. 80+96.72
680	669.50	PROP STA. 80+99.46
680	668.50	PROP STA. 80+102.20
680	667.76	PROP STA. 80+104.94
680	666.94	PROP STA. 80+107.68
680	666.91	PROP STA. 80+110.42
680	665.40	PROP STA. 80+113.16
680	664.15	PROP STA. 80+115.90
680	663.23	PROP STA. 80+118.64

TERRA ENGINEERING LTD.

PROJECT: NATALIE CREEK TRAIL OFF-STREET - 151ST STREET

SCALE: 1" = 50'

SHEET: 6 OF 6

DATE: 08/15/2014

PROJECT NO.: 14-001

CONTRACT NO.: 14-001

DATE: 08/15/2014

PROJECT: NATALIE CREEK TRAIL OFF-STREET - 151ST STREET

SCALE: 1" = 50'

SHEET: 6 OF 6

DATE: 08/15/2014

PROJECT NO.: 14-001

CONTRACT NO.: 14-001

DATE: 08/15/2014

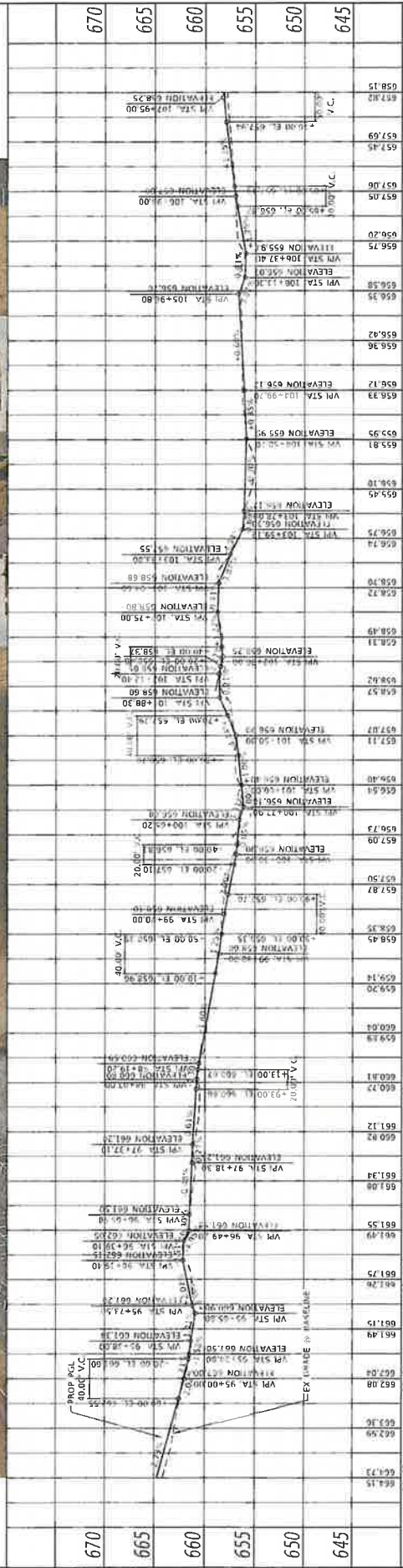
EXHIBIT 6



MATCHLINE STA 108+00



MATCHLINE STA 94+00



SECTION	STA.	SECTION	STA.
108+00	108+00	107+00	107+00
107+00	107+00	106+00	106+00
106+00	106+00	105+00	105+00
105+00	105+00	104+00	104+00
104+00	104+00	103+00	103+00
103+00	103+00	102+00	102+00
102+00	102+00	101+00	101+00
101+00	101+00	100+00	100+00
100+00	100+00	99+00	99+00
99+00	99+00	98+00	98+00
98+00	98+00	97+00	97+00
97+00	97+00	96+00	96+00
96+00	96+00	95+00	95+00
95+00	95+00	94+00	94+00

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

NATALE CREEK TRAIL
OFF-STREET - 151st STREET

SCALE: 1"=50'
SHEET 6 OF 7 SHEETS, STA. 10+54.

TERRA
ENGINEERING LTD.

DATE: 11/11/2011

PROJECT: NATALE CREEK TRAIL OFF-STREET - 151ST STREET

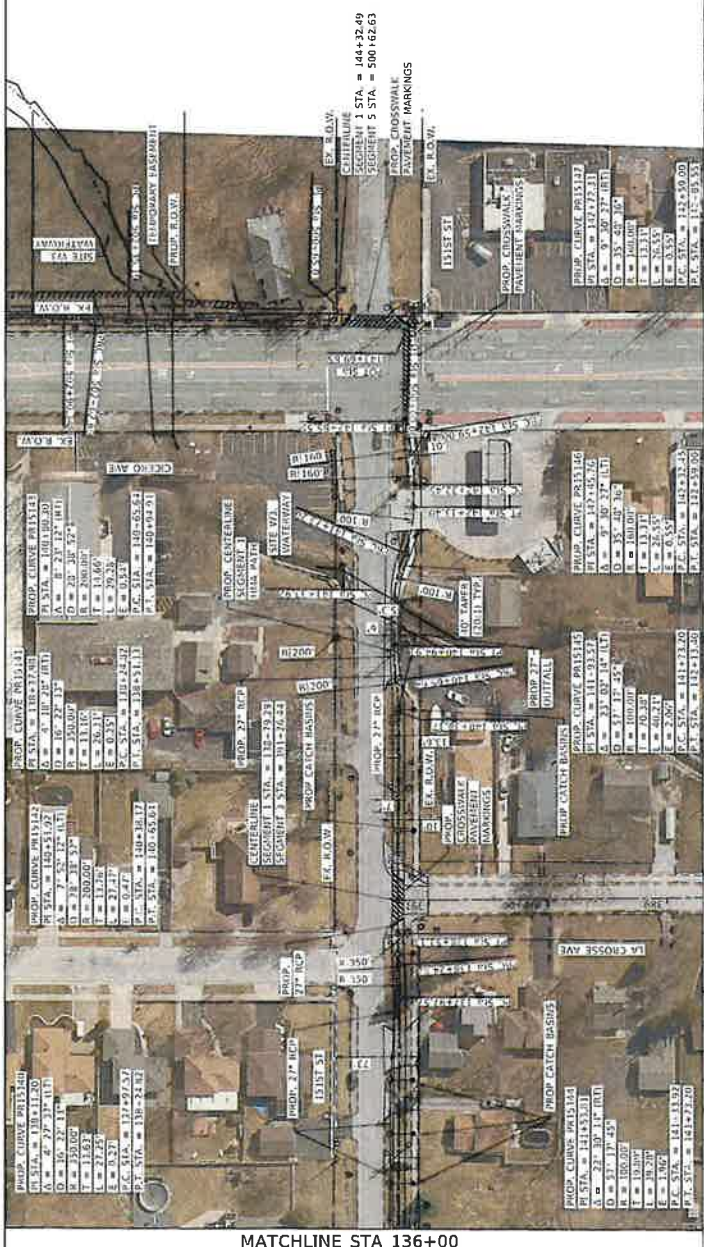
SCALE: 1"=50'

DATE: 11/11/2011

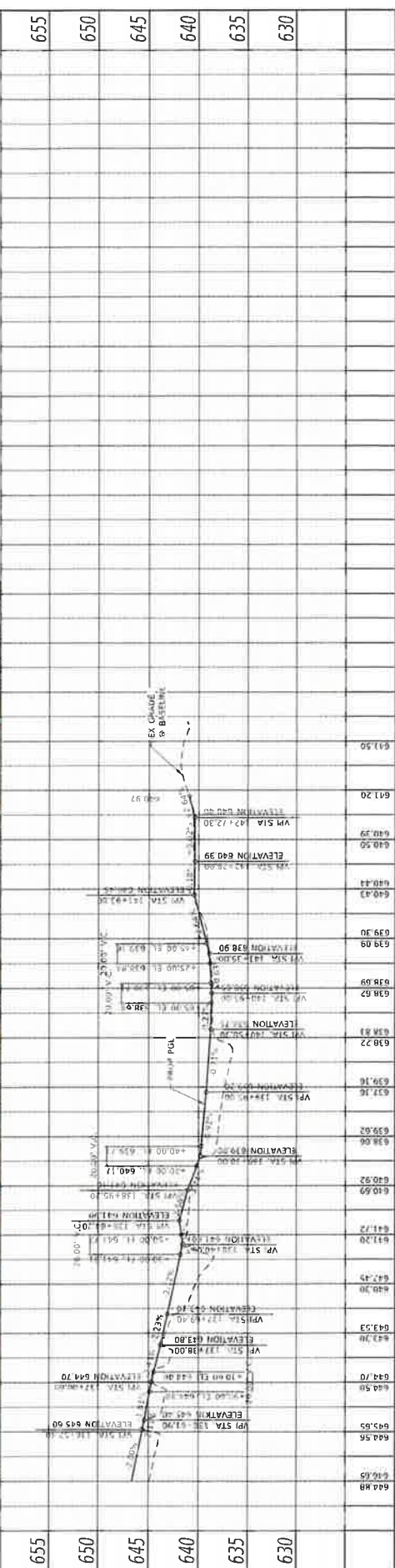
STATION	ELEVATION	DESCRIPTION
94+00	661.15	EXIST. GRADE @ PARALLEL
94+00	662.04	VPI STA 95+00.00
94+00	662.04	VTA STA 95+00.00
94+00	662.04	ELEVATION 662.04
94+00	661.49	VPI STA 95+28.00
94+00	661.49	VTA STA 95+28.00
94+00	661.49	ELEVATION 661.49
94+00	661.15	VPI STA 95+56.00
94+00	661.15	VTA STA 95+56.00
94+00	661.15	ELEVATION 661.15
94+00	661.76	VPI STA 96+14.00
94+00	661.76	VTA STA 96+14.00
94+00	661.76	ELEVATION 661.76
94+00	661.99	VPI STA 96+42.00
94+00	661.99	VTA STA 96+42.00
94+00	661.99	ELEVATION 661.99
94+00	661.55	VPI STA 96+70.00
94+00	661.55	VTA STA 96+70.00
94+00	661.55	ELEVATION 661.55
94+00	661.34	VPI STA 97+18.00
94+00	661.34	VTA STA 97+18.00
94+00	661.34	ELEVATION 661.34
94+00	660.82	VPI STA 97+77.10
94+00	660.82	VTA STA 97+77.10
94+00	660.82	ELEVATION 660.82
94+00	660.81	VPI STA 98+15.00
94+00	660.81	VTA STA 98+15.00
94+00	660.81	ELEVATION 660.81
94+00	660.04	VPI STA 98+74.00
94+00	660.04	VTA STA 98+74.00
94+00	660.04	ELEVATION 660.04
94+00	659.20	VPI STA 99+33.00
94+00	659.20	VTA STA 99+33.00
94+00	659.20	ELEVATION 659.20
94+00	658.35	VPI STA 100+00.00
94+00	658.35	VTA STA 100+00.00
94+00	658.35	ELEVATION 658.35
94+00	657.09	VPI STA 100+60.00
94+00	657.09	VTA STA 100+60.00
94+00	657.09	ELEVATION 657.09
94+00	656.73	VPI STA 101+20.00
94+00	656.73	VTA STA 101+20.00
94+00	656.73	ELEVATION 656.73
94+00	656.54	VPI STA 101+80.00
94+00	656.54	VTA STA 101+80.00
94+00	656.54	ELEVATION 656.54
94+00	657.11	VPI STA 102+40.00
94+00	657.11	VTA STA 102+40.00
94+00	657.11	ELEVATION 657.11
94+00	658.04	VPI STA 103+00.00
94+00	658.04	VTA STA 103+00.00
94+00	658.04	ELEVATION 658.04
94+00	658.75	VPI STA 103+59.00
94+00	658.75	VTA STA 103+59.00
94+00	658.75	ELEVATION 658.75
94+00	659.45	VPI STA 104+18.00
94+00	659.45	VTA STA 104+18.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 104+77.00
94+00	659.81	VTA STA 104+77.00
94+00	659.81	ELEVATION 659.81
94+00	659.95	VPI STA 105+36.00
94+00	659.95	VTA STA 105+36.00
94+00	659.95	ELEVATION 659.95
94+00	659.33	VPI STA 105+95.00
94+00	659.33	VTA STA 105+95.00
94+00	659.33	ELEVATION 659.33
94+00	656.17	VPI STA 106+54.00
94+00	656.17	VTA STA 106+54.00
94+00	656.17	ELEVATION 656.17
94+00	656.42	VPI STA 107+13.00
94+00	656.42	VTA STA 107+13.00
94+00	656.42	ELEVATION 656.42
94+00	657.05	VPI STA 107+72.00
94+00	657.05	VTA STA 107+72.00
94+00	657.05	ELEVATION 657.05
94+00	657.69	VPI STA 108+31.00
94+00	657.69	VTA STA 108+31.00
94+00	657.69	ELEVATION 657.69
94+00	658.18	VPI STA 108+90.00
94+00	658.18	VTA STA 108+90.00
94+00	658.18	ELEVATION 658.18
94+00	657.81	VPI STA 109+49.00
94+00	657.81	VTA STA 109+49.00
94+00	657.81	ELEVATION 657.81
94+00	657.45	VPI STA 110+08.00
94+00	657.45	VTA STA 110+08.00
94+00	657.45	ELEVATION 657.45
94+00	657.81	VPI STA 110+67.00
94+00	657.81	VTA STA 110+67.00
94+00	657.81	ELEVATION 657.81
94+00	658.15	VPI STA 111+26.00
94+00	658.15	VTA STA 111+26.00
94+00	658.15	ELEVATION 658.15
94+00	658.58	VPI STA 111+85.00
94+00	658.58	VTA STA 111+85.00
94+00	658.58	ELEVATION 658.58
94+00	659.20	VPI STA 112+44.00
94+00	659.20	VTA STA 112+44.00
94+00	659.20	ELEVATION 659.20
94+00	659.45	VPI STA 113+03.00
94+00	659.45	VTA STA 113+03.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 113+62.00
94+00	659.81	VTA STA 113+62.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 114+21.00
94+00	659.45	VTA STA 114+21.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 114+80.00
94+00	659.81	VTA STA 114+80.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 115+39.00
94+00	659.45	VTA STA 115+39.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 115+98.00
94+00	659.81	VTA STA 115+98.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 116+57.00
94+00	659.45	VTA STA 116+57.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 117+16.00
94+00	659.81	VTA STA 117+16.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 117+75.00
94+00	659.45	VTA STA 117+75.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 118+34.00
94+00	659.81	VTA STA 118+34.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 118+93.00
94+00	659.45	VTA STA 118+93.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 119+52.00
94+00	659.81	VTA STA 119+52.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 120+11.00
94+00	659.45	VTA STA 120+11.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 120+70.00
94+00	659.81	VTA STA 120+70.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 121+29.00
94+00	659.45	VTA STA 121+29.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 121+88.00
94+00	659.81	VTA STA 121+88.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 122+47.00
94+00	659.45	VTA STA 122+47.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 123+06.00
94+00	659.81	VTA STA 123+06.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 123+65.00
94+00	659.45	VTA STA 123+65.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 124+24.00
94+00	659.81	VTA STA 124+24.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 124+83.00
94+00	659.45	VTA STA 124+83.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 125+42.00
94+00	659.81	VTA STA 125+42.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 126+01.00
94+00	659.45	VTA STA 126+01.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 126+60.00
94+00	659.81	VTA STA 126+60.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 127+19.00
94+00	659.45	VTA STA 127+19.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 127+78.00
94+00	659.81	VTA STA 127+78.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 128+37.00
94+00	659.45	VTA STA 128+37.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 128+96.00
94+00	659.81	VTA STA 128+96.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 129+55.00
94+00	659.45	VTA STA 129+55.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 130+14.00
94+00	659.81	VTA STA 130+14.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 130+73.00
94+00	659.45	VTA STA 130+73.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 131+32.00
94+00	659.81	VTA STA 131+32.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 131+91.00
94+00	659.45	VTA STA 131+91.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 132+50.00
94+00	659.81	VTA STA 132+50.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 133+09.00
94+00	659.45	VTA STA 133+09.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 133+68.00
94+00	659.81	VTA STA 133+68.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 134+27.00
94+00	659.45	VTA STA 134+27.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 134+86.00
94+00	659.81	VTA STA 134+86.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 135+45.00
94+00	659.45	VTA STA 135+45.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 136+04.00
94+00	659.81	VTA STA 136+04.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 136+63.00
94+00	659.45	VTA STA 136+63.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 137+22.00
94+00	659.81	VTA STA 137+22.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 137+81.00
94+00	659.45	VTA STA 137+81.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 138+40.00
94+00	659.81	VTA STA 138+40.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 138+99.00
94+00	659.45	VTA STA 138+99.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 139+58.00
94+00	659.81	VTA STA 139+58.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 140+17.00
94+00	659.45	VTA STA 140+17.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 140+76.00
94+00	659.81	VTA STA 140+76.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 141+35.00
94+00	659.45	VTA STA 141+35.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 141+94.00
94+00	659.81	VTA STA 141+94.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 142+53.00
94+00	659.45	VTA STA 142+53.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 143+12.00
94+00	659.81	VTA STA 143+12.00
94+00	659.81	ELEVATION 659.81
94+00	659.45	VPI STA 143+71.00
94+00	659.45	VTA STA 143+71.00
94+00	659.45	ELEVATION 659.45
94+00	659.81	VPI STA 144+30.00
94+00	659.81	VTA STA 144+30.00
94+00		



SCALE IN FEET



MATCHLINE STA 136+00



STATION	ELEVATION	SECTION	CONTRACT NO.
136+00	644.88		
136+50	645.55		
137+00	647.45		
137+50	649.92		
138+00	650.02		
138+50	650.80		
139+00	651.20		
139+50	651.75		
140+00	652.16		
140+50	653.16		
141+00	653.22		
141+50	653.81		
142+00	654.50		
142+50	654.44		
143+00	654.99		
143+50	654.20		
144+00	654.50		
144+50	654.97		
145+00	655.00		

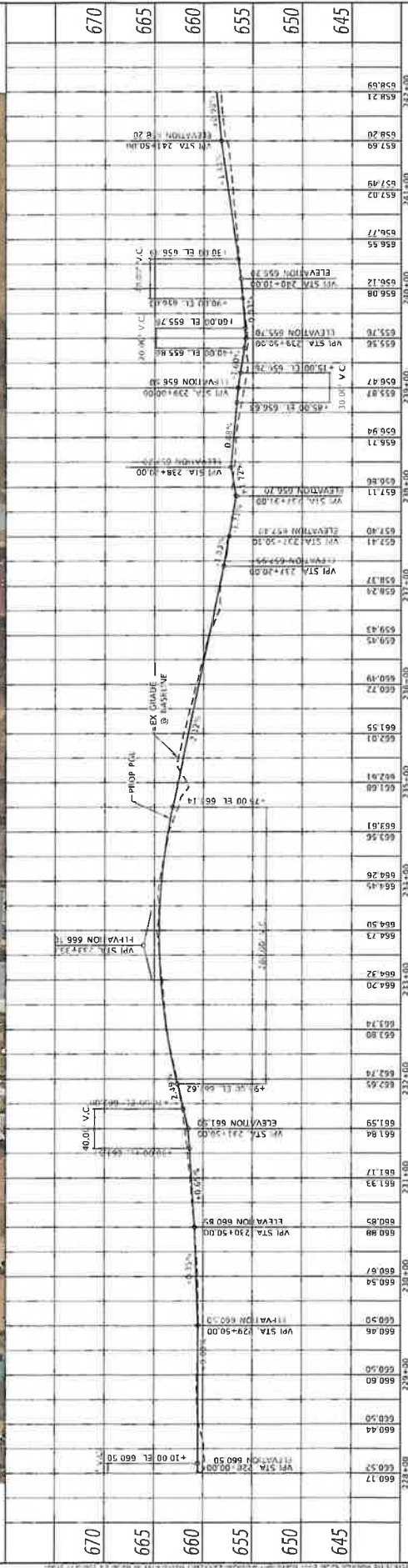
TERRA
ENGINEERING LTD.

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

NATALIE CREEK TRAIL
OFF-STREET - 151st STREET

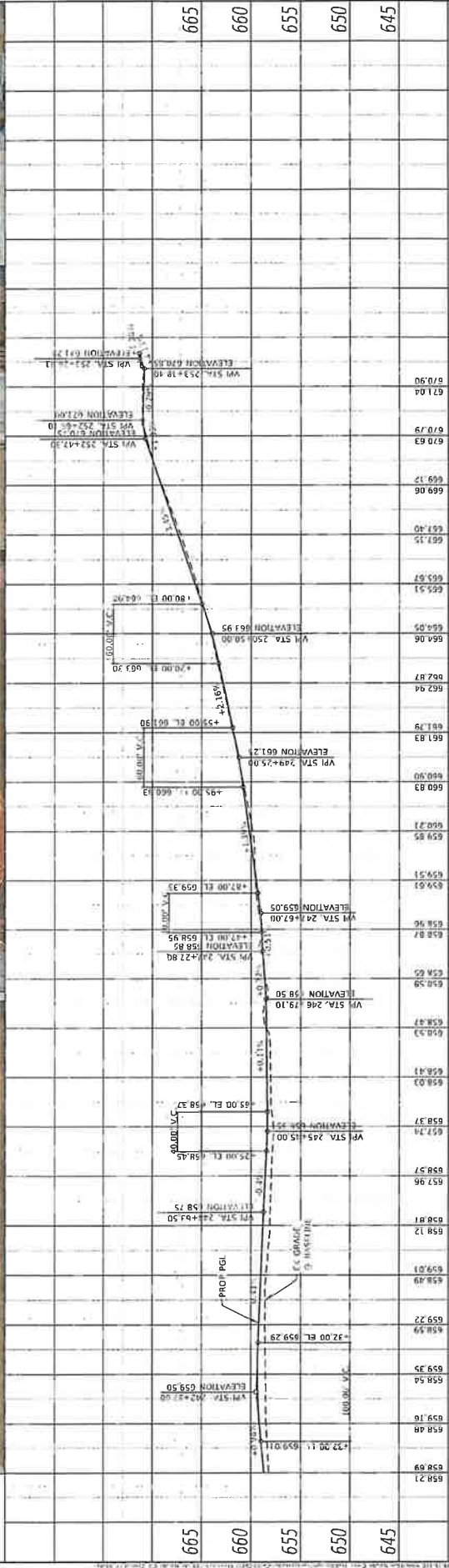
SECTION
COUNTY
CONTRACT NO.

EXHIBIT 6



TERRA ENGINEERING LTD.		STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION		NATALIE CREEK TRAIL OFF-STREET - CENTRAL AVENUE		SHEET 11 OF 13	
DATE	2/20/20	SCALE	1"=50'	SHEET	11	NO. OF SHEETS	13
DESIGNED BY	MM	CHECKED BY	MM	DATE	2/20/20	CONTRACT NO.	
DRAWN BY	MM	REVIEWED BY	MM				
SECTION							
TOTAL SHEET	13						

EXHIBIT 6



SECTION	DATE	BY	CHECKED	DATE
645				
650				
655				
660				
665				

STATE OF ILLINOIS		DEPARTMENT OF TRANSPORTATION	
NATALIE CREEK TRAIL		OFF-STREET - CENTRAL AVENUE	
SHEET 1 OF 1		SHEET 1 OF 1	
SCALE: 1"=50'		SCALE: 1"=50'	
COUNTY: COOK		CONTRACT NO.:	
SECTION: 477		SHEET NO.:	

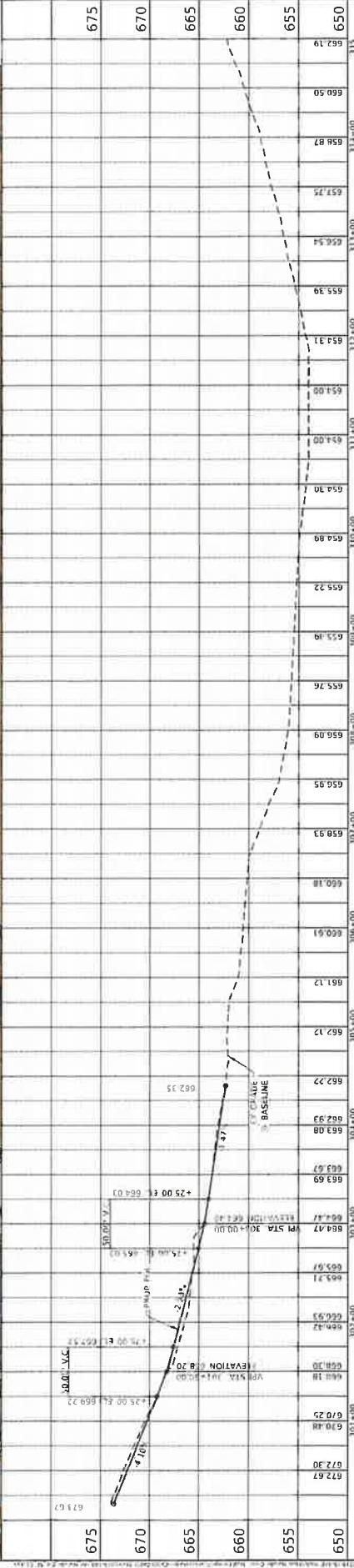
EXHIBIT 6



DATE	BY	CHKD

DATE	BY	CHKD

MATCHLINE STA 317+00



STATION	ELEVATION	PROPOSED GRADE	EXISTING GRADE
317+00	662.35		
317+05	662.35		
317+10	662.35		
317+15	662.35		
317+20	662.35		
317+25	662.35		
317+30	662.35		
317+35	662.35		
317+40	662.35		
317+45	662.35		
317+50	662.35		

TERRA
ENGINEERING LTD.

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

NATALIE CREEK TRAIL
OFFON-STREET - SOUTHEAST OAK FOREST

SCALE: 1"=50'

SHEET: 11 OF 15

CONTRACT NO. 15-001

DATE: 11/15/15

EXHIBIT 6



PROP. CENTERLINE
CHASTAIN BL. SUGARD
DUNSTABLE SIGHTED
BUCE INTERITY

MATCHLINE STA 345+00



PROP. CENTERLINE
CHASTAIN BL. SUGARD
DUNSTABLE SIGHTED
BUCE INTERITY

MATCHLINE STA 355+00

MATCHLINE STA 371+00

<p>STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION</p>		<p>NATALE CREEK TRAIL ON-STREET - SOUTHEAST OAK FOREST</p>		<p>SCALE: 1"=50' SHEET: 04 PARTS: 01A, 01B, 01C, 01D, 01E, 01F, 01G, 01H, 01I, 01J, 01K, 01L, 01M, 01N, 01O, 01P, 01Q, 01R, 01S, 01T, 01U, 01V, 01W, 01X, 01Y, 01Z</p>	
<p>PROJECT NO. 15-000-0000</p>	<p>CONTRACT NO. 15-000-0000</p>	<p>DATE 11/11/2015</p>	<p>SCALE 1"=50'</p>	<p>PROJECT ON-STREET - SOUTHEAST OAK FOREST</p>	<p>CONTRACT 15-000-0000</p>
<p>DESIGNED BY TERRA ENGINEERING LTD.</p>	<p>CHECKED BY TERRA ENGINEERING LTD.</p>	<p>DATE 11/11/2015</p>	<p>SCALE 1"=50'</p>	<p>PROJECT ON-STREET - SOUTHEAST OAK FOREST</p>	<p>CONTRACT 15-000-0000</p>

EXHIBIT 6





ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: September 24, 2024
TO: Mayor Kuspa, City Council
FROM: Michael Salamowicz, Director of Public Works
SUBJECT: 2022 Water Main Improvement Project- Pay Estimate No.7 – Final, in the Budgeted Amount of \$70,489.97

Background

As the Council members know, the City approved a contract with M&J Underground, on January 10, 2023, for the 2022 Water Main Improvements project. The contractor began work on the project in July of 2023, and continues to work on the project. As of this date, all work and all punch list items have been completed.

The City has received the Final Pay Estimate No.7, dated August 21, 2024, from M&J Underground, in the amount of \$82,489.97. The invoice, waivers of lien and affidavit have been reviewed by HR Green, who recommend payment of Pay Estimate No.7, in the amount of \$82,489.97. Please note that the current amount due reflects an agreed upon deduction of \$12,000.00 toward additional engineering fees incurred by the City.

Original Contract Amount:	\$4,209,218.44
Total Work Completed to Date:	\$4,124,498.27
Total Retainage (2.5%) to Date:	\$ 82,489.97
Total Amount Due:	\$4,124,498.27
Amount Paid to Date:	\$4,042,008.30
<u>Engineering Fees Deduction</u>	<u>\$ -12,000.00</u>
Current Amount Due:	\$ 70,489.97

The project is funded under Water Systems Improvements (CIP) budget line item 02-17-5652

Recommendation

Approval of Final Pay Estimate No.7, to M&J Underground, in the amount of \$70,489.97.

Action Requested

Staff recommends approval of Final Pay Estimate No.7, to M&J Underground, in the amount of \$70,489.97.



▷ 2363 Sequoia Drive | Suite 101 | Aurora, IL 60506
Main 630.553.7560 • Fax 630.553.7646

HRGREEN.COM

September 6, 2024

Mr. Michael Salamowicz
Director of Public Works
City of Oak Forest
15440 S. Central Avenue
Oak Forest, Illinois 60452

Re: 2022 Watermain Improvements - Base Bid – Final Pay Estimate

Dear Mr. Salamowicz,

Attached you will find the Final Pay Estimate for the Oak Forest 2022 Watermain Improvements - Base Bid. This pay estimate covers the work completed between June 2023 through August 2024. The net amount due reflects a 0% retainage withholding.

Original Contract Amount: \$4,209,218.44

Total Work Completed to Date: \$4,124,498.27

Total 0% Retainage to Date: \$0

Total Amount Due: \$4,124,498.27

Amount Paid to Date: \$4,042,008.30

Net Amount Due: \$82,489.97

We recommend that the City of Oak Forest approve and make payment to M&J Underground, Inc. in the amount of **\$82,489.97**

If you have any questions or require any additional information, please call. I can be reached at (815)-685-2055.

Sincerely,

HR GREEN, INC

Bob Banach
Construction Engineer

RJB

attachment

M&J Underground, Inc.

P.O. Box 164
Monee, IL 60449

Invoice

Date	Invoice #
8/21/2024	M24-0497

Bill To
Oak Forest, City Of 15440 Central Ave. Oak Forest, IL 60452

Terms	Project/Location
Net 30	2302084 - OAK FOREST

Description	Est Qty	Rate	Current...	Prior ...	Current Amt
PRECONSTRUCTION VIDEO RECORDING	1	5,000.00	0	1	0.00
TRAFFIC CONTROL AND PROTECTION	1	168,072.44	0	1	0.00
MAINTENANCE OF EXISTING TRAFFIC SIGNAL INSTALLATION	1	13,254.00	0	1	0.00
REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	28	73.00	0	0	0.00
GRANULAR TRENCH BACKFILL	3,200	75.00	0	3,076	0.00
SOIL TESTS FOR CONTAMINANTS	21	596.00	0	21	0.00
CONTAMINATED WASTE DISPOSAL	278	93.00	0	663.5	0.00
PVC WATER MAIN (OPEN CUT), 6 - INCH RJT	41	169.00	0	162	0.00
PVC WATER MAIN (OPEN CUT), 8 - INCH	971	93.00	0	1,198	0.00
PVC WATER MAIN (OPEN CUT), 8 - INCH RJT	1,227	123.00	0	936	0.00
PVC WATER MAIN (OPEN CUT), 12 - INCH	888	137.00	0	665	0.00
PVC WATER MAIN (OPEN CUT), 12 - INCH RJT	1,456	189.00	0	1,749	0.00
PVC WATER MAIN (DIRECTIONALLY DRILLED), 8 - INCH	2,656	178.00	0	2,720	0.00
PVC WATER MAIN (DIRECTIONALLY DRILLED), 12 - INCH	1,159	288.00	0	1,240	0.00
PVC WATER MAIN (IN JACKED CASING), 12 - INCH RJT IN 36 - INCH	52	1,833.00	0	57.94	0.00
ADDITIONAL FITTINGS	10,500	0.01	0	927	0.00
CASING PIPE (OPEN CUT)	463	261.00	0	328	0.00
GATE VALVE, 8 - INCH	22	2,409.00	0	22	0.00
GATE VALVE, 12 - INCH	21	3,766.00	0	20	0.00
VALVE BOX	12	629.00	0	13	0.00
VALVE VAULT, 4 - FOOT	17	3,194.00	0	16	0.00
VALVE VAULT, 5 - FOOT	16	4,282.00	0	17	0.00
VALVE VAULT (ADDITIONAL DEPTH), 4	5	1,602.00	0	0	0.00
VALVE VAULT (ADDITIONAL DEPTH), 5	5	1,692.00	0	0	0.00
FIRE HYDRANT	32	7,134.00	0	33	0.00
FIRE HYDRANT BARREL EXTENSION	5	1,878.00	0	7	0.00
WATER SERVICE REPLACEMENT AND RECONNECTION - PUBLIC, SHORT SIDE	68	3,229.00	0	67	0.00

Thank you for your business.	Total
	Payments/Credits
	Balance Due

M&J Underground, Inc.

P.O. Box 164
Monee, IL 60449

Invoice

Date	Invoice #
8/21/2024	M24-0497

Bill To
Oak Forest, City Of 15440 Central Ave. Oak Forest, IL 60452

Terms	Project/Location
Net 30	2302084 - OAK FOREST

Description	Est Qty	Rate	Current...	Prior ...	Current Amt
WATER SERVICE REPLACEMENT AND RECONNECTION - PUBLIC, LONG SIDE	71	4,446.00	0	71	0.00
CONNECTION TO WATER MAIN (NON- PRESSURE), 6 - INCH	7	4,431.00	0	8	0.00
CONNECTION TO WATER MAIN (NON- PRESSURE), 8 - INCH	3	4,039.00	0	3	0.00
CONNECTION TO WATER MAIN (NON- PRESSURE), 10 - INCH	6	8,855.00	0	6	0.00
CONNECTION TO WATER MAIN (PRESSURE), 8 - INCH X 6 - INCH	1	6,043.00	0	1	0.00
CONNECTION TO WATER MAIN (PRESSURE), 12 - INCH X 10 - INCH	2	12,334.00	0	2	0.00
ABANDONMENT OF EXISTING WATER MAINS AND APPURTENANCES	1	116,248.00	0	1	0.00
FILLING OF EXISTING PIPE FOR ABANDONMENT	14	266.00	0	13.5	0.00
CULVERT REMOVAL AND REPLACEMENT, RCP, 12 - INCH	68	152.00	0	76	0.00
STORM SEWER REMOVAL AND REPLACEMENT, 8-INCH	63	232.00	0	0	0.00
STORM SEWER REMOVAL AND REPLACEMENT, 12-INCH	42	156.00	0	42	0.00
TELEVISIONING OF EXISTING SANITARY	2,425	5.00	0	4,906.4	0.00
LOCATING OF EXISTING SANITARY SEWER SERVICES	30	592.00	0	100	0.00
ADJUSTING SANITARY SEWER SERVICE LINE	36	1,500.00	0	0	0.00
SANITARY SEWER SERVICE REMOVAL AND REPLACEMENT	17	6,404.00	0	0	0.00
HOT-MIX ASPHALT REMOVAL AND REPLACEMENT (4" BC)	2,130	31.00	0	2,330.9	0.00
HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT (8")	260	94.00	0	315.2	0.00
PCC DRIVEWAY REMOVAL AND REPLACEMENT	1,040	92.00	0	582.5	0.00
CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	1,740	41.00	0	1,562.2	0.00
PCC SIDEWALK REMOVAL AND REPLACEMENT	16,040	9.00	0	7,333.2	0.00
DETECTABLE WARNING	300	56.00	0	306	0.00
PAVEMENT MARKING, 6-INCH (THERMOPLASTIC)	250	3.00	0	0	0.00
PAVEMENT MARKING, 12-INCH	460	6.00	0	220	0.00

Thank you for your business.	Total
	Payments/Credits
	Balance Due

M&J Underground, Inc.

P.O. Box 164
 Monee, IL 60449

Invoice

Date	Invoice #
8/21/2024	M24-0497

Bill To
Oak Forest, City Of 15440 Central Ave. Oak Forest, IL 60452

Terms	Project/Location
Net 30	2302084 - OAK FOREST

Description	Est Qty	Rate	Current...	Prior ...	Current Amt
PAVEMENT MARKING, 24-INCH (THERMOPLASTIC)	60	10.00	0	24	0.00
RESTORATION OF LAWNS AND PARKWAYS AND	4,040	26.00	0	5,133	0.00
TREE ROOT PRUNING	15	117.00	0	0	0.00
TREE REMOVAL AND REPLACEMENT, 6 - INCH THROUGH 12 - INCH	2	2,129.00	0	2	0.00
TREE REMOVAL AND REPLACEMENT, OVER 12 - INCH	3	3,194.00	0	0	0.00
INLET PROTECTION FILTER	46	179.00	0	40	0.00
CONTRACT SUBTOTAL					0.00
C/O #1 - STAINLESS STEEL BOLTS	3,579	4.04	0	3,579	0.00
C/O #2 - REPAIR WATER MAIN BREAK	1	1,749.76	0	1	0.00
C/O #3 - INSERTA VALVE	1	14,501.70	0	1	0.00
C/O #5 - INSTALL 10" INSERTA VALVE	1	15,554.85	0	1	0.00
C/O #6 - 8" INSERTION VALVE	1	11,516.39	0	1	0.00
CHANGE ORDER SUBTOTAL					0.00
RETENTION BALANCE DUE ON PROJECT		82,489.97			82,489.97

Thank you for your business.	Total	\$82,489.97
------------------------------	--------------	-------------

Payment due upon receipt of invoice. A 1.5% finance charge will be applied on balances over 30 days. Balances over 90 days will go straight to collections. Any fees accrued during the collection process will be added to this bill.

Payments/Credits	\$0.00
Balance Due	\$82,489.97



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 14, 2024
TO: City Council
FROM: Michael Salamowicz – Director of Public Works
SUBJECT: 2024 MFT Paving Program – Illinois Department of Transportation – MFT
Resolution for use of Rebuild Illinois Bond Funds

Background

The City is seeking to use Rebuild Illinois Bond Funds for construction costs for the 2024 MFT Road Program, in the amount of \$1,062,000.00. In order to use these funds, it is necessary to approve the Illinois Department of Transportation's Resolution for Improvement Under the Illinois Highway Code – Rebuild Illinois Bond Funds.

Action Requested

Adoption of the Illinois Department of Transportation Resolution for Improvement Under the Illinois Highway Code – Rebuild Illinois Bond Funds, in the amount of \$1,062,000.00, for the 2024 MFT Road Program.

Recommendation

Staff recommends approval of the Illinois Department of Transportation Resolution for Improvement Under the Illinois Highway Code – Rebuild Illinois Bond Funds, in the amount of \$1,062,000.00, for the 2024 MFT Road Program.



REBUILD ILLINOIS BOND FUNDS

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

Yes No

Table with Resolution Type (Original), Resolution Number, and Section Number (24-00108-00-RS)

BE IT RESOLVED, by the Council of the City of Oak Forest

Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract

For Roadway/Street Improvements:

Table with columns: Name of Street(s)/Road(s), Length (miles), Route, From, To

For Structures:

Table with columns: Name of Street(s)/Road(s), Existing Structure No., Route, Location, Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

resurfacing various roadways within the City of Oak Forest including hot-mix asphalt surface removal, hot-mix asphalt surface & binder courses, pavement patching, HMA surface removal and replacement, concrete curb and gutter removal and replacement, sidewalk removal & replacement, and all incidental and collateral work.

2. That there is hereby appropriated the sum of One million sixty two thousand and 00/100 Dollars (\$1,062,000.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Nicole Tormey, City Clerk in and for said City of Oak Forest

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Oak Forest at a meeting held on

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date Department of Transportation