

CITY OF OAK FOREST
City Council Meeting

Meeting Agenda

Tuesday, October 14, 2025 – 7:30 p.m.

City Council Chambers



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

MAYOR:	Jim Hortsman	ALDERPERSONS:
CLERK:	Nicole Tormey	1 st Ward – Kenneth Keeler
TREASURER:	JoAnn Kelly	2 nd Ward – Joe McCarthy
TAXPAYER ADVOCATE:	Grace Bardusk	3 rd Ward – Chuck Wolf
CITY ADMINISTRATOR:	Moses Amidei	4 th Ward – Curt Kunz
FINANCE DIRECTOR:	Colleen Julian	5 th Ward – Jim Emmett
FIRE CHIEF:	Garrick Kasper	6 th Ward – Jim Stuewe
POLICE CHIEF:	Scott Durano	7 th Ward – Vacant
BUILDING COMMISSIONER:	Michael Forbes	
PUBLIC WORKS DIRECTOR:	Michael Salamowicz	
ASST. COMM. DEV DIRECTOR:	Paul Ruane	
EMA DIRECTOR:	David Rana	
CITY ATTORNEY:	Klein, Thorpe and Jenkins, Ltd.	

1. Pledge of Allegiance
2. Roll Call
3. Announcements
4. Citizen Participation ([Policy](#))
5. Motion to establish Consent Agenda
6. Consent Agenda

A. Consideration of the following list of bills dated:

1. Regular Bills - FY 2025-2026
2. Supplemental Bills - FY 2025-2026

B. Consideration of the following minutes:

1. City Council Meeting - September 23, 2025
2. Economic Advisory Council - May 7 & July 2, 2025
3. Planning & Zoning Commission - September 3 & 17, 2025
4. Emerg. Telephone System Board - September 2, 2025
5. Civil Service Commission - July 22, 2025
6. Fire and Police Commission - July 24, August 5, August 21, September 2 & September 9, 2025

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- C. Approval of Special Events Permit application – St. Damian’s Men’s Club – Wednesday, November 26, 2025. See attached memorandum with supporting details from City Administrator Moses Amidei.
 - D. Approval of Special Events Permit application – St. Damian’s Bingo Fundraiser – Saturday, November 15, 2025. See attached memorandum with supporting details from City Administrator Moses Amidei.

7. Police

- A. Approval of Ordinance 2025-10-1116O, Authorizing Execution of an Intergovernmental Agreement Between the City of Oak Forest and Bremen Community High School District 228 Regarding Video Sharing and Facility Access. See attached memorandum with supporting details from Chief of Police Scott Durano.
- B. Motion to approve the purchase of 13 Cradlepoint R980 AVL routers through Verizon Wireless government pricing program at \$11,115.00 and 13 new antennas from CDWG for \$4,440.02 (project total of \$15,555.02) for Police Department squad vehicles. See attached memorandum with supporting details from Chief of Police Scott Durano.

8. Community Development

- A. Approval of Ordinance 2025-10-1113O, Authorizing a Special Use Permit to Allow a Pole Sign and Variations for the Height of the Sign and the Location of an EMC Sign in the C2 – General Service Commercial District at 15301 South Harlem Avenue. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- B. Approval of Ordinance 2025-10-1114O, Authorizing a Text Amendment to Update the Following Provisions of the Oak Forest Zoning Code: Section 9-101 Accessory Structures and Uses; 9-102 Home Occupations; 9-104 B.1 Driveway Requirements; and, 12-206 Definitions. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- C. Approval of Resolution 2025-10-0499R Supporting and Consenting to a Renewal Application to the Cook County Assessor of a Class 8 Incentive Application for the property commonly known as 15325 S. 70th Court. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.

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9. Old Business

10. New Business

11. Executive Session

12. Adjournment



Notice Agenda Item

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
4 Imprint Inc	30140103/6429882	09/09/25	1,153.60	01-03-5320 COMMUNITY RELATIONS	coloring books, stylus pens		
ABSOLUTE SOLUTIONS	00015746 ML Vchr 595	09/22/25	1,374.17	01-03-5517 WORKER'S COMP INSURANCE	SURG-Surgeon - Claim 3250619W015-ML-7/8/25-Voucher #595		
ADVANCE AUTO PARTS	6825526838239	09/25/25	25.98	02-18-5402 VEHICLE MAINTENANCE	lubegard instantshud		
ADVENTIST MIDWEST HEALTH	A006976545 SS vchr 596	09/22/25	8,674.11	01-02-5517 WORKER'S COMP INSURANCE	HOSP-Hospital-SS-7/10/25-Claim # 250507W019-Voucher #596		
AFLAC	403806	09/18/25	441.56	01-00-2131 INSURANCE - AFLAC	ACT# CK146		
AIRGAS USA LLC*	5519251456	09/30/25	407.10	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD1 Oxygen		
AIRGAS USA LLC*	5519251649	09/30/25	372.90	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD2 Oxygen		
AIRGAS USA LLC*	5519382999	09/30/25	886.05	02-17-5332 COMPRESSED GAS & CHEMICALS	Payer: 2059598 Acetylene, Oxygen		
Align Networks Inc	GG0116592039 MW Vchr 597	09/22/25	499.49	01-02-5517 WORKER'S COMP INSURANCE	WH-Work Hardening-8/27/25-MW-Claim# 250225W023-Voucher # 597		
Align Networks Inc	GG0116604939 MW Vchr 598	09/22/25	499.49	01-02-5517 WORKER'S COMP INSURANCE	WH-Work Hardening-8/29/25-MW-Claim# 250225W023-Voucher# 598		
Align Networks Inc	GG0116618125 MW Vchr 606	09/29/25	485.66	01-02-5517 WORKER'S COMP INSURANCE	WH-Work Hardening-9/3/25-MW-Claim# 250225W023-Voucher# 606		
Allegra Marketing Print Mail*	49759	09/25/25	60.00	01-11-5302 PRINTING	business cards - Holke		
Allegra Marketing Print Mail*	49759	09/25/25	60.00	01-01-5302 PRINTING	business cards - Bardusk		
Allegra Marketing Print Mail*	49781	09/30/25	27.95	01-01-5302 PRINTING	Magnetic name tag		
ALLIANCE DEMOLITION & EXCAVATION SRVC*	2648	09/30/25	46,600.00	01-12-5659 PROPERTY IMPROVEMENT FUND	Demolition of 16040 Cicero Avenue	3862	
Alliant Insurance Services Inc	3248232	09/22/25	10,927.25	01-01-5503 PROFESSIONAL SERVICES	OakFors-01 Benefits consulting fee - Sept 2025, Oct 2025, Nov 2025		
AMALGAMATED BANK OF CHICAGO*	59091025	10/01/25	475.00	02-17-5703 SERVICE CHARGES	Trust# 1855909008 BOND SERIES 2015A FEE		
AMAZON CAPITAL SERVICES INC*	1CPW-X1RC-7LX4	09/22/25	69.62	01-01-5301 OFFICE SUPPLIES	paper plates, bowls, tickets		
AMAZON CAPITAL SERVICES INC*	1DK6-DC7L-NXFY	10/03/25	92.37	01-03-5301 OFFICE SUPPLIES	lazblinds		
AMAZON CAPITAL SERVICES INC*	1F71-DK3P-F1XY	10/02/25	55.55	01-03-5404 COMPUTER MAINTENANCE	USB extension cable		
AMAZON CAPITAL SERVICES INC*	1FRT-LMFM-4W63	09/29/25	41.13	01-01-5301 OFFICE SUPPLIES	coffee pods		
AMAZON CAPITAL SERVICES INC*	1G4V-N7LF-9F7N	09/25/25	128.99	01-03-5399 MISC EXPENSE	1-countertop microwave oven		
AMAZON CAPITAL SERVICES INC*	1GCD-DPM6-93KR	09/25/25	151.79	01-02-5301 OFFICE SUPPLIES	ink		
AMAZON CAPITAL SERVICES INC*	1GXN-R4HL-6K1G	09/30/25	29.39	01-01-5301 OFFICE SUPPLIES	coffee pods		
AMAZON CAPITAL SERVICES INC*	1GXT-QYMJ-7LY3	09/22/25	24.74	01-03-5399 MISC EXPENSE	fruit fly killer		
AMAZON CAPITAL SERVICES INC*	1HLX-NH4D-7GMJ	09/25/25	249.98	01-03-5399 MISC EXPENSE	2- countertop microwave ovens		
AMAZON CAPITAL SERVICES INC*	1HTG-QPVM-MVHD	10/03/25	20.89	01-03-5404 COMPUTER MAINTENANCE	under desk mount holder for game console		
AMAZON CAPITAL SERVICES INC*	1MV4-F1MC-D6CD	09/30/25	694.99	01-04-5406 BUILDING MAINTENANCE	post for gate operator keypad		
AMAZON CAPITAL SERVICES INC*	1PNQ-JYD9-P69R	10/03/25	4.99	01-01-5301 OFFICE SUPPLIES	mini USB cable		
AMAZON CAPITAL SERVICES INC*	1TQL-VVMX-6JH1	09/29/25	26.59	01-01-5301 OFFICE SUPPLIES	case for ipad pro		
AMAZON CAPITAL SERVICES INC*	1W1P-3LW1-4CKM	09/23/25	207.90	01-01-5301 OFFICE SUPPLIES	Check stock		
AMERICAN BODY COMPANY*	SAF19930	09/30/25	214.00	01-04-5402 VEHICLE MAINTENANCE	Single wheel axle, dual wheel axle - #2, #16, #19, #11, #19		
AMERICAN MESSAGING	U1109710ZJ	10/01/25	7.97	01-11-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZJ	10/01/25	7.97	01-01-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZJ	10/01/25	33.52	02-18-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZJ	10/01/25	40.85	02-17-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZJ	10/01/25	196.38	01-04-5305 TELEPHONE	ACT# U1-109710		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
APRICUS SPECIALTY NETWORKS LLC	3989068V12576 TW vchr 607	09/29/25	55.80	01-03-5517 WORKER'S COMP INSURANCE	DME-Durable Medical Equi-Claim# 250116W038-TW-7/23/25 -Voucher# 607		
APRICUS SPECIALTY NETWORKS LLC	4031199V12576 TW Vchr 608	09/29/25	300.30	01-03-5517 WORKER'S COMP INSURANCE	OV-Office visit-Claim# 250116W038-TW-7/23/25-Voucher# 608		
Aramark Refreshment Services LLC	0717171637	06/12/25	394.52	01-03-5399 MISC EXPENSE	Joffrey Divine donut, filters		
Aramark Refreshment Services LLC	0717181335	10/02/25	449.66	01-03-5399 MISC EXPENSE	Joffrey Divine donut, filters		
ARCTERA US LLC*	4200008158	09/21/25	1,089.22	01-01-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	1,226.66	01-02-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	3,501.82	01-03-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	417.37	01-04-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	198.51	01-05-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	198.51	01-10-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	412.28	01-11-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	147.61	01-12-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	325.75	02-17-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
ARCTERA US LLC*	4200008158	09/21/25	173.07	02-18-5404 COMPUTER MAINTENANCE	Annual Arctera renewal		3915
Axon Enterprise Inc	SUS0689748	09/23/25	340.00	01-03-5323 LAW ENFORCEMENT SUPPLIES	AXON taser 10- cartridge		
BAXTER & WOODMAN INC*	0276655	09/22/25	220.00	02-17-5503 PROFESSIONAL SERVICES	Project #0210426.00 - Support services		
BEACON SSI INC*	0000117064	10/03/25	230.00	01-04-5401 EQUIPMENT MAINTENANCE	30 Day Walkthrough Inspection September		
BEECHY, DAVE*	09262025 EXP Beechy	09/26/25	348.50	01-11-5310 PROFESSIONAL DUES	EXP Reimbursement - MLS dues		
BORDEN LANDSCAPING INC*	06092025 Chaucer	06/09/25	620.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 5746 Chaucer		
BORDEN LANDSCAPING INC*	06092025 Hickory	06/09/25	440.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration-15301 Hickory		
BORDEN LANDSCAPING INC*	06102025 Ventura	06/10/25	785.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 15255 Ventura		
BORDEN LANDSCAPING INC*	06102025 Victoria	06/10/25	940.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 6309 Victoria		
BORDEN LANDSCAPING INC*	06132025 Independence	06/13/25	445.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration- 15701 Independence Ct		
BORDEN LANDSCAPING INC*	06162025 Natalie	06/16/25	850.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 15361 Natalie		
BORDEN LANDSCAPING INC*	06162025 Orogrande	06/16/25	875.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 15423 Orogrande		
BORDEN LANDSCAPING INC*	06182025 Boca Rio	06/18/25	420.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 6218 Boca Rio		
BORDEN LANDSCAPING INC*	09172025 Church	09/17/25	525.00	02-17-5418 LANDSCAPING REPAIRS	2025 Restoration - 15404 Church		
BOSS Business Oriented SW Solutions Inc	BOSS81125062835	06/01/25	2,300.00	02-17-5504 CONTRACTUAL SERVICES	Boss 811 Added Services SMS Text Feature JULIE TICKET MANAGEMENT		
BOUND TREE MEDICAL LLC	85934639	09/25/25	1,281.10	01-02-5317 EMS SUPPLIES	gloves, curaplex patient transporters		
BREWER COMPANY, THE	243454	09/26/25	80.20	01-04-5319 SMALL TOOLS	lute 36" super		
C.O.P.S. and F.I.R.E. Personnel Testing*	1839	09/15/25	15.02	01-01-5209 POLICE & FIRE COMMISSION	Shipping fee-Entry Police application files		
C.O.P.S. and F.I.R.E. Personnel Testing*	1890	09/25/25	250.00	01-01-5209 POLICE & FIRE COMMISSION	Preference Points and Eligibility Registers		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	29.82	01-03-5514 EQUIPMENT RENTAL	Contract # 694009-1		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	20.71	02-17-5504 CONTRACTUAL SERVICES	Contract #694009-2		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	1,266.12	01-01-5504 CONTRACTUAL SERVICES	CONTRACT#694009-4		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	215.51	01-11-5504 CONTRACTUAL SERVICES	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC*	41918277	09/30/25	215.51	01-02-5604 MISC EQUIPMENT	Contract# 694009-3 E-Studio Color Copiers Series		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CHOCOLA, PAUL*	09242025 EXP CHOCOLA	09/24/25	138.92	01-02-5114 DEPARTMENT HEADS	EXP REIMBURSEMENT- lunch for crew during live fire training		
Cintas Corporation #21	4244118149	09/22/25	194.71	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4244118149	09/22/25	176.68	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4244911922	09/29/25	194.71	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4244911922	09/29/25	99.68	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	9339605829	09/25/25	200.00	01-04-5327 SAFETY-OSHA REQUIREMENTS	Payer # 14485849 Gloves		
CITY OF OAK FOREST	09222025 PEDA MW Vchr 599	09/22/25	3,047.32	01-02-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 8/23/25-9/5/25 - MW -Voucher #599		
CITY OF OAK FOREST	09292025 PEDA TL Vchr 609	09/29/25	7,180.48	01-03-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 8/22/25-9/22/25 - TL Voucher 609		
College Students Landscaping	09252025	09/25/25	2,222.50	01-11-5504 CONTRACTUAL SERVICES	2025 Nuisance Mowing- Round 8,9		
Comcast	8771400960005983 Oct 25	09/18/25	27.73	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005983 Oct 25		
Comcast	8771400960005991 Oct 25	09/18/25	10.73	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005991 Oct 25		
Comcast	8771400960526509 Oct 25	09/26/25	231.35	01-02-5404 COMPUTER MAINTENANCE	Act# 8771 40 096 0526509 Oct 25		
Comcast	8771400960526533 Oct 25	09/27/25	219.90	01-02-5404 COMPUTER MAINTENANCE	Act# 8771 40096 0526533 Oct 25		
COMED	0433921222 Sept 25	09/24/25	39.77	01-04-5307 ELECTRICITY	Act# 0433921222 Sept 25		
COMED	0973764111 Sept 25	09/25/25	76.09	02-17-5307 ELECTRICITY	Act# 0973764111 Sept 25		
COMED	1453743000 Sept 25	09/23/25	238.01	01-04-5307 ELECTRICITY	Act# 1453743000 Sept 25		
COMED	1913765000 Sept 25	09/30/25	92.12	02-17-5307 ELECTRICITY	Act# 1913765000 Sept 25		
COMED	2035421222 Aug 25	09/22/25	92.56	01-04-5307 ELECTRICITY	Act# 2035421222 Aug 25		
COMED	2035421222 Sept 25	09/24/25	63.81	01-04-5307 ELECTRICITY	Act# 2035421222 Sept 25		
COMED	2846786000 Sept 25	10/01/25	381.34	01-04-5307 ELECTRICITY	Act# 2846786000 Sept 25		
COMED	3310352222 Sept 25	09/25/25	26.99	01-04-5307 ELECTRICITY	Act# 3310352222 Sept 25		
COMED	3478965000 Sept 25	09/23/25	51.94	01-04-5307 ELECTRICITY	Act# 3478965000 Sept 25		
COMED	3613948000 Sept 25	10/01/25	44.58	01-04-5307 ELECTRICITY	Act# 3613948000 Sept 25		
COMED	3961629111 Sept 25	09/23/25	31.82	01-04-5307 ELECTRICITY	Act# 3961629111 Sept 25		
COMED	5281239000 Sept 25	09/24/25	42.81	02-17-5307 ELECTRICITY	Act# 5281239000 Sept 25		
COMED	7427962222 Sept 25	09/30/25	1,468.65	01-04-5307 ELECTRICITY	Act# 7427962222 Sept 25		
COMED	7847842222 Sept 25	09/24/25	131.15	01-04-5307 ELECTRICITY	Act# 7847842222 Sept 25		
COMED	8346857000 Aug 25	09/16/25	31.96	02-17-5307 ELECTRICITY	Act# 8346857000 Aug 25		
COMED	9084342111 Sept 25	09/24/25	5,454.08	01-04-5307 ELECTRICITY	Act# 9084342111 Sept 25		
COMED	9466592000 Sept 25	09/30/25	213.40	01-04-5307 ELECTRICITY	Act# 9466592000 Sept 25		
COMPEX LEGAL SERVICES	32768275	09/29/25	213.19	01-02-5517 WORKER'S COMP INSURANCE	COPY-Copy services - JB Claim #250221W037 7/8/25- Voucher #610		
CONSERV FS	66066019	09/30/25	396.00	02-17-5418 LANDSCAPING REPAIRS	Curlex Ero Blanket - 6, straw blankets-6		
COOPER'S GRILL	09252025 Sr Luncheon	09/25/25	864.50	01-01-5207 SR. CITIZENS COMMISSION	Senior Luncheon		
CORE & MAIN*	INV0021530	09/22/25	1,335.15	02-17-5423 HYDRANT REPAIRS	Vita-D-Chlor™ Dechlorination Tablets 35lbs		
CORE & MAIN*	X674996	09/15/25	628.15	02-17-5421 MAINTENANCE OF WATER MAINS	rep clp, blue marking paint		
CORE & MAIN*	X747570	09/17/25	330.84	02-17-5421 MAINTENANCE OF WATER MAINS	blue marking paint, 3/4 rubber mtr washer		
CORONA, MICHAEL*	09222025 TTD-MC-Vchr 602	09/22/25	2,988.68	01-03-5517 WORKER'S COMP INSURANCE	TTD-temp. Total Dis -Claim #240212W030-8/22/25-9/4/25 - Voucher# 602		
CUSTOM TIRE INC	83462	09/12/25	690.00	01-11-5402 VEHICLE MAINTENANCE	4 Cooper Tires		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Dacra Adjudication System*	DT 2025-09-076	09/30/25	2,350.00	01-03-5509 COLLECTION SERVICE	DACRA MONTHLY SERVICE FEE		
DMC SECURITY SERVICES INC	315179	09/09/25	430.00	01-02-5406 BUILDING MAINTENANCE	annual fire inspection, batteries, paperwork		
EJ USA INC*	110250073810	09/24/25	3,129.08	02-17-5421 MAINTENANCE OF WATER MAINS	Valves / supplies	3844	
FACTORY MOTOR PARTS CO	52-599067	09/23/25	69.84	01-03-5402 VEHICLE MAINTENANCE	fox splashwash		
FACTORY MOTOR PARTS CO	52-599068	09/23/25	52.38	02-18-5402 VEHICLE MAINTENANCE	fox splashwash		
FEDERAL SIGNAL CORP-SSG	9037802	09/26/25	3,621.00	01-05-5604 MISC EQUIPMENT	Solar Panel new outdoor Siren	3918	
FLAG DESK INC*	31132	09/26/25	675.50	01-08-5336 FLAGS & DECORATIONS	6 x 1" Silver Aluminum Rotating Poles		
FOREST LUMBER COMPANY	68929	08/07/25	107.90	02-17-5416 CONCRETE REPAIRS	2X4X16 SPF #2		
FRANK, LAURA	09292025 REFUND Ins	09/29/25	1,606.67	01-00-2107 INS DEDUCTION PAYABLE	Refund for overpaid insurance for October 2025		
GALLAGHER MATERIALS INC*	40768	09/18/25	150.96	01-04-5415 PATCHING MATERIALS	UPM HIGH PERF COLD PATCH		
GALLAGHER MATERIALS INC*	40866	09/24/25	146.52	01-04-5415 PATCHING MATERIALS	UPM HIGH PERF COLD PATCH		
GALLAGHER, CASEY P.	09292025 REFUND Ins	09/29/25	395.58	01-00-2107 INS DEDUCTION PAYABLE	REFUND for overpaid insurance for October 2025		
GRAINGER	9649923720	09/22/25	193.69	01-04-5406 BUILDING MAINTENANCE	door closer, hydraulic, aluminum		
Granicus*	210945	07/31/25	12,097.18	01-01-5404 COMPUTER MAINTENANCE	FOIA Essentials Package 4	3871	
GUARDIAN PEST CONTROL*	512667	08/13/25	200.00	01-04-5512 OTHER SERVICES	BALD FACE HORNET TREATMENT		
HR Green Inc.	192478	09/10/25	2,578.50	01-12-5503 PROFESSIONAL SERVICES	Waverly Creek Townhomes - Engineering Review 9.10.25	3916	
HR Green Inc.	192479	09/10/25	217.50	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Scarlett Oak Ele Site Review		
HR Green Inc.	192511	09/10/25	1,632.00	01-04-5503 PROFESSIONAL SERVICES	#2503053-0000 Chloride Compliance 2025		
HR Green Inc.	193345	09/26/25	4,390.50	02-18-5638 SEWERS	Engineering Services to replace the Crescent Green Lift Station	3819	
IFMK LAW LTD	100050.4295_Stmt_6 RH V600	09/22/25	269.50	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal RH-Claim# 231023W035-8/31/25-Voucher #600		
IFMK LAW LTD	100050.4296_Stmt_4 MW V601	09/22/25	280.00	01-02-5517 WORKER'S COMP INSURANCE	LGLW-Legal-MW- Claim# 250225W023-8/31/25-Voucher #601		
ILLINOIS ARBORIST ASSOCIATION	2749	10/03/25	310.00	01-04-5312 TRAINING & TRAVEL	Annual Conference - Full Conference - Petrizzo		
ILLINOIS BONE & JOINT INSTITUTE	IB1038655460 JB vchr 611	09/29/25	112.58	01-02-5517 WORKER'S COMP INSURANCE	OV-Office visit-Claim #231128W032-JB-8/27/25-Voucher 611		
ILLINOIS DEPT OF INNOVATION & TECH	T2602557	09/22/25	330.70	01-03-5305 TELEPHONE	Billing Act# T2220910, GUC #600044801 Communication Charges - LEADS - August 2025		
INTERSTATE BATTERY OF CENTRAL CHICAGO*	370364	09/16/25	160.58	01-11-5402 VEHICLE MAINTENANCE	MTP-65HD		
INTERSTATE BATTERY OF CHICAGO	490450	09/22/25	157.47	01-02-5402 VEHICLE MAINTENANCE	MTP-65HD		
INTERSTATE BATTERY OF CHICAGO	490835	10/03/25	157.47	01-02-5402 VEHICLE MAINTENANCE	MTP-65HD		
IPMG	20250902-95 JB Vchr 605	09/22/25	182.08	01-02-5517 WORKER'S COMP INSURANCE	MCMW-Med case mgmt -Claim #250221W037 - JB - Voucher #605		
JOE RIZZA	453872	09/17/25	457.26	01-03-5402 VEHICLE MAINTENANCE	spark plugs, coil asy		
JOE RIZZA	453910	09/19/25	372.27	01-11-5402 VEHICLE MAINTENANCE	motor-Bldg #18		
JOE RIZZA	453957	09/23/25	31.49	01-04-5402 VEHICLE MAINTENANCE	valve asy - #30 PW		
KELLER-HEARTT OIL*	0509341-IN	10/03/25	1,708.25	01-04-5303 GAS AND OIL	10/30 and 15/40 - 55 gal drums		
Kelly, JoAnn*	09252025 EXP KELLY	09/25/25	93.50	01-01-5312 TRAINING & TRAVEL	EXP Reimbursement - IML Conference - mileage and parking		
KIMBALL MIDWEST*	103776523	09/24/25	504.37	02-17-5401 EQUIPMENT MAINTENANCE	clamps, wire, hose, markers, cable ties		
Linde Gas & Equipment Inc*	52217958	09/23/25	53.03	02-17-5332 COMPRESSED GAS & CHEMICALS	Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE		
LOOPNET	122801798	10/02/25	307.42	01-12-5309 COMMUNITY ADVERTISING	Loopnet Premium Plan		
MAHER, CHRISTINA*	09292025 EXP MAHER	09/29/25	111.49	01-12-5309 COMMUNITY ADVERTISING	EXP reimbursement - branded mugs-promotional-City of OF		
MARKHAM ASPHALT COMPANY*	71712	09/22/25	354.59	01-04-5415 PATCHING MATERIALS	HMA SC N50 D 9.5R		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
MARKHAM ASPHALT COMPANY*	71976	09/25/25	491.53	01-04-5415	PATCHING MATERIALS	HMA N50M SC/SC N50 D 9.5R	
McCANN INDUSTRIES INC*	P39779	09/23/25	140.29	01-04-5319	SMALL TOOLS	hand edgers, tapered canvas resin darby w/level	
McCANN INDUSTRIES INC*	P39837	09/25/25	219.44	01-04-5416	CONCRETE REPAIRS	Fiber Exp Joint, Rebar Bundle, wood stake bundle	
McCANN INDUSTRIES INC*	P39899	09/29/25	103.44	01-04-5401	EQUIPMENT MAINTENANCE	16" dia fiber forming tube	
McCANN INDUSTRIES INC*	P88131	09/26/25	1,648.83	01-04-5401	EQUIPMENT MAINTENANCE	Hydraulic hoses and tubes	
MEADE INC*	714319	09/30/25	476.32	08-00-5414	TRAFFIC SIGNAL MAINTENANCE	TRAFFIC SIGNAL INSTALLATIONS, WARNING FLASHER	
MENARDS - CRESTWOOD	74242	09/17/25	41.76	01-02-5406	BUILDING MAINTENANCE	flex coupling, no-hub coupling, brawny	
MENARDS - CRESTWOOD	74331	09/18/25	91.92	02-17-5401	EQUIPMENT MAINTENANCE	fuel premix	
MENARDS - CRESTWOOD	74591	09/22/25	26.88	01-04-5406	BUILDING MAINTENANCE	passage dublin knob, wall base adhesive	
MENARDS - CRESTWOOD	74709	09/24/25	48.92	02-17-5401	EQUIPMENT MAINTENANCE	brawny, mf-comb wrm std 15/16	
MENARDS - CRESTWOOD	74796	09/25/25	334.98	01-04-5401	EQUIPMENT MAINTENANCE	radi whl - 2	
MENARDS - CRESTWOOD	75122	09/30/25	43.78	01-08-5406	BUILDING MAINTENANCE	2X6X8 black plastic - handling charge	
MENARDS - CRESTWOOD	75128	09/30/25	131.27	01-04-5399	MISC EXPENSE	4X4, 12X1 pan, 4X4X30 post support	
MENARDS - TINLEY PARK	82093	09/19/25	127.47	01-02-5406	BUILDING MAINTENANCE	dial, scrub daddy, outletplate, ekcoscreen, bounty, glad, trash bags	
MENARDS - TINLEY PARK	82243	09/22/25	267.90	02-17-5402	VEHICLE MAINTENANCE	5 gal pail, 20G Industrial gasket box, Pro tuff bin w/lock	
MENARDS - TINLEY PARK	82336	09/24/25	72.24	01-02-5406	BUILDING MAINTENANCE	micro decor, bluedef	
MENARDS - TINLEY PARK	82432	09/26/25	196.20	01-02-5406	BUILDING MAINTENANCE	brawny, sponges, purell, urinal ekcoscreen	
MENARDS - TINLEY PARK	82477	09/27/25	862.99	01-02-5406	BUILDING MAINTENANCE	washer - appliance plan 5 yr	
MENARDS - TINLEY PARK	82766	10/03/25	106.94	01-03-5301	OFFICE SUPPLIES	tape, refrigerator	
MICHAU, NERINGA	25-07-0964	10/06/25	1,000.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 17005 THACKERY UPGRADES PERMIT	1025
MIDAS AUTO SERVICE*	4253677	09/18/25	989.26	01-04-5401	EQUIPMENT MAINTENANCE	Inner and outer Tie rods - PW #30	
MIDAS AUTO SERVICE*	4253711	09/25/25	1,950.08	01-11-5402	VEHICLE MAINTENANCE	air conditioning repairs - Bldg #18	
MILKE, BRIAN	25-06-0804	10/06/25	150.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15241 ARROYO POOL PERMIT	1025
MITEL LEASING	905777748	09/29/25	215.78	01-01-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	43.16	01-02-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	388.41	01-03-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	86.31	01-04-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	10.79	01-05-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	37.76	01-10-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	140.26	01-11-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	37.76	01-12-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	64.74	02-17-5305	TELEPHONE	Agreement #: 901-8081543-001	
MITEL LEASING	905777748	09/29/25	53.95	02-18-5305	TELEPHONE	Agreement #: 901-8081543-001	
MORTON SALT INC	5403707848	09/12/25	6,978.42	08-00-5413	SNOW & ICE CONTROL	Road Salt	3749
NEXT DAY PLUS*	5358285	10/06/25	145.05	01-03-5301	OFFICE SUPPLIES	Toner Cartridges - 2 PD	
NICOR GAS	52-82-53-1000 7 Sept 25	09/24/25	54.73	02-17-5306	NATURAL GAS	Act# 52-82-53-1000 7 Sept 25	
NICOR GAS	53-30-27-1000 8 Sept 25	09/24/25	54.73	02-17-5306	NATURAL GAS	Act# 53-30-27-1000 8 Sept 25	
NICOR GAS	56-66-88-2322 4 Sept 25	09/26/25	59.95	02-17-5306	NATURAL GAS	ACT# 56-66-88-2322 4 Sept 25	
Nyhart / Ascensus	153351DB_202509	09/29/25	5,150.00	01-01-5503	PROFESSIONAL SERVICES	2025 GASB and FUNDING REPORTS - actuarial valuation- Fire Pension	

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Nyhart / Ascensus	153352DB_202509	09/29/25	5,150.00	01-01-5503 PROFESSIONAL SERVICES	2025 GASB and Funding Reports - Actuarial valuation - Police Pension		
O'CONNOR LAW OFFICES LLC*	1573	10/01/25	1,666.66	01-01-5507 LEGAL FEES-PROSECUTOR	OCTOBER PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE		
ODP Business Solutions/Office Depot	440589084001	09/22/25	44.17	01-11-5301 OFFICE SUPPLIES	highlighters, lens cloth, steno		
ODP Business Solutions/Office Depot	440589951001	09/20/25	49.56	01-11-5301 OFFICE SUPPLIES	trays - desk		
OFFICE FURNITURE 2 GO.COM	EY274A21-INV	10/02/25	579.00	01-03-5301 OFFICE SUPPLIES	2 drawer lateral file		
ONSITE COMMUNICATIONS USA INC	53645	12/27/24	380.00	01-02-5403 RADIO MAINTENANCE	labor - 4 hours - adding PD new digital frequency to the channel list		
ONSITE COMMUNICATIONS USA INC	53863	04/23/25	290.00	01-02-5403 RADIO MAINTENANCE	Motorola XE remote speaker mic cable assembly		
O'REILLY AUTO PARTS	3380-163701	05/28/25	47.98	01-04-5402 VEHICLE MAINTENANCE	wiper blades		
O'REILLY AUTO PARTS	3380-163989	05/30/25	54.32	01-05-5402 VEHICLE MAINTENANCE	CREDIT-return of spark plugs		
O'REILLY AUTO PARTS	3380-163990	05/30/25	47.98	01-04-5402 VEHICLE MAINTENANCE	CREDIT-return of wiper blades		
O'REILLY AUTO PARTS	3380-177321	09/22/25	19.64	01-11-5402 VEHICLE MAINTENANCE	relay - Bldg #18		
O'REILLY AUTO PARTS	3380-177351	09/22/25	133.12	02-17-5401 EQUIPMENT MAINTENANCE	ign wire set, spark plugs, dist rotor, dist cap		
O'REILLY AUTO PARTS	3380-177411	09/23/25	6.61	02-17-5401 EQUIPMENT MAINTENANCE	CREDIT-return-dist rotor		
O'REILLY AUTO PARTS	3380-177513	09/24/25	97.90	02-17-5401 EQUIPMENT MAINTENANCE	sir ctrl vlv, ign coil, dist rotor		
O'REILLY AUTO PARTS	3380-177730	09/26/25	20.99	01-04-5402 VEHICLE MAINTENANCE	1gal anti freeze		
O'REILLY AUTO PARTS	3380-178064	09/29/25	11.38	01-04-5402 VEHICLE MAINTENANCE	radiator cap		
O'REILLY AUTO PARTS	3380-178441	10/02/25	150.44	02-17-5402 VEHICLE MAINTENANCE	O'reilly def, tie rod		
O'REILLY AUTO PARTS	3380-178449	10/02/25	49.13	02-17-5402 VEHICLE MAINTENANCE	CREDIT-return of tie rod, purchase of tie rod		
ORLAND FIRE PROTECTION DISTRICT	15081	09/18/25	14,150.00	01-02-5512 OTHER SERVICES	Dispatch Service for Fiscal 2025	3889	
ORLAND FIRE PROTECTION DISTRICT	15084	09/19/25	600.00	01-02-5402 VEHICLE MAINTENANCE	Vehicle repair invoice(25-0031) 2019 Pierce Dash (E40)		
ORLAND PAINTING & DECORATING SERVICE*	INV0188	09/30/25	12,500.00	01-05-5635 BUILDINGS	Paint building and recoat roof with two coats per quote	3881	
OVERDOORS OF ILLINOIS INC*	4206696/4206697	09/30/25	698.50	01-04-5401 EQUIPMENT MAINTENANCE	AR east elv salt gate		
PACE SUBURBAN BUS	657929	09/25/25	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 October Vanpool Community Transit Fare 299MN		
PACE SUBURBAN BUS	658004	09/25/25	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 October VANPOOL TRANSIT FARE 905MN		
PAHCS II/NORTHWESTERN MED OCC HEALTH	566350 TL Vchr 604	09/22/25	318.85	01-03-5517 WORKER'S COMP INSURANCE	OV-Office visit-TL-Claim #250825W012-8/21/25-Voucher #604		
PAHCS II/NORTHWESTERN MED OCC HEALTH	566621 TL Vchr 612	09/29/25	115.52	01-03-5517 WORKER'S COMP INSURANCE	OV-Office visit-TL-Claim #250825W012-8/28/25-Voucher #612		
PAHCS II/NORTHWESTERN MED OCC HEALTH	INV563194 SS Vchr 603	09/22/25	180.29	01-02-5517 WORKER'S COMP INSURANCE	OV-Office visit-SS-Claim #250507W019-5/7/25-Voucher #603		
PEREZ, KIMBERLY	10012025 REF PEREZ	10/06/25	342.62	99-00-1115 UTILITY CASH CLEARING	REFUND-DOUBLE PAYMENT FOR WATER BILL		1025
POMPS TIRE SERVICE INC*	310271913	09/10/25	1,309.47	01-02-5402 VEHICLE MAINTENANCE	Regular hours road service - tire		
POMPS TIRE SERVICE INC*	2120045804	09/30/25	815.93	01-02-5402 VEHICLE MAINTENANCE	Regular hours road service - tire		
PROVEN BUSINESS SYSTEMS*	1374741	09/24/25	1,294.25	01-01-5301 OFFICE SUPPLIES	Act# 7086874050 Canon/DXC359IF overage, Toshiba/Estudio3525AC copies - click charge for 4/20/25-9/22/25 period		
PROVEN BUSINESS SYSTEMS*	1374741	09/24/25	750.76	01-11-5404 COMPUTER MAINTENANCE	Act# 7086874050 Canon/DXC359IF overage, Toshiba/Estudio3525AC copies - click charge for 4/20/25-9/22/25 period		
PROVEN BUSINESS SYSTEMS*	1374741	09/24/25	207.55	01-02-5401 EQUIPMENT MAINTENANCE	Act# 7086874050 Canon/DXC359IF overage, Toshiba/Estudio3525AC copies - click charge for 4/20/25-9/22/25 period		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
PROVEN BUSINESS SYSTEMS*	1374822	09/24/25	143.47	01-04-5404	COMPUTER MAINTENANCE	Contract# 9688-01 Canon/IRA DX C3730I-copies-PW	
Quench USA Inc	INV09569701	09/22/25	51.98	01-08-5406	BUILDING MAINTENANCE	Act# D322174 3i R Q-41298_D322174S 0287229	
Quench USA Inc	INV09608207	10/01/25	72.77	01-11-5399	MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185	
Quench USA Inc	INV09608207	10/01/25	72.77	01-01-5399	MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185	
Quench USA Inc	INV09608207	10/01/25	145.54	01-03-5399	MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185	
QUILL CORPORATION	45803791	09/17/25	107.98	01-03-5301	OFFICE SUPPLIES	paper plates, spoons	
QUILL CORPORATION	45882775	09/23/25	99.67	01-03-5301	OFFICE SUPPLIES	foam cups, wite out, index cards	
RCN	442590301-0017818	09/28/25	945.00	02-18-5404	COMPUTER MAINTENANCE	Account # 0201-4425903-01	
ROYAL PUBLISHING	8171222	09/19/25	195.00	01-02-5114	DEPARTMENT HEADS	2025 Oak Forest Fall Sports Program #2	
RR Landscape Supply	133791	09/16/25	238.00	02-17-5418	LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-7 cu yd	
RR Landscape Supply	133796	09/17/25	238.00	02-17-5418	LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-7 cu yd	
RR Landscape Supply	133833	09/26/25	204.00	02-17-5418	LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-6 cu yd	
RR Landscape Supply	133844	10/01/25	204.00	02-17-5418	LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-6 cu yd	
RR Landscape Supply	133845	10/01/25	204.00	02-17-5418	LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-6 cu yd	
RUSH TRUCK CENTERS*	3043220309	09/18/25	209.99	02-17-5402	VEHICLE MAINTENANCE	service kit, slack adjuster	
RUSSO POWER EQUIPMENT INC	PSI20074142	09/30/25	637.52	01-02-5401	EQUIPMENT MAINTENANCE	Chainsaw repairs	
RUSSO POWER EQUIPMENT INC	SPI21298597	10/06/25	243.99	01-04-5401	EQUIPMENT MAINTENANCE	gear head	
RYDIN DECAL*	PS-INV134619	09/26/25	429.14	01-01-5302	PRINTING	2026 350 Vending & Video Gaming Decals	
SANDENO EAST INC*	14393	09/23/25	2,418.70	01-04-5415	PATCHING MATERIALS	N-50 surface	
SANDENO EAST INC*	14428	09/30/25	761.79	01-04-5415	PATCHING MATERIALS	N-50 surface	
SCHNIPPEL, ELIZABETH	09232025 REF SCHNIPPEL	10/06/25	86.44	99-00-1115	UTILITY CASH CLEARING	REFUND-DOUBLE PAID FINAL WATER BILL	1025
SEEK THERMAL	QUO843	09/25/25	105.00	01-02-5401	EQUIPMENT MAINTENANCE	Repair cost for S/N E512AF831920 - FF Camera Lens	
SEMMER LANDSCAPE LLC*	47060	10/01/25	7,966.65	01-04-5533	STREETSCAPE MAINTENANCE	Semmer Planter Boxes Contract	3873
SHERWIN INDUSTIRES INC	SS109071	09/30/25	389.17	01-04-5415	PATCHING MATERIALS	Bean e doo 5 gallon - 2	
SHERWIN WILLIAMS CO	3693-9	09/18/25	15.99	01-03-5399	MISC EXPENSE	1.5" special cp	
SHERWIN WILLIAMS CO	3697-0	09/18/25	25.89	01-03-5399	MISC EXPENSE	cs soft woven 9X1/2", 5pk blue tray liners, frame	
SMITTY'S TREE SERVICE	268003	10/01/25	30.00	01-04-5326	LANDFILL	dumping chips	
SOLUTION 3 GRAPHICS INC	149338	09/16/25	303.56	02-17-5512	OTHER SERVICES	FOLD, STUFF, SEAL SUPPLIED SEPTEMBER WATER BILLS	
SOLUTION 3 GRAPHICS INC	149367	09/25/25	1,523.96	02-17-5302	PRINTING	25,000 Waterbill Envelopes #10 Window - W/Permit #7	
Southwest Messenger Press Inc	09182505	09/18/25	221.12	01-01-5308	ADVERTISING	Advertisement for bids - Outdoor LED sign Board	
Southwest Messenger Press Inc	09182506	09/18/25	221.12	01-01-5308	ADVERTISING	Advertisement for bids- Entrance Signs	
STANDARD EQUIPMENT CO*	P06627	09/29/25	7,940.33	02-17-5647	PW MACHINERY	Equipment for new Vac Truck	3905
STANDARD EQUIPMENT CO*	P06643	09/29/25	1,908.70	02-18-5401	EQUIPMENT MAINTENANCE	elbow weldment, hose end weld, FSO-saver	
THIRD DISTRICT FIRE CHIEF'S ASSN	5670	10/01/25	1,818.00	01-02-5310	PROFESSIONAL DUES	QUARTERLY MABAS 24 DUES 4TH QRTR 2025	
THIRD DISTRICT FIRE CHIEF'S ASSN	5685	10/01/25	125.00	01-02-5512	OTHER SERVICES	Tinley Park Dispatch MABAS 24 Initial Box Alarm Dispatch Fee 07/25/2025	
TRANSUNION RISK AND ALTERNATIVE	910851-202509-1	10/01/25	132.40	01-03-5399	MISC EXPENSE	Act# 910851	
Underground Pipe & Valve Co.	76003-02	09/26/25	750.00	02-17-5421	MAINTENANCE OF WATER MAINS	ss repair clamps	
University of Illinois at Urbana-Champai	UFIWC861	09/15/25	2,050.00	01-02-5312	TRAINING & TRAVEL	Act#@01279212 - Class #202600028 -Fire Investigator	
Verizon Wireless	6124213188	09/22/25	63.68	02-17-5305	TELEPHONE	Act# 842475133-00001	

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Veterinary Clinic of Tinley Park	316507	08/05/25	2,601.65	01-01-5224 FRIENDS OF ANIMAL CONTROL	Act# 6889 - July Billing		
Veterinary Clinic of Tinley Park	317493	09/02/25	1,956.65	01-01-5224 FRIENDS OF ANIMAL CONTROL	Act# 6889 Aug-billing		
Village of Oak Lawn Regional Water Sys*	01-9990010-00 Sept 25	10/03/25	298,273.28	02-17-5525 WATER PURCHASES	Water purchase gallons=53,772		
WILLE BROTHERS CO*	6659	09/15/25	1,025.00	02-18-5416 CONCRETE REPAIRS	5.5 YD 4000 PSI AE Ready Mix		
WILLE BROTHERS CO*	7003	09/19/25	1,209.00	02-18-5416 CONCRETE REPAIRS	6.5 YD 4000 PSI AE READY MIX		
Witmer Public Safety Group Inc	INV749016	09/16/25	173.38	01-02-5401 EQUIPMENT MAINTENANCE	leatherhead Pro-Lite Pole 6' drywall hook		
WRIGHT MATERIALS LLC	11115	09/23/25	40.00	01-04-5326 LANDFILL	2 4-Wheeler concrete dump		
WRIGHT MATERIALS LLC	11206	09/26/25	40.00	01-04-5326 LANDFILL	2 4-Wheeler concrete dump		
WRIGHT MATERIALS LLC	11303	10/01/25	20.00	01-04-5326 LANDFILL	1-4 wheeler concrete dump		
Z-Force Transportation Inc*	25-206044	09/16/25	1,354.95	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-206134	09/18/25	1,308.55	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-206157	09/22/25	674.97	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-206180	09/23/25	689.70	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-206192	09/23/25	676.22	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-206245	09/24/25	1,080.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	25-206322	10/01/25	1,080.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	25-206414	10/01/25	540.00	01-04-5326 LANDFILL	Dumpfees		
Grand Totals:		280	578,230.11				



**Notice
 Agenda Item**

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descip.	Gen Description	FY
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	09192025 HYATT-M.A.	125692	M 09/19/25	383.72	01-01-5312	TRAINING & TRAVEL	HYATT REGENCY Chicago - Conference - M.A.	0925
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	09302025 CRAZY WRAPS - P.R.	125693	M 09/30/25	217.67	01-12-5312	TRAINING & TRAVEL	Crazy Wraps -Com Dev Meeting - P.R.	0925
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	09182025 ORIG PANCAKE	125696	M 09/18/25	42.32	01-01-5312	TRAINING & TRAVEL	Original Pancake House - Lunch w/Treasurer - C.J.	0925
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	3749723-F8Q4	125680	M 09/18/25	62,634.20	01-00-2104	IMRF W/H PAYABLES	SEPTEMBER CONTRIBUTIONS	0925
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	3756403-L4Z3 3778342-L3V7	125681	M 09/23/25	1,581.80	01-00-2104	IMRF W/H PAYABLES	SEPTEMBER CONTRIBUTIONS	0925
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	3826767-J6W4 3826772-V5H7	125694	M 10/01/25	5.20	01-00-2104	IMRF W/H PAYABLES	SEPTEMBER CONTRIBUTIONS	1025
POSTMASTER - OAK FOREST	POSTMASTER - OAK FOREST	10012025 UB Postage	125695	10/02/25	1,923.10	02-18-5304	POSTAGE & FREIGHT	UB POSTAGE OCT 2025	1025
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	09192025 ILTKMM	125682	M 09/19/25	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Lien Release, Record Fees - M.P.	0925
Grand Totals:					66,900.26				

CITY OF OAK FOREST
City Council Meeting
Meeting Minutes

Tuesday, September 23, 2025 – 7:30 p.m.
City Council Chambers



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

MAYOR:	Jim Hortsman	ALDERPERSONS:
CLERK:	Nicole Tormey	1 st Ward – Kenneth Keeler
TREASURER:	JoAnn Kelly	2 nd Ward – Joe McCarthy
TAXPAYER ADVOCATE:	Grace Bardusk	3 rd Ward – Chuck Wolf
CITY ADMINISTRATOR:	Moses Amidei	4 th Ward – Curt Kunz
FINANCE DIRECTOR:	Colleen Julian	5 th Ward – Jim Emmett
FIRE CHIEF:	Garrick Kasper	6 th Ward – Jim Stuewe
POLICE CHIEF:	Scott Durano	7 th Ward – Denise Danihel
BUILDING COMMISSIONER:	Michael Forbes	
PUBLIC WORKS DIRECTOR:	Michael Salamowicz	
ASST. COMM. DEV DIRECTOR:	Paul Ruane	
EMA DIRECTOR:	David Rana	
CITY ATTORNEY:	Klein, Thorpe and Jenkins, Ltd.	

Meeting Packet Available at: <https://www.oak-forest.org/AgendaCenter>

The meeting was called to order at 7:32 p.m. by Mayor Hortsman.

1. Pledge of Allegiance: All in attendance recited the Pledge of Allegiance.
2. Roll Call: **Present** – Mayor Hortsman, Alderman McCarthy, Alderman Wolf, Alderman Kunz, Alderman Keeler, Alderman Emmett and Alderman Stuewe; **Absent** – Alderman Danihel and Clerk Tormey. **Also present** were Administrator Amidei, Public Works Director Salamowicz, Public Safety Communication Manager Beatty and Assistant Community Development Director Ruane.
3. Announcements: Mayor Hortsman read his announcements aloud:
 - Community Tree Planting Event – Saturday, September 27. Registration link available on City website;
 - Bremen High School District will host a Community Wellness Clinic on October 10 at Oak Forest High School. Registration link available on School District’s website;
 - City Hall is a drop-off site for New Life Community Church’s New Lamb’s Closet Diaper Drive;
 - Oak Forest / Crestwood Area Chamber Community Expo will be on October 18 at Arbor Park Middle School. For more info, please visit the Chamber’s website;
 - State Representative Bob Rita is hosting a Household Hazardous Waste Collection Event at Ozinga Field on October 25. For more information, please contact Representative Rita’s Office;
 - Bremen Township is a drop-off center for the annual Bremen High School student food drive – items can be dropped off at their facility on Oak Park Avenue;

CITY OF OAK FOREST
City Council Meeting
Meeting Minutes

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-
- Oak Forest Broadcast Network is broadcasting “Remember September 11” on the City website, Comcast 4, Astound 110 or channel 99 on AT&T;
 - Halloween trick or treat hours will go to 8 p.m. this year; signs are available at City Hall to let your neighbors know if trick or treating is available at your home.

The Mayor also read a Proclamation that designated April 25, 2025 as Arbor Day in the City of Oak Forest (the Proclamation noted that the 2025 Arbor Day would be recognized and celebrated by the City on September 27, 2025 at the City’s tree planting event that was to take place on Kilbourne Avenue and 166th Street...later that week, however, said event was moved to October 25). Assistant Community Development Director Ruane gave all in attendance an overview of the purpose behind the Proclamation as the City looks to achieve Tree City USA status once again. He also discussed the upcoming tree planting event.

- 4. Citizen Participation: Mr. Joseph Dascola of 15942 Cicero Avenue commented about the recent Dunkin Donuts development north of his home – specifically about its ground disturbance impacts, its demolition process, the ingress/egress issues he perceives and observes at said property as well as drive-thru and delivery behaviors of its patrons and suppliers.
- 5. Motion to establish Consent Agenda: Motion by Emmett, Second by Stuewe to establish the Consent Agenda for the following items noted below. Roll Call: Ayes all, Nays none, Danihel absent (6-0) – **motion carried.**

A. Consideration of the following list of bills dated:

- 1. Regular Bills - FY 2025-2026
- 2. Supplemental Bills - FY 2025-2026

B. Consideration of the following minutes:

- 1. City Council Meeting - September 9, 2025
- 2. Veterans Commission Meeting - August 21, 2025

Motion to approve Consent Agenda Items: Motion by Stuewe, Second by McCarthy to approve said Consent Agenda items. Roll Call: Ayes all (except Keeler), Nays none, Keeler abstain, Danihel absent (5-0) – **motion carried.**



6. Administration

- A. General discussion and request for policy direction from the City Council related to City hosting potential Independence Day Celebration in 2026.

Administrator Amidei sought direction from the Council as to whether there is appetite for the City to be the host agency to offer a public fireworks display in 2026. The Veterans Commission, who was in charge of this year's event, is willing to offer their services to assist once again in 2026. Amidei noted that in addition to the cost of the fireworks display, the City spent around \$5,000 + - in overtime police security costs at this year's event; he noted that it is possible that said cost may be more in 2026 following discussions that took place post the event earlier this summer. Following commentary from several aldermen who spoke in favor in hosting such an event, Amidei will begin due-diligence with staff and potential host property owners regarding the planning for such an event which will take place in late June of 2026.

- B. Approval of a proposal from Terracon Consultants, Inc. for water sampling and sewer inspection services related to the property located at 14723 Central Avenue and their participation in Illinois Site Remediation Program in an amount of \$13,950.

Administrator Amidei discussed his memo regarding the need for the City to conduct water testing as a precautionary measure at properties adjacent to the commercial property located at said Central Avenue address. Remediation activities have taken place at the Central Avenue property over the course of the past few years in response to contamination that exists at the site from the former dry cleaner use. Amidei also noted that the City will seek reimbursement from the property owner (responsible party) to pay for the City's incurred costs related to this matter. Motion by Emmett and Second by Wolf to approve proposal from Terracon Consultants, Inc. Roll Call: Ayes all, Nays none, Danihel absent (6-0) – **motion carried.**

- C. Approval of Special Events Permit application – Clover's Bar and Grill – Saturday, September 27, 2025.

Amidei noted that the City will send out a communication to all businesses in the future to remind all about timelines associated with filing both major and minor special event permits with the City. Motion by Emmett and Second by Wolf to approve the Special Event Permit request as submitted by Clover's Bar and Grill. Roll Call: Ayes all, Nays none, Danihel absent (6-0) – **motion carried.**

7. Public Works

- A. Approval of proposal from HR Green in the budgeted amount of \$139,256.00 related to the 2026 Water Main Improvement Program for engineering design and bidding services.

Director Salamowicz provided the Council with an overview of the RFP results.

Pursuant to his memo, the second low bidder for the 2026 watermain program is

CITY OF OAK FOREST
City Council Meeting
Meeting Minutes

Tuesday, September 23, 2025 – 7:30 p.m.
City Council Chambers



15440 S. Central Avenue
Oak Forest, IL 60452
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being selected due to irregularities associated with the low bidder's proposal. The water main on Sunset Court is proposed to be replaced as the current main has experienced a number of breaks in the recent past and is located in the rear of residential properties making repairs that much more difficult due to access issues. Motion by Stuewe and Second by Emmett to award engineering contract to HR Green for the 2026 Water Main Improvement Program. Roll Call: Ayes all, Nays none, Danihel absent (6-0) – **motion carried.**

8. IT

- A. Approval of purchase of thirteen (13) Cradlepoint R980 AVL Routers for frontline Fire Department vehicles through Verizon Wireless government pricing program in the amount of \$14,300 with approved 911 Board funds.

Public Safety Communication Manager Beatty provided an overview of this hardware upgrade project for front line Fire Department vehicles.

Motion by McCarthy and Second by Keeler to approve purchase of new routers for Fire Department vehicles. Roll Call: Ayes all, Nays none, Danihel absent (6-0) – **motion carried.**

9. Old Business: Alderman Emmett and Public Works Director Salamowicz discussed recent expenditures by the City for bridge inspections and its contract related to the services provided regarding the maintenance of the City's entry signs.

10. New Business: None this evening.

11. Executive Session & Adjournment: Motion by Emmett and Second by Stuewe to adjourn the meeting and enter into Executive Session (the Council would not reconvene into open session following same) to discuss Collective Negotiating Matters pursuant to 5 ILCS 120/2(c) (2) and Litigation (11). Roll Call: Ayes all, Nays none, Danihel absent (6-0) – **motion carried.** The Council adjourned the meeting and entered into Executive Session at 8:34 p.m. and concluded at 9:10 p.m.

By: _____
Moses Amidei, City Administrator

CITY OF OAK FOREST
Economic Advisory Council
Meeting Minutes
Wednesday, May 7, 2025 – 12:00 p.m.
City Hall, Council Chambers
15440 S. Central Avenue



1. Call to Order at 12:06 p.m.

Present: Member Patricia Griffin
Member Patrick Gericke
Member Paul Hosman
Member Kim Malecky-Iles
Member Dan Walsh
Paul Ruane, staff liaison
Nicole Tormey, executive assistant

Absent: Chairman Don Vacha
Member Jim Emmett
Member Brian Martello

Paul Hosman motioned for Kim Malecky-Iles to be chairman pro temp. Patrick Gericke seconded. All present in favor.

Paul Ruane remarked member Paul Hosman will be excusing himself from the meeting. He is the tenant of the agenda item being presented.

2. Approval of Minutes from February 5, 2025

Member Patricia Griffin made a motion to approve the minutes from February 5, 2025. Motion was seconded by Member Paul Hosman. Minutes were approved by a vote of 5-0, with three members absent.

3. Project Updates

Paul Ruane updated the members on the following projects:

- 167th and Cicero (Logistics Facility)
 - Looking for tenants
- Carefree Village Senior Development NW corner of 151st and Cicero
 - Waiting on MWRD approval and marketing for commercial use on corner.
- Dunkin at 159th and Cicero
 - 99% completed.
- 156th and Cicero
 - Redevelopment agreement.
- 157th Street and Lamon Avenue
 - Redevelopment agreement.

CITY OF OAK FOREST

Economic Advisory Council

Meeting Minutes

Wednesday, May 7, 2025 – 12:00 p.m.

City Hall, Council Chambers

15440 S. Central Avenue



4. Old business

Paul Ruane stated that Don would like to bring back the discussion on caps and number of façade grants allowed. Patti Griffin asked how much. Paul answered \$300,000 and change. Annually it is increased \$75,000.

Paul Hosman excused himself at 12:22 p.m.

5. New business

A. Façade grant request – Modern Way Cleaners – 5230 W. 159th Street

The request is to replace and reinstall a sign, painting, tuckpointing, removal and replacement of windows, doors, signage and landscaping. The total project equals \$66,260, eligible grant equals \$21,865.80.

Member Walsh inquired as to the percentage. Paul reported it is 33%. Member Walsh confirmed that is what needs to be paid. Paul answered yes.

Paul Ruane further reported that the applicant would like to update the inside as well with all new machines and upgrades.

Member Griffin asked if they are applying for a grant for the inside as well. Paul answered no, only external. There is a clause added to the grant that it is 10 year restriction on the property. If they sell or remove the business, they are required to pay back the grant.

Member Griffin made the motion to approve. Member Walsh seconded. All present answered in favor of the façade grant.

Member Malecky-Iles asked when the Community Planner was starting. Paul reported Monday.

6. Adjournment

Member Griffin made a motion to adjourn. Motion seconded by Member Gericke. All in favor.

The meeting was adjourned at 12:33 p.m.

Minutes prepared by: Nicole Tormey

CITY OF OAK FOREST
Economic Advisory Council
Meeting Minutes
Wednesday, July 2, 2025 – 12:00 p.m.
City Hall, Council Chambers
15440 S. Central Avenue



1. Call to Order at 12:04 p.m.

Present: Chairman Don Vacha
Member Jim Emmett
Member Patricia Griffin
Member Patrick Gericke
Member Kim Malecky-Iles
Paul Ruane, staff liaison
Hunter Heyman, staff
Chrissy Maher, staff

Absent: Member Paul Hosman
Member Brian Martello
Member Dan Walsh

2. Approval of Minutes from May 7, 2025

Member Jim Emmett made a motion to approve the minutes from May 7, 2025. Motion was seconded by Member Pat Gericke. Minutes were approved by a vote of 5-0, with three members absent.

3. New business

A. Façade Grant Program – Discussion

At its February 5, 2025 meeting, the Economic Advisory Council discussed potential changes to the Façade Grant Program. The changes they discussed included: minimum eligible project cost; maximum reimbursement amount; frequency of application eligibility for businesses/property owners; and inclusion of parking lots to ineligible costs.

Paul Ruane researched comparable communities' programs and presented the information to the council. He also reviewed the program's current budget, highlighted approved projects over \$40,000, and explained the eligibility guidelines and how potential changes can impact those guidelines. Paul also recommended clarifying that the EAC makes recommendations and the City Council gives final approval, and formally changing Economic Development Commission to Economic Advisory Council.

After much discussion, the members agreed to the following proposed changes to the Façade Grant Program: the minimum eligible project cost would be \$5,000; the maximum reimbursement amount would be \$50,000; and property owners could submit an application every three years.

CITY OF OAK FOREST

Economic Advisory Council

Meeting Minutes

Wednesday, July 2, 2025 – 12:00 p.m.

City Hall, Council Chambers

15440 S. Central Avenue



Paul Ruane will draft the changes for the next meeting to be put to a vote by the members.

4. Project Updates

Paul Ruane updated the members on the following projects:

- 167th and Cicero (Logistics Facility)
 - Looking for tenants
- Carefree Village Senior Development NW corner of 151st and Cicero
 - Received MWRD approval; loan closing on July 8; and marketing for commercial use on corner.
- 156th and Cicero
 - Working on redevelopment agreement with the city
- 157th Street and Lamon Avenue
 - Renovation in progress

5. Old business

Member Kim Malecky-Iles inquired if there was an update regarding Oak Forest Bowl. Paul Ruane stated it is still for sale.

Paul Ruane introduced Hunter Heyman, the city's new community planner to the group.

6. Adjournment

Member Patti Griffin made a motion to adjourn. Motion seconded by Member Pat Gericke. All in favor.

The meeting was adjourned at 1:01 p.m.

Minutes prepared by: Chrissy Maher

**CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, September 3, 2025**

The Planning & Zoning Commission meeting was called to order at 7:03 p.m. by Chairman Ziak.

Pledge of allegiance.

PRESENT: Chairman Ziak
Commissioner Ater
Commissioner Forbes
Commissioner Guisinger
Commissioner Larson
Commissioner Runge
Commissioner LaRoche
Commissioner Bittner
Staff Member Paul Ruane
Staff Member Hunter Heyman

ABSENT: Commissioner McGrath

1. Discussion of Pre-Application Site Plan Regarding Gateway West Development (Former Trailer Park Site): PUBLIC MEETING

Community Planner Hunter Heyman provided an overview of the Gateway West redevelopment proposal for the former trailer park site on 159th Street. He noted the developer's intent to acquire the entire site and pursue a mixed-use development consistent with the City's Comprehensive Plan goals. The initial concept included two four-story, 60-unit residential buildings with associated garages, along with two commercial buildings intended primarily for food uses with possible drive-through components.

Discussion points included:

Commissioners expressed concern over the traffic impacts of a proposed curb cut on 159th Street, noting safety issues and high accident rates in the area. Alternatives, such as access via LeClaire Avenue or connections through adjacent properties, were suggested.

Commissioners encouraged re-examining building placement and potential reduction of drive-throughs to improve pedestrian safety and site aesthetics.

The residential design, height, and garage placement were discussed. Commissioners suggested adding architectural variation to avoid a utilitarian appearance and considered how the project would transition to surrounding residential uses.

Stormwater management, parking ratios, and transit accessibility were raised as important considerations. The developer indicated stormwater would be addressed per MWRD requirements and parking ratios would exceed comparable suburban TOD projects.

Commissioners and developers discussed market feasibility for retail uses, with emphasis on attracting food service tenants and possibly creating space for local or boutique-style restaurants.

Chairman Ziak opened the meeting for public comment. Alderman Wolf raised concerns regarding the balance of residential and commercial uses, as well as the limited availability of commercial land for new businesses.

The discussion concluded with commissioners agreeing that the proposal generally aligned with the intent of mixed-use development in the Comprehensive Plan, but revisions and additional traffic, design, and land use considerations would be needed.

2. Discussion Regarding Accessory Uses/Structures as well as Coach Houses as an Accessory Structure: **PUBLIC MEETING**

Community Planner, Hunter, presented proposed text amendments regarding accessory structures and accessory dwelling units (ADUs), often referred to as coach houses. Hunter Heyman summarized the redlined revisions and outlined key issues for commission input.

Discussion points included:

- Commissioners reviewed the proposed definition of ADUs and accessory structures, noting the importance of clear language distinguishing between detached garages, sheds, and habitable coach houses.
- The commission debated whether ADUs should be restricted to family occupancy only or whether they could be rented more broadly. Staff noted that most Illinois municipalities that permit ADUs do not limit them to family members but generally require owner occupancy of the primary dwelling.
- Concerns were raised about the potential for ADUs to become unregulated rental properties if restrictions were not in place. Commissioners emphasized the need for standards that protect neighborhood character while balancing flexibility for property owners.
- The discussion included design standards such as maximum height, lot coverage, and architectural compatibility with the principal residence. Commissioners suggested requiring ADUs to be visually consistent with the primary home and to maintain appropriate setbacks.
- Commissioners also discussed the potential benefits of ADUs, including opportunities for intergenerational living, affordable housing options, and supplemental income for homeowners.

Staff was directed to refine the proposed language, particularly regarding occupancy requirements and design standards, and to return with an updated draft for further review.

Chairman Ziak opened the meeting for public comment. Seeing none.

3. Discussion About Locations to Implement Pilot Safe Streets Projects **PUBLIC MEETING**

Was not discussed.

4. Preliminary Discussion Regarding the Sign Code: **PUBLIC MEETING**

Was not discussed.

Chairman Ziak asked for a motion for approval of August 6th, 2025 minutes. Chairman Ziak asked for any comments. None

Commissioner Runge made a motion to approve. Commissioner Ater seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Bittner			
Commissioner Forbes			
Commissioner Guisinger			
Commissioner Larson			
Commissioner LaRoche			
			Commissioner McGrath
Commissioner Runge			
Chairman Ziak			

Motion carried 8-0-0, 1 absent. The motion was approved.

Chairman Ziak asked for a motion to adjourn. Commissioner Forbes made the motion. Commissioner LaRoche seconded.

All in attendance answered aye.

Meeting adjourned at 8:44 p.m.

Minutes prepared by Hunter Heyman, Community Planner.

CHAIRMAN ZIAK



**CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, September 17, 2025**

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

Pledge of allegiance.

PRESENT: Chairman Ziak
Commissioner Ater
Commissioner Forbes
Commissioner Guisinger
Commissioner Larson
Commissioner Runge
Commissioner LaRoche
Commissioner McGrath
Staff Member Paul Ruane
Staff Member Hunter Heyman

ABSENT: Commissioner Bittner

1. Discussion of Pre-Application Site Plan Regarding 15201 S Cicero Multi-Family Development:
PUBLIC MEETING

Community Planner Hunter Heyman provided an overview of the property located at 152nd and Cicero Avenue, formerly the site of a demolished single-family home adjacent to Captain Jack's. The applicant presented a preliminary concept for a two-story, eight-unit apartment building with associated parking. Multifamily uses are a special use in the C3 Central Business District, and the applicant sought initial feedback from the Commission.

Discussion points included:

Commissioners expressed mixed views on whether residential-only development was appropriate along Cicero, which has historically been maintained as the City's primary commercial corridor.

Several members emphasized the importance of preserving commercial opportunities on Cicero, suggesting a mixed-use concept with retail or office uses on the ground floor and residential above.

Others noted the property's long vacancy and supported multifamily development as a viable way to activate the site and generate tax revenue.

Parking and access were highlighted as challenges. Commissioners discussed potential shared access with Captain Jack's, use of 152nd Street for ingress/egress, and the possibility of reducing curb cuts on Cicero to improve safety.

The applicant noted that parking limitations made it difficult to accommodate both residential and commercial uses, though staff reminded the group that minimum parking requirements had recently been removed from the code.

Building orientation was also considered. Commissioners recommended shifting the building closer to Cicero to buffer nearby residential properties, or exploring an L-shaped configuration to allow for flexibility in layout.

Commissioners recognized that while national retailers may not be feasible on this parcel, small local businesses could potentially occupy a mixed-use design. The applicant expressed willingness to explore options while noting market constraints.

Public comment and commission discussion concluded with acknowledgment that either a mixed-use or multifamily-only proposal could be considered, but additional refinement and a formal application would be required.

2. ZC #25-24 – Accessory Uses – Text Amendment: **PUBLIC HEARING** - The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Part I-A Accessory and Temporary Structures and Uses.

Community Planner, Hunter, Staff presented proposed updates to the Zoning Code regarding accessory and temporary structures, with emphasis on accessory dwelling units (ADUs). The updates were intended to modernize the code, address conflicts with current practices, and clarify standards for residents and contractors.

Discussion points included:

Driveways: Commissioners reviewed inconsistencies in maximum widths between the curb and sidewalk.

Pools: Current code requires pools to be at least 10 feet from any structure. Commissioners debated whether this requirement was overly restrictive, but consensus was to maintain the rule due to safety concerns and past incidents. Pools would also be permitted in side yards, subject to lot coverage standards.

Sheds: Existing placement is often within the current three-foot setback requirement. Staff suggested reducing the minimum to one foot, but commissioners noted maintenance and property line conflicts. A two-foot minimum was discussed as a compromise.

ADUs/Coach Houses: Commissioners debated whether ADUs should be limited to family occupancy. Staff and legal counsel cautioned that deed restrictions could raise legal concerns and be difficult to enforce. Commissioners weighed the potential benefits of ADUs (housing flexibility, affordability, intergenerational living) against concerns about rental proliferation, parking, and neighborhood

character. Lot coverage limits were highlighted as a natural constraint on the number of properties that could accommodate ADUs.

Enforcement: Commissioners emphasized the importance of clear standards and enforceable requirements, particularly regarding occupancy and maintenance.

Commissioner Forbes suggested to pass the other changes, but leave time for more discussion on the ADU allowances.

Chairman Ziak agreed.

Chairman Ziak opened the meeting for public comment. Seeing none.

Commissioner LaRoche Made the motion with the amendment to not include the ADUs and with the changes to require a 2-foot setback for sheds and keeping the 10-foot requirement for pools to be away from other structures. Commissioner Runge seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
			Commissioner Bittner
Commissioner Forbes			
Commissioner Guisinger			
Commissioner Larson			
Commissioner LaRoche			
Commissioner McGrath			
Commissioner Runge			
Chairman Ziak			

Motion carried 8-0-0, 1 absent. The motion was approved.

3. Discussion About Locations to Implement Pilot Safe Streets Projects **PUBLIC MEETING**

Was not discussed.

4. Preliminary Discussion Regarding the Sign Code: **PUBLIC MEETING**

Was not discussed.

Chairman Ziak asked for a motion for approval of September 3rd, 2025 minutes. Chairman Ziak asked for any comments. None

Commissioner Runge made a motion to approve. Commissioner Ater seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
			Commissioner Bittner

Commissioner Forbes			
Commissioner Guisinger			
Commissioner Larson			
Commissioner LaRoche			
Commissioner McGrath			
Commissioner Runge			
Chairman Ziak			

Motion carried 8-0-0, 1 absent. The motion was approved.

Chairman Ziak asked for a motion to adjourn. Commissioner Runge made the motion. Commissioner LaRoche seconded.

All in attendance answered aye.

Meeting adjourned at 8:29 p.m.

Minutes prepared by Hunter Heyman, Community Planner.

CHAIRMAN ZIAK

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

SEPTEMBER 2, 2025

ATTENDANCE

Police Chief Durano, Fire Chief Kasper, EMA Joe Pilch, IT Tom Rieman and Supvr. Marilyn Morgan.

APPROVAL OF MINUTES

Motion to approve the Minutes from the July 1st and August 5th Meetings made by Scott Durano, seconded by Joe Pilch and agreed to by all.

APPROVAL OF BILLS

\$1,815.00 – MSC – Replace Tel/Receiver module & tested, \$5,094.90 – MSC – Replace ISPERN Receiver, \$923.26 – Amazon – 13 Conversion headsets, \$17,400.00 Motorola Starcom Radio System fee and \$70.00 – APCO – EMD Recertification for 2 Dispatchers were approved for payment by Joe Pilch, seconded by Chief Durano and agreed to by all.

NEW BUSINESS

There was discussion concerning the Generator RFD for \$456,470.00 advising that approximately half would initially be paid with the remaining upon completion coming from the 911 budget. Tom Rieman gave an update on an issue with dialing out of state that recently occurred.

OLD BUSINESS

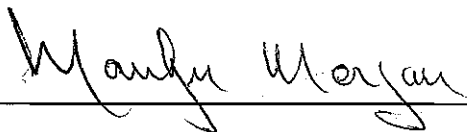
Chief Kasper spoke about the application for FD and it is for FD dispatch/records and will adjust the FD budget accordingly.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0930 hours made by Chief Kasper, seconded by Joe Pilch and agreed to by all. Next scheduled Meeting is Tuesday, October 7, 2025 in the Oak Forest City Council Chambers.



10-7-25

CITY OF OAK FOREST
Civil Service Commission Meeting Minutes



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

Special Meeting July 22, 2025 at 10:00 am
Blue Room

1. Meeting called to order at 10:01 am
2. Roll call: Jeanette Beck, Diana Davidson, Joseph Donley, Deputy Chief
Ryan Burnett
3. Finalize list Oak Forest Police Promotional Telecommunicator Supervisor
Motion Diana Davidson
2nd. Joseph Donley
Motion passes
4. Executive session None
5. Citizen participation none
6. Old business.
Jeanette to e-mail Mike Salamowicz regarding Heavy Equipment practice
to see who union contact for Local 700 is.
7. New business motion to approve minutes from July 17, 2025 meeting
Motion Jeanette Beck
2nd Joseph Donley

Discussion to run a Police Department court clerk test will be discussed at
next quarterly meeting.

8. Motion to adjourn Jeanette Beck

APPROVED 8-21-25
W. Blatchford
Re Beatty
[Signature]

CITY OF OAK FOREST

**FIRE & POLICE COMMISSION MEETING
MEETING MINUTES
THURSDAY JULY 24, 2025
11:00AM**

BLUE ROOM

1. Roll Call-Roll call taken at 11:02am. Present were Commissioners Blatchford, Beatty, and Gericke. Also present were Deputy Police Chief Burnett and Police Investigators Engle and Lowisz.
2. Approval of Minutes-Tabled
3. Correspondence-None
4. Old Business-None
5. Review of Lateral Police Officer Candidate Backgrounds-The background investigations on Police Candidates Anthony Carrion and Daniel Ramos were presented to the Commission and both were reviewed and discussed. Motion Commissioner Beatty to accept Carrion as a candidate, seconded by Commissioner Blatchford. All were in favor, motion passed. Motion Commissioner Beatty to accept Ramos as a candidate, seconded by Commissioner Blatchford. All were in favor, motion passed. Both candidates' files to be forwarded to Human Resources for further processing.
6. New Business-None
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 12:15pm.

APPROVED
8-21-25
W Blatchford
ReBeatty

CITY OF OAK FOREST

**FIRE & POLICE COMMISSION MEETING
MEETING MINUTES
TUESDAY AUGUST 5, 2025
10:00AM**

BLUE ROOM

1. Roll Call-Roll call taken at 10:03am. Present were Commissioners Blatchford, Beatty, ~~and Gericke~~. Also present was Deputy Police Chief Burnett. *W Blatchford*
2. Approval of Minutes-Meeting minutes from 7-12-25 meeting submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
3. Correspondence-Cops and Fire Testing company invoice #1355 for \$968.42 dated 5-31-25 for advertising and online applications for entry Firefighter test on 5-3-25 submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
4. Old Business-None
5. Police Sergeant Promotion Request-Email from Police Chief Durano requesting a promotion to the rank of Sergeant from the current Sgt. Promotional List reviewed. Motion Commissioner Blatchford to promote the next candidate on the list, Officer Ryan Grab, to the rank of Sergeant, seconded by Commissioner Beatty. All were in favor, motion passed.
6. New Business-With the current Sgt. Promotional list expiring on 8-12-25, motion Commissioner Blatchford to begin another Sgt. Promotional testing process, seconded by Commissioner Beatty. All were in favor, motion passed.
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Beatty. All were in favor, motion passed. Meeting adjourned at 10:32am.

APPROVED 8-21-25
W. Blatchford
R. Beatty

CITY OF OAK FOREST

FIRE & POLICE COMMISSION MEETING MEETING MINUTES THURSDAY AUGUST 21, 2025 4:00PM

BLUE ROOM

1. Roll Call-Roll call taken at 4:00pm. Present were Commissioners Blatchford, Beatty, and Gericke.
2. Approval of Minutes-Meeting minutes from 7-24-25 and 8-5-25 meetings submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
3. Correspondence-None
4. Old Business-None
5. Entry Level Police Candidate Interviews-Interviews for Candidates Nicholas Chavez and Sylvestre Garcia commenced at 4:52pm for Candidate Garcia. Candidate Chavez was a no show.
6. New Business-None
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 5:25pm.

APPROVED 9-24-25
W. Blatchford
R. Beatty

CITY OF OAK FOREST

FIRE & POLICE COMMISSION MEETING

MEETING MINUTES

TUESDAY SEPTEMBER 2, 2025

10:00AM

BLUE ROOM

1. Roll Call-Roll call taken at 10:00am. Present were Commissioners Blatchford, Beatty, and Gericke. Also present were Deputy Police Chief Burnett, Sgt. Doornkaat, and Inv. Engle.
2. Approval of Minutes-Tabled
3. Correspondence-None
4. Old Business- The background on Lateral Police Officer Candidate Alfonso Gutierrez was presented for review. After review and discussion, Commissioner Blatchford motioned to reject Gutierrez as a candidate and was seconded by Commissioner Gericke. All were in favor, motion passed. Gutierrez file forwarded to Human Resource Manager Parfitt for further action.
Motion Commissioner Blatchford to approve and sign the service agreement with Cops and Fire for the Police Sgt. Promotional test and assessment, seconded by Commissioner Gericke. All were in favor, motion passed.
5. Entry Level Police Candidate Interviews-Police Entry Level Candidate Nicholas Chavez was a no show for his interview.
6. New Business-None
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 10:35am.

APPROVED 9-24-25
W. Blatchford
R. Beatty

CITY OF OAK FOREST

FIRE & POLICE COMMISSION MEETING

MEETING MINUTES

TUESDAY SEPTEMBER 9, 2025

10:00AM

BLUE ROOM

1. Roll Call-Roll call taken at 10:00am. Present were Commissioners Blatchford, Gericke, and Beatty. Also present was Deputy Police Chief Burnett.
2. Approval of Minutes-Tabled
3. Correspondence-None
4. Old Business-None
5. New Business-None
6. Approval of Initial Entry Police Officer Eligibility List-Motion Commissioner Blatchford to approve, seconded by Commissioner Beatty. All were in favor, motion passed.
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Beatty. All were in favor, motion passed. Meeting adjourned at 10:40am.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: October 1, 2025
TO: Mayor Hortsman, City Council
FROM: Moses Amidei, City Administrator
SUBJECT: Approval of Special Event – St. Damian’s Men’s Club Thanksgiving Card Party

Background

Pursuant to City Code 114.053 Major Special Events, “A request for a major special event permit shall be submitted to the City Council by the Special Events Coordinator for review and consideration. The City Council, taking into consideration whether the event is to be held for a lawful purpose, whether there is a reasonable basis to believe that it will tend to cause a breach of the peace or unduly interfere with the public use of public right-of-way or other public property, or whether it will unduly interfere with the peace and quiet of the residents of the city, may approve the permit, deny the permit, or approve the permit subject to such conditions or restrictions as it deems appropriate.”

Therefore, please consider St. Damian’s Men’s Club’s special events permit application for its Thanksgiving Card Party, which will take place Wednesday, November 26 at St. Damian.

St. Damian has applied for a temporary liquor license for the event.

Recommendation and Action Requested

Staff recommends approval of St. Damian’s special events permit application.

15440 CENTRAL AVENUE
OAK FOREST IL 6 0452-2104



TELEPHONE: 708-6 87-4050
FAX: 708-6 87-8817

ALL GOOD THINGS CLOSE TO HOME

www.LivingOakForest.com www.Oak-Forest.org

SPECIAL EVENT PERMIT APPLICATION

Name of Event: St. Damian Men's Club Thanksgiving Card Party

Date: From 11/26/2025 Through: 11/26/2025 Hours: From: 3:00 AM PM To: 11:00 AM PM

Location of Event: St. Damian Church & School

Sponsoring Organization: St. Damian Men's Club

Contact Person: Donna Kwiatkowski

Phone Numbers Day: [REDACTED] Evening: [REDACTED]

Please note that a Certificate of Insurance listing the City of Oak Forest as an additional insured will be required for all events. Minimum coverage is \$1,000,000/\$2,000,000.

- | | |
|---|---|
| <input type="checkbox"/> Sporting Event/Run/Walkathon | <input type="checkbox"/> Sidewalk Sales/Craft or Art Fair |
| <input type="checkbox"/> Festival | <input type="checkbox"/> Parade |
| <input type="checkbox"/> Carnival | <input checked="" type="checkbox"/> Other <u>Card Party</u> |

General Description and Purpose of Event:
St. Damin Men's Club Thanksgiving Card Party

*** A SITE PLAN OR ROUTE MAP **MUST** BE INCLUDED WITH THIS APPLICATION. ***

FOR CITY USE ONLY:

Received: _____ Date: _____

Routing/Initials:

- | | |
|----------------------------|---|
| ____ City Manager's Office | ____ Public Works Department |
| ____ Police Department | ____ Emergency Management Agency |
| ____ Fire Department | ____ Health Inspector |
| ____ Liquor Commissioner | ____ Building Department/Code Enforcement |
| ____ Zoning Administrator | ____ Electrical Inspector |

Does your department require event day inspection? Yes No

If Yes, by Whom?: _____ Best Time: _____

Event Coordinator Contacted by: _____ Date: _____

Please check all that will be included in your event:

- Entertainment

List all Entertainment/Performances, including date and time, and indicate which will use amplification equipment.

n/a

- Carnival

Provider Name, Address and Phone

n/a

- Liquor

Please include copy of Liquor License and dram shop insurance or contact the Liquor Commissioner at (708) 687-4050 extension 1001.

- Food Vendors

List each Vendor's Name, Address, Phone Number and Illinois Sales Tax ID Number. A copy of the vendor's sanitation license must be attached. Illinois Department of Public Health guidelines for fairs and temporary food service establishments must be strictly adhered to.

n/a

- Merchandise Vendor(s)

List each Vendor's Name, Address, Phone Number and Illinois Sales Tax ID Number.

n/a

Tent

List exact size and description.

n/a

Name of Company Supplying Tents: _____ Phone: _____

Please include to-scale plan diagramming where the structure will be located on the site. Tent will require inspection and notation of maximum capacity. J.U.L.I.E. must be notified at (800) 892-0123 at least two (2) working days prior to installation. A tent permit is included with this application. For more information on tent requirements, contact the Building Department at (708) 687-4050 extension 1040.

Garbage Removal

All areas must be left clean of debris. To avoid wind-blown refuse, containers with lids are recommended. Please describe the plan to remove refuse and garbage from the event site.

n/a

Name of Trash Company being used: _____ Phone: _____

Generator and/or Electric Wiring

Source of Power: n/a

Water

For use of a fire hydrant, contact the Public Works Department at (708) 535-4090.

Use of Streets and Parking Lots

List proposed streets or lots requested to be closed.

Street Closure(s): n/a

Parking Lot(s):

Projected Attendance

Will an admission fee be charged (excluding vendors)? Yes No If yes, how much? _____

Please list parties who will receive proceeds from this event.

St. Damian Men's Club

Projected number of persons attending this event: _____ 50

Event Operation

Please list each day individually. (If more space is needed, please use back of page.)

Date: November 26, 2025	Hours: From: 3:00	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	To: 11:00	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM

Set Up for Event

Date: November 26, 2025 Hours: From: 12:00 AM PM To: 2:30 AM PM

Dismantling of Event

Date: November 26, 2025 Hours: From: 10:30 AM PM To: 11:00 AM PM

Please note that restoration of the site must include, but is not limited to, dismantling tents, removing booths, filling tent holes, removing Port-O-Johns and removing dumpsters.

Traffic Control

Will crowd control fencing be required? Yes No Total Footage: _____

Will any other form of traffic control be required? Yes No

- Traffic signal assistance
- Police
- Barricades
- Special Event Signage
- Pavement markings
- Specialized equipment
- Cones

Please describe use:

Notification of Residents

Will any residents be affected by this event? Yes No If yes, how will they be notified?

Metra Notification

Will this event take place near the train station? Yes No If yes, Metra must be notified. (Contact the Special Event Coordinator at (708) 687-4050 extension 1008.)

Parking

Indicate parking areas identified to accommodate attendees (including handicapped parking).

Church parking lot

Indicate parking area identified for employees, volunteers and other vehicles not needed on site:

Church parking lot

Safety & Security

Please check all Emergency Departments from whom you will need assistance.

- Crowd Control
- Police Presence/Security
- Ambulance/EMT (First Aid)
- Pyrotechnics
- Money Escorts
- Night Security
- EMA

Portable Restroom Facilities

The City of Oak Forest recommends two (2) port-o-johns for every 100 people for an event lasting more than two (2) hours and one (1) handicapped stall for every 200 participants. A minimum of two (2) handwashing stations per 100 is also necessary.

Name of Company Supplying Portable Restroom Facilities: _____ Phone: _____

Signage and Publicity

Will signs or banners be used? Yes No

Requests for event signage on your own property must be submitted through the temporary sign/banner permit application. For additional regulations on temporary signs, contact the Building Department at (708) 687-4050 extension 1040.

All temporary signs must be removed the morning after the events end.

Signage on City property is limited to PUBLIC entities hosting events on public property open to and marketed to the public. Please contact our Special Event Coordinator for information at (708) 687-4050 extension 1008.

How do you plan to publicize the proposed event? Please attach a copy of publicity plan and/or brochures.

Church bulletin

City Assistance

Please indicate which departments you will be requesting assistance from.

- Police Department
- Fire Department
- Emergency management (EMA)
- Public Works
- Billable Services
- Waiver Requested**
- Other: _____

**A Waiver of Fees must have City Council Approval. Please submit a letter requesting "Waiver of Fees" with this application to the attention of Community Development or fax to (708) 687-1179.

All of the above information is submitted as part of an application to the City of Oak Forest to hold a specific event in the City. All of the information is accurate to the best of my knowledge.

By typing names on the below lines, you confirm that they are true and correct representations of signatures and, represent applicants for this Special Event Permit.

[Redacted Signature]

Fr. Robert Stuglik, Pastor

09/12/2025

SPONSORING ORGANIZATION PRESIDENT/CEO

DATE

[Redacted Signature]

Donna Kwiatkowski

09/12/2025

EVENT COORDINATOR

DATE



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: October 9, 2025
TO: Mayor Hortsman, City Council
FROM: Moses Amidei, City Administrator
SUBJECT: Approval of Special Event – St. Damian School Bingo Fundraiser

Background

Pursuant to City Code 114.053 Major Special Events, "A request for a major special event permit shall be submitted to the City Council by the Special Events Coordinator for review and consideration. The City Council, taking into consideration whether the event is to be held for a lawful purpose, whether there is a reasonable basis to believe that it will tend to cause a breach of the peace or unduly interfere with the public use of public right-of-way or other public property, or whether it will unduly interfere with the peace and quiet of the residents of the city, may approve the permit, deny the permit, or approve the permit subject to such conditions or restrictions as it deems appropriate."

Therefore, please consider St. Damian School's special event permit application for its bingo fundraiser, which will take place Saturday, November 15 at St. Damian.

St. Damian has applied for a temporary liquor license for the event.

Recommendation and Action Requested

Staff recommends approval of St. Damian's special event permit application.

15440 CENTRAL AVENUE
OAK FOREST IL 60452-2104



TELEPHONE: 708-687-4050
FAX: 708-687-8817

ALL GOOD THINGS CLOSE TO HOME

www.LivingOakForest.com www.Oak-Forest.org

SPECIAL EVENT PERMIT APPLICATION

Name of Event: St. Damian School Bingo Fundraiser

Date: From 11/15/2025 Through: 11/27/2025 Hours: From: 6:00 AM PM To: 11:00 AM PM

Location of Event: St. Damian Church & School

Sponsoring Organization: St. Damian School

Contact Person: Donna Kwiatkowski

Phone Numbers Day: (708) 687-1370 Evening: [REDACTED]

Please note that a Certificate of Insurance listing the City of Oak Forest as an additional insured will be required for all events. Minimum coverage is \$1,000,000/\$2,000,000.

- | | |
|---|---|
| <input type="checkbox"/> Sporting Event/Run/Walkathon | <input type="checkbox"/> Sidewalk Sales/Craft or Art Fair |
| <input type="checkbox"/> Festival | <input type="checkbox"/> Parade |
| <input type="checkbox"/> Carnival | <input checked="" type="checkbox"/> Other <u>Bingo</u> |

General Description and Purpose of Event:
St. Damin School Bingo Fundraiser

***** A SITE PLAN OR ROUTE MAP MUST BE INCLUDED WITH THIS APPLICATION. *****

FOR CITY USE ONLY:

Received: _____ Date: _____

Routing/Initials:

- | | |
|-----------------------------|--|
| _____ City Manager's Office | _____ Public Works Department |
| _____ Police Department | _____ Emergency Management Agency |
| _____ Fire Department | _____ Health Inspector |
| _____ Liquor Commissioner | _____ Building Department/Code Enforcement |
| _____ Zoning Administrator | _____ Electrical Inspector |

Does your department require event day inspection? Yes No

If Yes, by Whom?: _____ Best Time: _____

Event Coordinator Contacted by: _____ Date: _____

Please check all that will be included in your event:

Entertainment

List all Entertainment/Performances, including date and time, and indicate which will use amplification equipment.

n/a

Carnival

Provider Name, Address and Phone

n/a

Liquor

Please include copy of Liquor License and dram shop insurance or contact the Liquor Commissioner at (708) 687-4050 extension 1001.

Food Vendors

List each Vendor's Name, Address, Phone Number and Illinois Sales Tax ID Number. A copy of the vendor's sanitation license must be attached. Illinois Department of Public Health guidelines for fairs and temporary food service establishments must be strictly adhered to.

n/a

Merchandise Vendor(s)

List each Vendor's Name, Address, Phone Number and Illinois Sales Tax ID Number.

n/a

Tent

List exact size and description.

n/a

Name of Company Supplying Tents: _____ Phone: _____

Please include to-scale plan diagramming where the structure will be located on the site. Tent will require inspection and notation of maximum capacity. J.U.L.I.E. must be notified at (800) 892-0123 at least two (2) working days prior to installation. A tent permit is included with this application. For more information on tent requirements, contact the Building Department at (708) 687-4050 extension 1040.

Garbage Removal

All areas must be left clean of debris. To avoid wind-blown refuse, containers with lids are recommended. Please describe the plan to remove refuse and garbage from the event site.

n/a

Name of Trash Company being used: _____ Phone: _____

Generator and/or Electric Wiring

Source of Power: n/a

Water

For use of a fire hydrant, contact the Public Works Department at (708) 535-4090.

Use of Streets and Parking Lots

List proposed streets or lots requested to be closed.

Street Closure(s): n/a

Parking Lot(s):

Projected Attendance

Will an admission fee be charged (excluding vendors)? Yes No If yes, how much? _____

Please list parties who will receive proceeds from this event.

St. Damian School Bingo Fundraiser

Projected number of persons attending this event: 50

Event Operation

Please list each day individually. (If more space is needed, please use back of page.)

Date: November 15, 2025	Hours: From: 6:00	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	To: 11:00	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
Date: _____	Hours: From: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM	To: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM

Set Up for Event

Date: November 15, 2025 Hours: From: 6:00 AM PM To: 6:30 AM PM

Dismantling of Event

Date: November 15, 2025 Hours: From: 10:30 AM PM To: 11:00 AM PM

Please note that restoration of the site must include, but is not limited to, dismantling tents, removing booths, filling tent holes, removing Port-O-Johns and removing dumpsters.

Traffic Control

Will crowd control fencing be required? Yes No Total Footage: _____

Will any other form of traffic control be required? Yes No

- Traffic signal assistance
- Police
- Barricades
- Special Event Signage
- Pavement markings
- Specialized equipment
- Cones

Please describe use:

Notification of Residents

Will any residents be affected by this event? Yes No If yes, how will they be notified?

Metra Notification

Will this event take place near the train station? Yes No If yes, Metra must be notified. (Contact the Special Event Coordinator at (708) 687-4050 extension 1008.)

Parking

Indicate parking areas identified to accommodate attendees (including handicapped parking).

Church parking lot

Indicate parking area identified for employees, volunteers and other vehicles not needed on site:

Church parking lot

Safety & Security

Please check all Emergency Departments from whom you will need assistance.

- Crowd Control
- Police Presence/Security
- Ambulance/EMT (First Aid)
- Pyrotechnics
- Money Escorts
- Night Security
- EMA

Portable Restroom Facilities

The City of Oak Forest recommends two (2) port-o-johns for every 100 people for an event lasting more than two (2) hours and one (1) handicapped stall for every 200 participants. A minimum of two (2) handwashing stations per 100 is also necessary.

Name of Company Supplying Portable Restroom Facilities: _____ Phone: _____

Signage and Publicity

Will signs or banners be used? Yes No

Requests for event signage on your own property must be submitted through the temporary sign/banner permit application. For additional regulations on temporary signs, contact the Building Department at (708) 687-4050 extension 1040.

All temporary signs must be removed the morning after the events end.

Signage on City property is limited to PUBLIC entities hosting events on public property open to and marketed to the public. Please contact our Special Event Coordinator for information at (708) 687-4050 extension 1008.

How do you plan to publicize the proposed event? Please attach a copy of publicity plan and/or brochures.

Church bulletin

City Assistance



Please indicate which departments you will be requesting assistance from.

- Police Department
- Fire Department
- Emergency management (EMA)
- Public Works
- Billable Services
- Waiver Requested**
- Other: _____

**A Waiver of Fees must have City Council Approval. Please submit a letter requesting "Waiver of Fees" with this application to the attention of Community Development or fax to (708) 687-1179.

All of the above information is submitted as part of an application to the City of Oak Forest to hold a specific event in the City. All of the information is accurate to the best of my knowledge.

By typing names on the below lines, you confirm that they are true and correct representations of signatures and, represent applicants for this Special Event Permit.

 Fr. Robert Stuglik, Pastor _____ SPONSORING ORGANIZATION PRESIDENT/CEO	10/07/2025 _____ DATE
 Donna Kwiatkowski _____ EVENT COORDINATOR	10/07/2025 _____ DATE



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: 14 October 2025
TO: Mayor Hortsman, City Council
FROM: Scott A. Durano, Chief of Police
SUBJECT: Approval of Ordinance 2025-10-11160 authorizing an Intergovernmental Agreement with Bremen Community High School District 228 and the City of Oak Forest.

Background

The City of Oak Forest and Bremen Community High School District 228 have collaborated on a variety of public safety and emergency preparedness initiatives. To further enhance coordination between the City's police department and the School District, both parties propose entering into an Intergovernmental Agreement (IGA) focused on video sharing and facility access. This collaboration enhances real-time situational awareness and provides a framework for a coordinated access to school facilities during emergency response operations.

Recommendation

The staff recommends the approval the Intergovernmental Agreement between the City of Oak Forest and Bremen Community High School District 228 regarding public safety video sharing and coordinated facility access.

Action Requested

Approve Ordinance 2025-10-11160 authorizing the Intergovernmental Agreement between the City of Oak Forest and Bremen Community High School District 228.

CITY OF OAK FOREST, ILLINOIS
ORDINANCE 2025-10-1160

AN ORDINANCE AUTHORIZING EXECUTION OF AN
INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF OAK
FOREST AND BREMEN COMMUNITY HIGH SCHOOL DISTRICT 228
REGARDING VIDEO SHARING AND FACILITY ACCESS

WHEREAS, the City of Oak Forest (“Oak Forest”) is a Home Rule Illinois municipal corporation lawfully organized and existing under the Constitution and laws of the State of Illinois; and,

WHEREAS, the Bremen Community High School District 228 (“District”) is a public school district organized and existing pursuant to the laws of the State of Illinois; and,

WHEREAS, units of local government have had conferred upon them the following powers by Article VII, Section 10 of the 1970 Constitution of the State of Illinois:

- (a) Units of local government and school districts may contract or otherwise associate among themselves, with the State, with other states and their units of local government and school districts, and with the United States to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law or by ordinance. Units of local government and school districts may contract and otherwise associate with individuals, associations and corporations in any manner not prohibited by law or by ordinance. Participating units of government may use their credit, revenues, and other resources to pay costs and to service debt related to intergovernmental activities; and,

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et. seq. provides as follows:

Section 220/3. Intergovernmental Agreements

Any power or powers, privileges or authority exercised or which may be exercised by a public agency of this State may be exercised and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment.

Section 220/5. Intergovernmental Contracts

Any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract. Such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties; and,

WHEREAS, the District and Oak Forest Police Department (the “Department”) seek to implement a more efficient information sharing system with available video data to enhance security within the District schools and to provide law enforcement emergency facility access; and,

WHEREAS, the District and Oak Forest have both determined that it is in their best interests to integrate District camera/video systems (the “District System”) and facility access control cards into the City of Oak Forest Police Department (the “City System”) and provide video security feed(s) to the District System images to the City System for law enforcement purposes subject to the limitations in this Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, as follows:

SECTION I: The City Administrator is hereby authorized and directed to execute, and the City Clerk is authorized and directed to attest, duplicate original copies of the Agreement, a copy of which is attached hereto and made a part hereof as Exhibit A.

SECTION II: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Passed by the Corporate Authorities on October 14, 2025 on a roll call vote as follows:

Alderman	Aye	Nay	Absent	Alderman	Aye	Nay	Absent
Ken Keeler (1 st Ward)				Jim Emmett (5 th Ward)			
Joe McCarthy (2 nd Ward)				James Stuewe (6 th Ward)			
Charles Wolf (3 rd Ward)							
Curt Kunz (4 th Ward)							

APPROVED this ____ day of _____ 2025.

Approved: _____
Mayor

ATTEST:

Clerk

PUBLISHED in pamphlet form this _____ day of October 2025.

**INTERGOVERNMENTAL AGREEMENT
FOR VIDEO SHARING AND FACILITY ACCESS
(City of Oak Forest and Bremen Community High School District 228)**

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is hereby entered into by and between the Board of Education of Bremen Community High School District 228, Cook County, Illinois (the “District”), and the City of Oak Forest, a home rule municipality (the “City”), collectively referred to as the “Parties”.

WHEREAS, pursuant to Section 10 of Article VII of the Illinois Constitution of 1970, and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. public agencies may contract or otherwise associate among themselves, or transfer any power or function, in any manner not prohibited by law or ordinance; and,

WHEREAS, the District and City are “public agencies” within the meaning of the Illinois Intergovernmental Cooperation Act; and,

WHEREAS, the District and City police department (the “Department”) seek to implement a more efficient information sharing system with available video data to enhance security within the District schools and to provide law enforcement emergency facility access; and,

WHEREAS, the District and the City have both determined that it is in their best interests to integrate District camera/video systems (the “District System”) and facility access control cards into the City of Oak Forest Police Department (the “City System”) and provide video security feed(s) to the District System images to the City System for law enforcement purposes subject to the limitations in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto hereby agree as follows:

1. **Recitals.** The above recitals are hereby incorporated into this Agreement as if fully recited here.
2. **System Integration.** The District and the City agree to collaborate to complete the integration of the District System and City System The to allow videographic images and RFID codes from the District System in the District schools located within the City to be shared with the City System, as authorized herein.
3. **Basis for Access.** The Parties agree and acknowledge that the Department is authorized to view/access live surveillance video depictions from the District System in response to or in further investigation of the following:
 - a. The District or a District school contacts the Department for police assistance.
 - b. The Department is contacted for police assistance regarding alleged criminal activity occurring at school property.
 - c. The Department is contacted about an emergency occurring at school property.
 - d. The Department is alerted to an alarm activated at a District school.
 - e. The Department is alerted to a threat or a potentially dangerous situation, involving or occurring at school property.

1. **Record Maintenance.** The Department shall not maintain video images or recordings from the District system can be kept by the Department for such time as is reasonably necessary to fulfill Department law enforcement responses to an active emergency situation. No video images or recordings from the District system can be stored or maintained indefinitely for any other purpose by the Department unless an authorized District official requests or agrees to the retention of the record images.
2. **Access Procedure.** The Parties agree that if there is a basis for Department access to video or images in the District System, access to the District System will be pursuant to the following procedure: Monitors with live feeds will be available on a 24-hour basis with the agencies 911 telecommunications center to allow immediate response during critical incidents. Authorized law enforcement personnel will be issued RFID access cards permitting entry into pre-approved areas as mutually determined by the Parties. RFID access cards may only be used for official law enforcement purposes consistent with this Agreement. The Parties agree that access will be limited to areas necessary for emergency response
3. **Record Request.** If the City or Department receives any request, including a Freedom of Information Act request, for any District video or images, the City/Department will notify the District and consult with the District prior to providing any response to the Freedom of Information Act request. If the City determines that it will provide a record to which the District believes that a valid exception under the Freedom of Information Act exists despite the District's input, the District will be given the opportunity to direct the City to refuse the disclosure under the Freedom of Information Act. If the District exercises this option, it agrees to defend and indemnify the City for the costs associated with any review before the Public Access Counselor and/or any civil claim asserted based upon a violation of the FOIA and it will be given the opportunity to control the defense of said claim.
4. **Type of Record.** The sharing of the video or images from the District system pursuant to this Agreement is for the purposes of safety and security or law enforcement. The Illinois School Student Record Act, and accompanying regulations, provide that school based surveillance video records are not generally considered school student records and are therefore not generally subject to the protections of the School Student Record Act. Recorded video or images of a student or students can be a student record, however, based on the circumstances. If the District uses or determines that a video or image shared with and maintained by the Department is considered or treated as a student record, the District will notify the Department Police Chief and the Department will erase or delete any images that the Department has retained and that the District advises have become school student records.
5. **Costs.** The District will assume the costs of the District System. The City will assume the costs of the City System. This Agreement does not require the District or City to continue or maintain the District System or City System, or any part thereof. There is no cost as the District shall provide the city with a VPN solution to share. The city already has the system in place to monitor.
6. **System Monitoring.** The City will not, and is not required, to monitor, either live or on any regular schedule, the video or images from the District System. The only access to the District System will be as provided herein, or as otherwise specifically authorized by the District Superintendent.

7. **Training.** It is agreed and understood that the District and Department personnel involved in the implementation of this Agreement and video/image sharing from the District System to the City System, should take part in a once-a-year training session coordinated by the District with a 2-week notice.
8. **Consultation.** The Parties agree that a District designee and Department designee will consult annually to review this Agreement and its implementation.
9. **Duties.** It is agreed and understood that the District and City will work to implement the provisions of this Agreement and that the standard for compliance by the Parties is to act in good faith. The District and Department further agree that nothing set forth in this Agreement will change, limit or result in a waiver of any of those civil immunities and protections available to or afforded the District or City, or their officials, employees and/or agents as provided in the Local Governmental and Governmental Employees Tort Immunity Act at 745 ILCS 10/1-101, *et seq.*, as amended, or otherwise provided by law. The Parties agree that all civil immunities as set forth in such Act, as amended, and/or as otherwise provided by law shall fully apply to any claims asserted or which might be asserted against the District or the City Village and/or their respective officials, employees and/or agents as a result of this Agreement or any of the actions of the parties pursuant to this Agreement. Without limiting the foregoing, it is further agreed and understood that the District or City Village and/or their respective officials, employees and/or agents as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement shall not be liable to any person or entity for failure to provide adequate police protection or service, failure to prevent the commission of crimes, failure to detect or solve crimes and/or failure to identify or apprehend criminals or offenders.
10. **No Third-Party Beneficiary.** The Parties agree and understand that no third party beneficiaries are intended nor created by the provisions of this Agreement and it is the intention of the Parties that no claim or action can be brought by any person or entity against either Party or their respective officials, employees, agents for any damages based on this Agreement or any of the actions of the Parties related to this Agreement. The provisions of this paragraph shall survive an expiration and/or termination of this Agreement.
11. **Term.** This Agreement is for a five (5) year term. Either Party can terminate this Agreement by providing thirty (30) days written notice, to the other Party.
12. **Termination.** Upon the termination or expiration of this Agreement, neither the District nor City will incur any costs, fines or penalties due to such termination or expiration under this Agreement.
13. **Compliance With Laws.** Both Parties agree to abide by all laws applicable to the implementation of this Agreement.
14. **Severability.** In the event any of the terms or the provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect.
15. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same agreement.

16. **Entire Agreement.** This terms herein are the only agreement between the Parties hereto regarding the subject matter hereof. This Agreement is entered into in addition to any reciprocal reporting agreement and has no impact on any other agreements between the Parties.

17. **Effective Date.** This Agreement shall be deemed dated and become effective on the date the last of the Parties signs as set forth below the signature of their duly authorized representatives.

18. **Authorized Signatories.** The Parties hereto have caused this Agreement to be executed by the Board of Education of the Bremen Community High School District 228 and the City Administrator of the City of Oak Forest. Their signatures were authorized by their respective Board of Education and City Council and are attested to by the respective clerk and secretary of these public bodies.

IN WITNESS WHEREOF, the undersigned have entered into and executed this Agreement on the date and year first written above.

**BOARD OF EDUCATION OF BREMEN
COMMUNITY SCHOOL DISTRICT 228:**

By: _____
Board President

Attest: _____

Date: _____

CITY OF OAK FOREST:

By: _____
City Administrator

Attest: _____
City Clerk

Date: _____



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: October 7, 2025
TO: Mayor Hortsman, City Council
FROM: Scott Durano, Chief of Police on behalf of the 911 Board
SUBJECT: Upgrading 13 AVL's for Police Department Police Squad Vehicles

Background

Police Department currently uses USB modems attached to their squad laptops for WiFi. These 13 older models currently upload their squad videos to only 1 aging access point off the 190ft monopole. These video then pass through a local server in the City's server room. From there the video gets compressed and then sent to our Police Department Motorola cloud video storage. Purchasing these 13 new AVL's, Automated Vehicle Location, will replace the aging USB modems. Using the new AVL's the videos will have the ability to connect to 1 of the 3 new access points that moves the videos straight to the Motorola cloud video storage. This will give the City the ability to retire the local compression server. Newer AVL's will allow for faster LTE and WIFI speeds and better CPS accuracy using upgraded processors.

Recommendation and Action Requested

Motion to approve purchase of 13 Cradlepoint R980 AVL routers through Verizon Wireless government pricing program at \$11,115.00 and 13 new antennas from CDWG for \$4,440.02, for a project total of \$15,555.02. Verizon Wireless quote includes a \$6,500 credit with this purchase and will be applied on the City's monthly invoice. 911 Board approved the funding for \$15,555.02 on Tuesday October 7, 2025.

Recommendation is to approve the purchase of 13 Cradlepoint R980 AVL routers through Verizon Wireless government pricing program at \$11,115.00 and 13 new antennas from CDWG for \$4,440.02, for a project total of \$15,555.02. This includes a 3 year support and maintenance per device. Total cost will come from approved 911 Board funds. Verizon Wireless agreement includes a \$500 per device refund totaling \$6,500.00 which will be credited on the City's monthly invoice.



Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

QUOTE CONFIRMATION

TOM RIEMAN,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

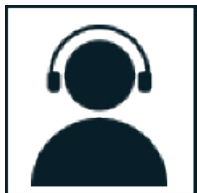
QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PQHF925	10/7/2025	PQHF925	1251013	\$4,440.02

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Panorama Antennas Antenna Mfg. Part#: LG-IN2445 Contract: MARKET	13	6278003	\$341.54	\$4,440.02

SUBTOTAL	\$4,440.02
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$4,440.02

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF OAK FOREST A/P-COLLEEN JUL 15440 CENTRAL AVE OAK FOREST, IL 60452-2195 Phone: (708) 687-4050 Payment Terms: NET 30-VERBAL	Shipping Address: CITY OF OAK FOREST 15440 CENTRAL AVE OAK FOREST, IL 60452-2104 Phone: (708) 687-4050 Shipping Method: DROP SHIP-GROUND
	Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Haris Imamovic | 800.808.4239 | haris.imamovic@cdwg.com

Need Help?



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Support



Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdw.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

© 2025 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239



Welcome

TOM RIEMAN

CITY OF OAK FOREST, 15440 CENTRAL AV , OAK FOREST, IL 60452



Approved by TOM RIEMAN on 09/29/2025.

Alert! information notification

Activation Email

Please log in to your online **My Business portal** to add or update the email address for the end-user to ensure they receive an **Activation Email** with instructions on how to activate their new equipment.

Done

Thank you for choosing Verizon

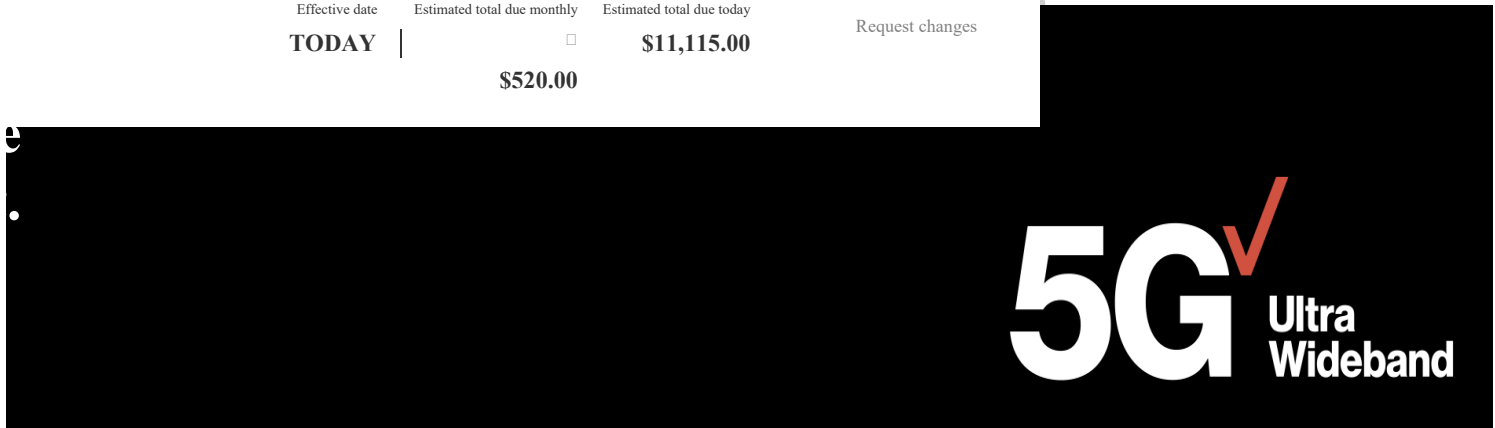
Please review your order and let me know if you have any questions.

SALLY | 815-953-4993 | sally.carter@verizonwireless.com

Order number **4197273**

Effective date	Estimated total due monthly	Estimated total due today	Request changes
TODAY	<input type="checkbox"/>	\$11,115.00	
	\$520.00		

- RoamWire
- Fantasy Sports Analysis
- NFL
- MLB
- NBA
- NHL
- SOC
- CFB
- CBB



Overview	
Device quantity	13
Plan selected	
Features selected	Public Safety 4G/5G Unlimited Mobile Primary Broadband with MBP
Added	26
Removed	0
Accessory quantity	0

gue site, such as recent player news, top free agents, and your best lineup. Also, this extension provides sports betting to import your DFS history into our website, which tracks your contest history.

Pricing option

Full Retail Price

Highlights



Cradlepoint R980 Router

The Cradlepoint R980 is a ruggedized, small, versatile 5G router that provides access to the increased speed and performance of 5G to support advanced applications and critical communications. It is 5G network slicing ready with the

Order



Here is a list of items associated with a product or service, expand the line details. To see detailed information on a single line, click the phone number.

Pricing and discounts are subject to change without notice. Eligible discounts in accordance with your signed agreement with Verizon. Special offers have been applied based on device & service eligibility. An activation fee of up to \$650 per line may apply if a line is canceled before the service contract is satisfied. A device subsidy recovery may apply if device subsidy terms are not met. Refer to your agreement for details.

21.0% | **25%**
service plans | accessory

Device & accessory summary [Expand All](#)

Filter by Device & accessory summary

All

[Reset filters](#)

Devices	Quantity	Full Retail Price	Pricing option	Special offer	Due monthly	Due today
Cradlepoint R980 Router	13	\$0.00	Full Retail Price	-\$6,500.00	\$0.00	\$11,115.00
Black, 3YRNETCLOUDESS						

Plans & feature summary [Expand All](#)

www.verizon.com/about/broadband-facts/

Filter by Plans & feature summary

All

[Reset filters](#)

Service	Quantity	Service contract	Special offer	Due monthly	Due today
Public Safety 4G/5G Unlimited Mobile Primary Broadband with MBP	13	Month to month		\$520.00	\$0.00
Decline Device Protection	13	Month to month		\$0.00	\$0.00
International Travel Voice Select Canada	13	Month to month		\$0.00	\$0.00

Other Charges summary [Expand All](#)

Category	Special offer	Due monthly	Due today
Shipping		\$0.00	\$0.00
Taxes and government fees ¹		¹ Monthly taxes and government fees will be added to your bill.	\$0.00
Surcharges ²	² Monthly surcharges will be added to your bill.	*Total due monthly will appear on your monthly bill, before your taxes and fees.	\$0.00

Shipping details

By checking this box, I confirm the shipping address and method are correct.

Shipping Address

CITY OF OAK FOREST
 15440 CENTRAL AVE
 OAK FOREST, IL - 60452
 Attn: TOM RIEMAN

Shipping Method

3 to 5 Day Ground

Documents for review

Please review and accept the documents as is required to approve your order.

 [Terms for Verizon Wireless FWA Device.pdf](#)

Payment details

This order will be billed to your next Verizon invoice.

Bill to account	Sub account :	Due today
0980507380	00001	\$11115.00

1. Shipping cost and taxes are subject to change during checkout. Activation/upgrade fee/line up to \$40; restocking fee per device up to \$50. An Economic Adjustment Charge/line/mo may also apply; \$0.98 for basic phones & tablets; \$2.98 or \$3.97 for smartphones & data devices and for wireless business internet plan lines. Subject to business agreement, Calling Plan & credit approval. Either an Offer Recovery Fee or up to \$650 Early Termination Fee may apply. If applicable, your line's Offer Recovery Fee will be the sum of device discounts plus device credits you receive. Offers & coverage, varying by svc, not available everywhere; see vzw.com. Monthly charges are shown before taxes, and VZW surcharges/line/mo (including 38.1% Fed. Univ. Svc.; \$3.78 (voice)/\$1.60 (data-only) Machine to Machine data-only lines will remain \$0.06 Admin Chrg; \$0.21 (voice)/\$0.02 (data-only) Regulatory Chrg). Your organization may qualify for better pricing when the final price is calculated upon checkout. In some states, sales tax is calculated on the full retail price or the VZW cost of the device you purchase, and not on the discounted price you pay. Some users may not be permitted to bill charges to their account, purchase order, and/or credit card. This may prevent you from completing your order online today. CA and NV calculate tax based on full retail value of the item(s) purchased. MA calculates tax on whichever is greater: full retail value or Verizon's cost of the item(s) purchased.
2. These charges may differ from what appears on your bill because some taxes and surcharges apply to only a portion of your monthly charges, depending on your plan, features, and device. Taxes are estimated and certain orders containing devices purchased on Device Payment contract terms will be billed actual taxes in effect at the time of order or on such bill, and will be reflected on your Billing Account Invoice. (Devices purchased in AL, AZ, CO, IL, NM, ND, and SD are billed monthly).



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: October 14, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-10-1113O, authorizing a special use permit to allow a pole sign and variations for the height of the sign and the location of an EMC sign in the C2 – General Service Commercial District at 15301 S. Harlem Avenue

Background

The applicant is proposing to add a new electronic message center on an existing pole sign. By code, a monument sign with a brick-look base is permitted without any additional zoning requests necessary. The applicant however, would like to keep the existing pole sign. A pole sign is only permitted in industrial lots with interstate highway frontage. A pole sign not located with interstate highway frontage would require a special use permit for approval. Pole signs are more flexible for properties that a monument sign would prevent visibility from vehicle and pedestrian traffic. In addition to the request for the pole sign, the petitioner is asking for two variations. The variations include the height of the sign and the location of the electronic message center. The code requires a pole sign with a maximum height of 15 feet. Whereas the applicant is requesting for 23 feet. The height is intended to keep a standard size for signage. The code also requires an electronic message center on pole signs to be no lower than 8 feet and no taller than 10 feet. The applicant is requesting the electronic message center to be between 8 feet and 12 feet in height.

Recommendation

The Planning and Zoning Commission recommended approval of the requested special use permit and variations.

Action Requested

Approval of Ordinance 2025-10-1113O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-10-11130

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR A POLE SIGN AND VARIATIONS FOR THE HEIGHT OF THE SIGN AND LOCATION OF THE EMC SIGN IN THE C2 – GENERAL SERVICER COMMERCIAL DISTRICT AT 15301 S. HARLEM AVENUE

(Oak Forest Marathon, Inc. – Special Use Permit/Variations – ZC# 25-25)

Passed by the City Council, October 14, 2025

Printed and Published, October 14, 2025

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. 2025-10-11130

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

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR A POLE SIGN AND VARIATIONS FOR THE HEIGHT OF THE SIGN AND LOCATION OF THE EMC SIGN IN THE C2 – GENERAL SERVICER COMMERCIAL DISTRICT AT 15301 S. HARLEM AVENUE

(Oak Forest Marathon, Inc. – Special Use Permit/Variations – ZC# 25-25)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Oak Forest Marathon, Inc., ("*Petitioner*"), has applied for a special use permit for a pole sign and variations for the height and location of the electronic message center ("*Requested Relief*"), at the property commonly known as 15301 S. Harlem 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 16, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on October 1, 2025, on which date the PZC adopted PZC Resolution 25-27, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR A POLE SIGN.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for a pole sign and variations for the height of the sign and location of the EMC sign 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. Provide a landscape plan to the satisfaction of the Community Development Department.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Petitioner to comply with the conditions, restrictions, or provisions of this Ordinance, the Approvals 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 Approvals unless it first provides the Petitioner 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 Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of revocation provided for in this Section 5, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the notice to Petitioner 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

ADOPTED

This 14th Day of October, 2025

APPROVED By Mayor

This 14th Day of October, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				

EXHIBIT A

Legal Description of Property

ALL OF LOT 14 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1988 AS DOCUMENT NO. 88593535 AND CERTIFICATED OF CORRECTION RECORDED OCTOBER 12, 1989 AS DOCUMENT NUMBER 89484357, IN COOK COUNTY, ILLINOIS.

Commonly known as 15301 Harlem Avenue, Orland Park, IL 60462

PINs: 28-18-100-041-0000

EXHIBIT B
Unconditional Agreement and Consent

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

WHEREAS, Oak Forest Marathon, Inc., (*Petitioner*) has sought a special use permit for a pole sign (*Requested Relief*); and

WHEREAS, Ordinance No. 2025-10-1113O, adopted by the Oak Forest City Council on October 14, 2025, 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.

Oak Forest Marathon, Inc.

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2025

Notary Public

<notary seal>



Title: Oak Forest Marathon Inc – Sign Special Use Permit and Variations

Case Number: ZC #25-25

Request: SPECIAL USE PERMIT & VARIATIONS REQUEST
The applicant requests review and recommendation of approval of a special use permit to allow a pole sign and variations for the height of the sign and the location of an EMC sign in the C2 – General Service Commercial District at 15301 S. Harlem Avenue.

Location: 15301 S. Harlem Avenue

Application Information:

Applicant: Oak Forest Marathon Inc.

Meeting Date: October 1, 2025

Notice Published: September 16, 2025
Daily Southtown

Staff: Paul Ruane, Assistant Director
Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval of a special use permit to allow a pole sign and variations for the height of the sign and the location of an EMC sign in the C2 – General Service Commercial District at 15301 S. Harlem 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. EXISTING CONDITIONS

Zoning	C2 – General Service Commercial District
Current Use	Gas Station
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> 187’ along Harlem Avenue, 311’ along 153 rd Street <u>Area:</u> approx. 58,742 SF (1.35 acres)
Existing Site Features - Property	<u>Site:</u> The site current sits on 2 parcels <u>Building:</u> one building is on the property <u>Parking:</u> a parking lot would around the building and canopy <u>Access:</u> three curb cuts to the site, two from 153 rd St., and two from Harlem Ave.

III. CONTEXT

Surrounding Zoning & Uses	<u>North (across 153rd St.)</u> – C2 Commercial 15259 Harlem Avenue <u>South</u> – C2 Commercial 15327 Harlem Avenue <u>West (across Harlem)</u> – Village of Orland Park <u>East</u> – I1 Industrial 7041 W. 153 rd Street
--------------------------------------	--

Exhibit 1: Aerial



Exhibit 2: Current Sign



Exhibit 3: Proposed Sign



IV. ANALYSIS

The applicant is proposing to add a new electronic message center on an existing pole sign. By code, a monument sign with a brick-look base is permitted without any additional zoning requests necessary. The applicant however, would like to keep the existing pole sign. A pole sign is only permitted in industrial lots with interstate highway frontage. A pole sign not located with interstate highway frontage would require a special use permit for approval. Pole signs are more flexible for properties that a monument sign would prevent visibility from vehicle and pedestrian traffic. In addition to the request for the pole sign, the petitioner is asking for two variations. The variations include the height of the sign and the location of the electronic message center. The code requires a pole sign with a maximum height of 15 feet. Whereas the applicant is requesting for 23 feet. The height is intended to keep a standard size for signage. The code also requires an electronic message center on pole signs to be no lower than 8 feet and no taller than 10 feet. The applicant is requesting the electronic message center to be between 8 feet and 12 feet in height.

V. 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>	<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 commercial which aligns 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 existing sign won't cause 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 existing sign 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 existing sign 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 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 existing sign is compliant with all standards of the Code.</p>
TOTAL MET: 7 of 7 standards	

STANDARDS FOR VARIATIONS

<i>General Standard</i>	<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. The requested variation for the existing sign does have a particular hardship or practical difficulty present.</p>
<i>Unique Physical Condition</i>	<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 currently is in a unique physical condition along Harlem Avenue. The property has significant amount of space and frontages.</p>
<i>Not Self-Created</i>	<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 applicant didn't originally install the existing sign in its current location. The conditions are unique in comparison all other properties in the City.</p>
<i>Denied Substantial Rights</i>	<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 code provides options to other businesses and properties. However, they do not share the same unique sizing and location.</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 unique conditions are not merely a special privilege.</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 request does not conflict with the Comprehensive Plan.</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>Met. The requested variation will not have a significant or detrimental impact in ways addressed in this standard.</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. The requested sign is existing and is reasonable due to the other properties on Harlem Avenue.</p>
<p>TOTAL MET: 8 of 8 standards</p>	

VI. PZC MOTION

Motion to affirm PZC Resolution 25-27 recommending approval of the request.

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-27

A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A POLE SIGN AND VARIATIONS
FOR THE HEIGHT OF THE SIGN AND LOCATION OF THE EMC SIGN IN THE C2 – GENERAL
SERVICER COMMERCIAL DISTRICT AT 15301 S. HARLEM AVENUE

(Oak Forest Marathon Inc. – Special Use Permit/Variations – ZC# 25-25)

Passed by the Planning and Zoning Commission, October 1, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-27

BE IT RESOLVED by the Planning and Zoning Commission of the City of Oak Forest, Cook County, Illinois, THAT:

A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A POLE SIGN AND VARIATIONS FOR THE HEIGHT OF THE SIGN AND LOCATION OF THE EMC SIGN IN THE C2 – GENERAL SERVICER COMMERCIAL DISTRICT AT 15301 S. HARLEM AVENUE

(Oak Forest Marathon Inc. – Special Use Permit/Variations – ZC# 25-25)

shall be, and is hereby, adopted as follows:

WHEREAS, Oak Forest Marathon Inc. ("*Applicant*") filed an application for a special use permit for a pole sign and variations for the height and location of the electronic message center 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 15301 S. Harlem Avenue ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on September 16, 2025 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on October 1, 2025; 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 Planning and Zoning Commission 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. CONDITIONS.

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 permit is limited to the property.
- E. Other.
 - 1. Provide a landscape plan to the satisfaction of the Community Development Department.

ADOPTED

This 1st Day of October, 2025

APPROVED By Chairman

This 1st Day of October, 2025

MIKE ZIAK, CHAIRMAN

Commissioners	Aye	Nay	Abstain	Absent
Jeffrey Ater				
Jake Bittner				
Mike Forbes				
Donald Guisinger				
Bryan LaRoche				
Rick Larson				
Robert McGrath				
Glenn Runge				
Mike Ziak				

EXHIBIT A
Proposed Plans



EXHIBIT B
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 commercial which aligns 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 existing sign won't cause 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 existing sign 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 existing sign 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 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 existing sign is compliant with all standards of the Code.</p>
TOTAL MET: 7 of 7 standards	

STANDARDS FOR VARIATIONS	
<i>General Standard</i>	<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. The requested variation for the existing sign does have a particular hardship or practical difficulty present.</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 currently is in a unique physical condition along Harlem Avenue. The property has significant amount of space and frontages.</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 applicant didn't originally install the existing sign in its current location. The conditions are unique in comparison all other properties in the City.</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 code provides options to other businesses and properties. However, they do not share the same unique sizing and location.</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 unique conditions are not merely a special privilege.</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 request does not conflict with the Comprehensive Plan.</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>Met. The requested variation will not have a significant or detrimental impact in ways addressed in this standard.</p>

<i>No Other Remedy</i>	<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> Met. The requested sign is existing and is reasonable due to the other properties on Harlem Avenue.
TOTAL MET: 8 of 8 standards	



7236 W 90th PL
Bridgeview IL 60455
708-233-6677
orders@reeshaprinting.com

September 3, 2025

Special Use Permit

Reesha Printing & Signs Inc., respectfully submits this professional statement in support of its application for a special use permit for the installation of a new, two-sided digital message board. This digital display will be added to the existing pylon sign structure located at 15301 S Harlem Ave Orland Park IL 60462. This statement addresses the project's consistency with the City of Oak Forest Official Comprehensive Plan, acknowledging potential inconsistencies related to the sign's technology and the retention of the existing pylon, and offers justification for approval.

Consistency with the Official Comprehensive Plan

The proposed sign is consistent with the City's Comprehensive Plan in the following ways:

- **Economic Development:** The digital message board will increase the visibility of the business and allow for timely communication of promotions, events, and services. This, in turn, will help attract and retain customers, contributing to the economic vitality of the commercial corridor—a central goal of the Comprehensive Plan.
- **Enhanced Communication:** The Plan supports development that serves the community. This digital sign will allow for a modern and efficient way to communicate not only with customers but also with the wider community. It provides a platform to display information about local events, weather alerts, or

other public service announcements, thus serving a broader civic purpose beyond commercial advertising.

- **Aesthetic Improvement: The new digital board will be a significant upgrade from the existing static display. Modern digital technology allows for high-resolution, professionally designed visuals, replacing static text that can appear worn or outdated. This enhancement will contribute positively to the overall aesthetic of the commercial corridor.**

Justification for variances to Comprehensive Plan and Official Map

While the installation and retention of both the new digital display and the existing pylon may not align with prescriptive limitations in the Comprehensive Plan and map regarding sign type or number, a special use permit is warranted based on the following mitigating factors:

- 1. Unique Physical Condition: The subject property is located at [describe unique conditions, e.g., a high-traffic intersection, corner lot, or area with limited visibility]. This unique condition creates a "practical difficulty," not a mere inconvenience, in communicating with motorists and pedestrians through a standard, static sign. The enhanced visibility provided by a digital board is necessary for the business to be adequately represented in this specific location.**
- 2. Harmonious with Surroundings: The sign will not negatively impact surrounding properties. The display's brightness will be regulated to avoid distracting motorists or creating light pollution for nearby residences. The content will be restricted to static, changing messages and will not incorporate flashing, strobing, or excessive animation. These controls ensure the sign remains compatible with the character of the area.**
- 3. No Adverse Impact: The project will not have an undue adverse effect on public safety, property values, or essential city services. The structure will be professionally installed to meet all relevant engineering and safety codes. The**

improved legibility of the digital display reduces the need for drivers to slow down to read the sign, potentially improving traffic flow and safety.

- 4. Minimization of Non-Conformity: The proposed project represents a minimal departure from the current zoning. The existing pylon structure is already a non-conforming condition; this application seeks to upgrade rather than expand the non-conformity. By integrating the digital display into the existing structure, the change is contained to the existing footprint, minimizing physical alterations to the property.**

Conclusion

The proposed two-sided digital message board, while requiring a special use permit due to aspects that may not strictly conform to the Official Comprehensive Plan, offers substantial public and economic benefits. By enhancing local business viability, improving communication, and contributing to a more modern and attractive commercial aesthetic, this project aligns with the broader goals of the city. We have demonstrated that the unique site conditions justify the variance and that potential negative impacts are effectively mitigated through careful design and operational controls. We respectfully request the Planning and Zoning Commission and the City Council to approve this special use permit application.

Thank you

Bilal shalan

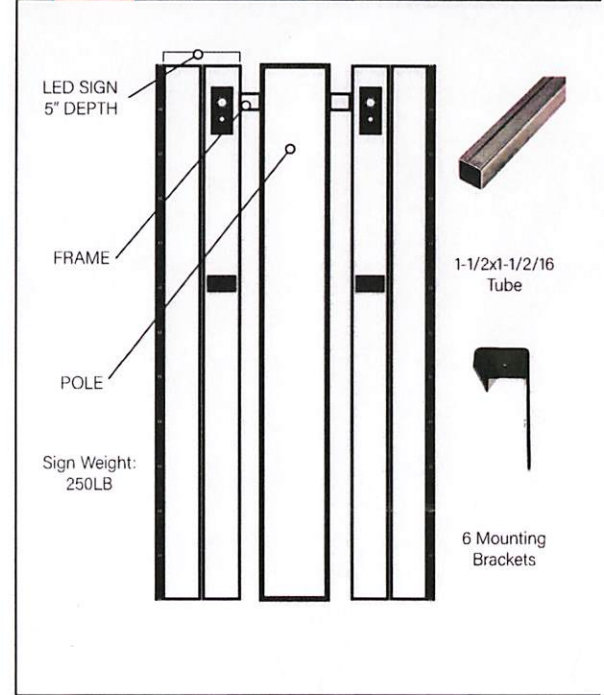
BEFORE



AFTER



LED SIGN COMPONENTS



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.



7236 W. 90th Place Bridgeview, IL 60455
 708-233-6677 Bill 708-228-1552
 Orders@Reeshaprinting.com www.Reeshaprinting.com



I authorize Reesha Printing & Signs to do a Sign on My Building
 Location: 15301 S Harlem Ave, Orland Park, IL 60462

Name _____ Signature _____
 Phone _____ Date _____

Reesha Printing & sings


7236 W 90th Pl, Bridgeview, IL 60455

Tel: +(708)233-6677 Email:orders@reeshaprinting.com

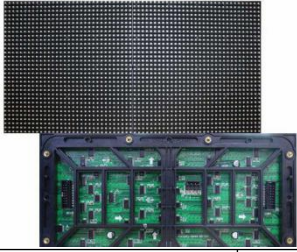
www.reeshaprinting.com

Specification

LEDs

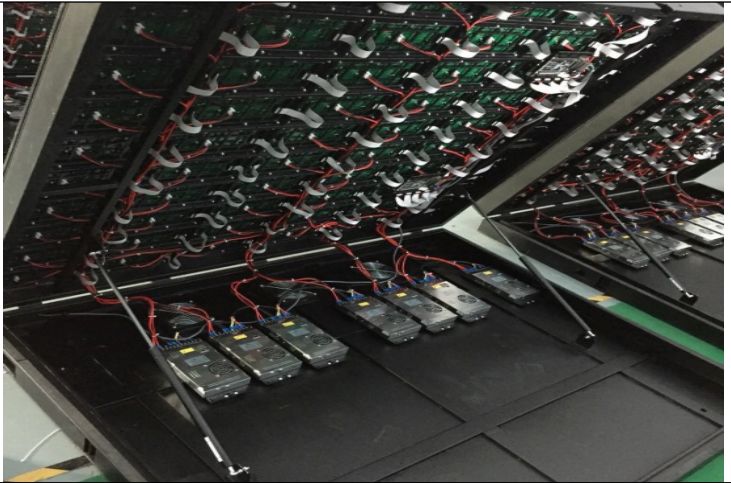
Pixel Pitch	P8(1R1G1B)	LEDs type	SMD 3in1
LEDs			
LED Lamp	Brand	Luminous Intensity	Wavelength
SMD3535	Nation Star(top level)	R:400+20% mcd	625±5nm
		G:1600+20% mcd	525±5nm
		B:250+20% mcd	465±5nm

LED Module

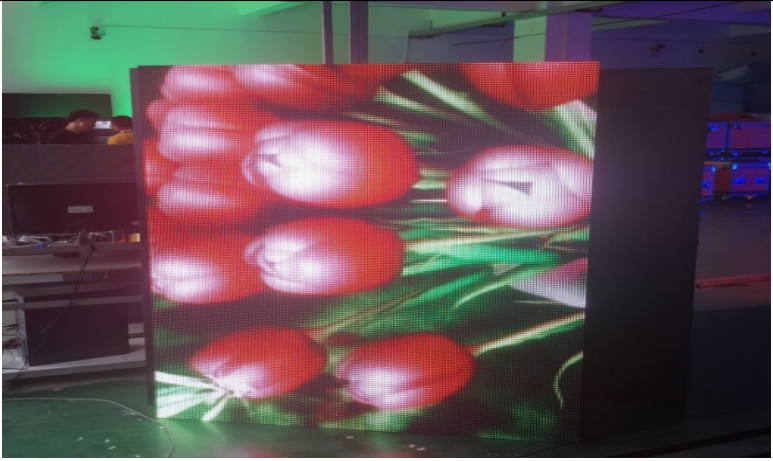
Image			
Dimension	Definition	Shell	Working Voltage
mm	(dots)	Hi-quality & anti-fire PC	V
256*128	32*16		5

LED Cabinet

Image	
--------------	--

				
Dimension	definition	Material	protection level	weight
mm	dots		Front/Rear	kg
1280*1280	160*160	Steel	IP65/IP65	86

Whole screen

Image	
Screen	
Pixel Density	15,625dots/
Brightness	5500cd/
Luminance uniformity	>95%
Viewing Angle	Horizontal 140° Vertical 140°
Viewing Distance	8m-50m
Max.Power	800W
Average Power	380W
Control system Parameter	
Grey Scale	RGB,Each color 65536 levels
Display Color	Supports 10bit colors: 1024*1024*1024=1073741824 kinds of colors
Driving Method	Static constant current 1/4 scan
Frame Rate	60Hz
Refresh Rate	1920Hz
Brightness Control	Manual Control (by PC); Automatic Control (by sensor)
Control Mode	To be synchronized with computer monitor
Control Distance	Within 100m adopts UTP net cable; 100m~500m adopts Multi-mode Fiber; 500m~10000m adopts Single-mode Fiber

	(distance between PC and screen)
Data transmission interface	HDMI
Input signal mode	TXT DOC RTF AVI JPEG MOV MPEG DAT VOB B MP JPG TIFF GIF FLI FLC RMVB
Screen working	
Input Voltage	AC110V-220V/50Hz-60Hz
Defects Rate	≤0.00001
MTBF	>10,000 hours
Life span	≥100,000 hours
Temperature-operating	40°C 80°C
Humidity-operating	10% 95%



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: October 14, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-10-1114O, authorizing a text amendment to update the following provisions of the Oak Forest Zoning Code section 9-101 Accessory Structures and Uses, 9-102 Home Occupations, 9-104 B.1 Driveway Requirements, and 12-206 Definitions

Background

The proposed updates to the Accessory Use section of the zoning code are intended to clarify existing requirements, remove contradictory language, and better align the regulations with current practices and building standards.

- **Clarification and Alignment:** The Accessory Use section has been reworded to remove contradictory language and, where possible, match the guidance found in Building Department fact sheets. This will make the code easier to interpret and enforce.
- **Driveway Width:** The requirement for driveway width at the sidewalk has been removed, while maintaining the standard at the property line. This reduces unnecessary barriers for homeowners while preserving public safety and access.
- **Pools and Sheds:** Pools are now allowed in corner side yards, reflecting existing patterns in many neighborhoods. Sheds may now be placed two feet from the property line instead of three, providing more flexibility while still maintaining setbacks.
- **Permitted and Special Accessory Uses by District:** The regulations now clearly outline which accessory uses are allowed or require special approval in specific zoning districts, and the section has been moved into the Table of Uses for clarity.
- **Code Cleanup:** The requirement for a Certificate of Zoning Compliance has been removed, as it is not current practice. In addition, the requirement for state certification to be sent to the city for home-based businesses has been removed.

Overall, these updates simplify the code, reduce unnecessary barriers for homeowners, and provide clear standards for staff and property owners. They also reflect current neighborhood conditions and modern development practices, supporting a flexible, predictable approach to accessory uses while maintaining neighborhood compatibility and safety.

Recommendation

The Planning and Zoning Commission recommended approval of the requested text amendment.

Action Requested

Approval of Ordinance 2025-10-1114O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-10-11140

**AN ORDINANCE AUTHORIZING A TEXT AMENDMENT TO UPDATE THE FOLLOWING
PROVISIONS OF THE OAK FOREST ZONING CODE SECTION 9-101 ACCESSORY
STRUCTURES AND USES, 9-102 HOME OCCUPATIONS, 9-104 B.1 DRIVEWAY
REQUIREMENTS, 12-206 DEFINITIONS**

(Accessory Uses & Structures – Text Amendment – ZC# 25-24)

Passed by the City Council, October 14, 2025

Printed and Published, October 14, 2025

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. 2025-10-11140

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

AN ORDINANCE AUTHORIZING A TEXT AMENDMENT TO UPDATE THE FOLLOWING PROVISIONS OF THE OAK FOREST ZONING CODE SECTION 9-101 ACCESSORY STRUCTURES AND USES, 9-102 HOME OCCUPATIONS, 9-104 B.1 DRIVEWAY REQUIREMENTS AND 12-206 DEFINITIONS

(Accessory Uses & Structures – Text Amendment – ZC# 25-24)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The City of Oak Forest, (*"Petitioner"*), desires to amend Section 9-101 Accessory Structures and Uses, 9-102 Home Occupations, 9-104 B.1 Driveway Requirements, 12-206 Definitions, Appendix A Table of Uses, and Appendix B Bulk, Space, and Setback Requirements of the City of Oak Forest Zoning Code (*"Requested Relief"*). The Applicant's proposed amendments are fully set forth in **Exhibit A**, which is attached and by this reference incorporated in to this resolution; and.

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on August 29, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on September 17, 2025, on which date the PZC adopted PZC Resolution 25-26, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. 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 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 14th Day of October, 2025

APPROVED By Mayor

This 14th Day of October, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				

Exhibit A:
Code Amendments - Redlined

ARTICLE IX: DISTRICT REGULATIONS OF GENERAL APPLICABILITY

PART I-A ACCESSORY AND TEMPORARY STRUCTURES AND USES

9-101: ACCESSORY STRUCTURES AND USES

A. Authorization. Subject to the limitations of this Section 9-101, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district.

~~B. Definition. An accessory structure or use is a structure or use that:~~

- ~~1. Is subordinate in area, extent and purpose to, and serves, a principal structure or use;~~
- ~~2. Is customarily found as an incident to such principal structure or use;~~
- ~~3. Contributes to the comfort, convenience or necessity of those occupying, working at or being served by such principal structure or use;~~
- ~~4. Is, except as otherwise expressly authorized by the provision of this Code, located on the same zoning lot as such principal structure or use; and~~
- ~~5. Is under the same ownership and control as the principal structure or use.~~

~~C. Certificate of Zoning Compliance Required. When required by Subsection 11-401 C of this Code, a Certificate of Zoning Compliance evidencing the compliance of the accessory use or structure with the provisions of this Code shall be obtained before any such accessory use or structure is established or constructed.~~

D. Special Bulk, Setback and Space Regulations.

1. General Rule. Except as otherwise provided in this Subsections D and E, all accessory structures and uses shall comply with, and be included in calculating compliance with, all ~~bulk, setback and space lot coverage~~ requirements applicable in the district in which they are located; and
2. In no circumstance shall an accessory structure be ~~larger~~ taller than the principal structure; and ~~regardless of the permitted size in Subsection 9-101 D(2)~~
3. Accessory buildings and structures ~~may be built in required setbacks but~~ shall be located not less than three (3) feet from a lot line of an adjoining lot; and
4. In no circumstance shall any accessory structure be located in a drainage easement or public utility easement without permission from the utility company
5. Special Height Limitation.

- (a) General. Unless specified elsewhere in this section, no part of an accessory structure shall exceed fifteen (15) feet in height measured from grade when located in any setback required for any principal structure.
- (b) Flagpoles. Notwithstanding the otherwise applicable height limitations in the district, flagpoles may extend to a height of ten (10) feet above the highest point of the roof of the principal structure.
- (c) Antennas. Notwithstanding the otherwise applicable height limitations in the district, the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Paragraph 9-101 D of this Section.

E. Use Limitations.

- 1. Every accessory structure or use shall comply with the use limitations applicable in the zoning district in which it is located.
- 2. No accessory structure or use shall be construed, established or maintained on any lot prior to the substantial completion of construction of the principal structure to which it is accessory.
- 3. Except as permitted in this zoning code for a specific permitted use, no accessory building, structure or land shall be used for the keeping, propagation or culture of pigeons, poultry, rabbits, bees or livestock whether or not for profit.

F. Additional Regulations

- 1. Any person desiring to construct and install an accessory structure proposed to cover at least twenty (20) percent of the required rear setback shall be required to submit a site drainage plan after an onsite inspection has been completed by the City and obtain approval from the Community Development Director and City Engineer.

G. Special Regulations Applicable to Particular Accessory Structures and Uses.

~~1. Accessory Structures and Uses.~~

- ~~(a) Except as permitted in this zoning code for a specific permitted use, no accessory building, structure or land shall be used for the keeping, propagation or culture of pigeons, poultry, rabbits, bees or livestock whether or not for profit.~~
- ~~(b) Any person desiring to construct and install an accessory structure proposed to cover at least twenty (20) percent of the required rear setback shall be required to submit a site drainage plan after an onsite inspection has been completed by the City and obtain approval from the Community Development Director and City Engineer.~~
- ~~(c) In no circumstance shall an accessory structure be larger than the principal structure regardless of the permitted size in Subsection 9-101 D(2)~~

- (d) ~~Accessory buildings, structures, and uses shall not be erected or altered in required setbacks, courts, or other open areas, except those that are permitted in this zoning code as obstructions in setbacks, courts, or other open areas. The permitted accessory structures, and additional standards, are as follows:~~
- ~~(i) Not to exceed more than one (1) story or fifteen (15) feet in height from the ground to the peak of the roof;~~
 - ~~(ii) Accessory buildings and structures shall be located not less than three (3) feet from a lot line of an adjoining lot;~~
 - ~~(iii) Only covered porches or decks shall be allowed in any required front setback, and these accessory structures can only encroach a maximum of 10 feet in the required front setback and in no event may be located nearer than 15 feet from the closest edge of any adjacent sidewalk to the front yard. In the event when no sidewalk exists, the structure may not be located closer than 20 feet from the closest edge of the curb on any adjacent street to the front yard;~~
 - ~~(iv) Patios constructed of concrete, asphalt, brick pavers, or any other impervious materials excluding driveways;~~
 - ~~(v) Hot tubs, or any other structures (no more than 120 square feet); and~~
 - ~~(vi) Attached accessory structures, seasonal rooms, covered porches or decks;~~
 - ~~(vii) In no circumstance shall any accessory structure be located in a drainage easement or public utility easement without permission from the utility company and~~
 - ~~(viii) One gazebo will be allowed and size regulated by 9-101D2(b).~~

2. Patios

- (a) Patios must be constructed of concrete, asphalt, brick pavers, or any other impervious materials ~~excluding driveways~~;
- (b) Patios may be constructed in all required setbacks

3. Gazebo. Only one gazebo is allowed on the property

4. Storage. Except as otherwise expressly permitted by this Code, outdoor storage shall not be allowed as an accessory use; where so permitted. Accessory structure storage structures shall comply with the structural guidelines of the City Building Code.

- (a) Detached Garages. Detached garages are required to **be** connected the street ~~by a driveway to any garage~~. Driveways are subject to the requirements of 9-104 B3. Detached garages shall comply with the following floor area square footage limitations. Any second **detached** garage being constructed on a lot will require the approval of the Planning and Zoning Commission:
 - (i) Not more than 528 square feet on a lot less than or equal to 7,500 square feet;

- (ii) Not more than 660 square feet on a lot between 7,501 – 9,999 square feet;
 - (iii) Not more than 800 square feet on a lot between 10,000 – 21,779 square feet;
 - (iv) Not more than 1,000 square feet on a lot greater than 21,780 square feet.
 - (v) No more than one (1) garage attached or detached on a lot less than 14,999 square feet.
 - (vi) No more than two (2) garages on a lot, one (1) must be attached and one (1) must be detached on a lot between 15,000 square feet and 21,779 sf.
 - (vii) No more than two (2) garages on a lot, either attached or detached on a lot greater than 21,780 sf.
 - (viii) **Not to exceed (15) feet in height from the ground to the peak of the roof.**
- (b) Sheds. One shed per zoning lot maximum, and sheds shall comply with the following floor area square footage and height limitations:
- (i) Not more than 120 square feet on a lot less than 7,500 square feet or less;
 - (ii) Not more than 168 square feet on a lot between 7,501- 9,999 square feet;
 - (iii) Not more than 192 square feet on a lot between 10,000 – 21,779 square feet;
 - (iv) Not more than one (1) percent of the total lot size on a lot greater than 21,780 square feet; and
 - (v) Not to exceed (14) feet in height from the ground to the peak of the roof.
 - (vi) **May be built not less than two (2) foot from a lot line of an adjoining lot.**
- (c) Outdoor Storage Containers. There shall be no more than two (2) outdoor storage containers per commercial zoning lot maximum, and outdoor storage containers shall comply with the following requirements:
- (i) The containers must be an accessory to a principle building or use.
 - (ii) The containers must be placed on a paved surface and attached permanently to the ground.
 - (iii) The container shall be no more than eight and a half (8.5) feet in height from the ground to the highest point of the container.
 - (iv) The container shall be no more than twenty (20) feet in length.
 - ~~(v) The container can't be placed in a way to obstruct parking. The proposed container shall not remove parking as required subject to Section 9-104.~~

- (vi) The container must be painted comparable to the building materials or neutral in cases of vibrant colors to reduce the visibility of the storage container from adjacent properties and public or private streets.
- (vii) The container shall not store hazardous substances or materials that emit noxious odors subject to approval from the Fire Department.
- (viii) Containers shall be maintained in a good state of repair, free from rust, peeling paint, and other forms of visible deterioration.
- (ix) Existing containers must come into conformance with regulations within sixty days following passage of ordinance regulating placement, appearance, and screening requirements.
- (x) The container is further subject to the screening requirements of Section 9-107 J

5. Residential Recreational Facilities.

- (a) Use. Residential recreational facilities shall be limited to use by the occupants of the principal residential use and their guests.
- (b) Landscaping and Screening. See Subsection 9-107 of this Article for landscaping and screening requirements applicable to such facilities.
- (c) Pools. No pool, ~~or any equipment appurtenant thereto~~, shall be located:
 - (i) In any front yard;
 - ~~(ii) In any corner side yard;~~
 - (iii) Less than six (6) feet from any property line if located in any required rear setback or required interior side setback; and
 - (iv) Less than ten (10) feet from any structure, garage, shed or principal house.
- (d) Decks. No deck, or any equipment appurtenant thereto, shall be located:
 - (i) Less than three (3) feet from any side property line for all decks; and
 - (ii) Less than fifteen (15) feet from any rear property line for all decks.
- (e) Fire Pit: No fire pit, or any equipment appurtenant thereto, shall be located:
 - (i) Below ground fire pits and free-standing fireplaces must be located a minimum of 25 feet away from any structure/combustible material or
 - (ii) Portable fire pits must be located a minimum of 15 feet from any structure /combustible material.

Refer to Section International Fire Code Section 307 Open Burning,

Recreational Fires and Portable Outdoor Fireplace.

6. Accessory Parking Lots in Neighborhood Residential District. Except when approved as part of a special use permit, parking lots shall not be permitted as an accessory use in any neighborhood residential district.
7. Off Street Storage of Recreational Vehicles, Boats, and Trailers. The following provisions of this section shall govern the off street storage of recreational vehicles, boats and trailers within all zoning districts. This provision shall not apply to any property specifically licensed and zoned for sales or storage of such vehicles.
 - (a) Classification of Vehicles. Recreational vehicles, boats and trailers shall be classified as follows according to size, regardless of the use to which the vehicle is put or intended or designed to serve and regardless of any other classification system made applicable to vehicles by any other governmental body:
 - (i) Class I Vehicle. A recreational vehicle, boat or cargo trailer that does not exceed 26 feet in length, including the length of any trailer.
 - (ii) Class II Vehicle. A recreational vehicle, boat or cargo trailer that is greater than 26 feet and less than 40 feet, including the length of any trailer.
 - (iii) Class III Vehicle. A recreational vehicle, boat or cargo trailer that is 40 feet or greater, including the length of any trailer.
 - (b) Location on Lot. The parking of boats, recreational vehicles, and trailers shall not encroach onto sidewalks or other areas of public right-of-way. The parking of recreational vehicles, boats and cargo trailers shall be restricted to the locations of the lot identified as follows:
 - (i) Class I Vehicle. Any location on the lot.
 - (ii) Class II Vehicle. Within an enclosed garage, anywhere within a required rear setback, or anywhere within an interior side setback of a lot.
 - (iii) Class III. Nowhere on the lot.
 - (c) Hard Surface Requirement. Boats, recreational vehicles or cargo trailers may only be stored on hard surface areas of the lot. The hard surface requirement shall only include concrete, asphalt, paver material, grasscrete or comparable materials. Parking on grass or other non-designated areas of the lot shall be prohibited. In the rear yard, only the wheels of the boat, recreational vehicle, or cargo trailer are subject to the hard surface requirement.
 - (d) Maximum Number Permitted. The maximum number of boats, recreational vehicles or cargo trailers permitted to be stored on any lot shall be limited to a total of two (2). For purposes of enforcement, multiple recreational vehicles on a single trailer shall be considered a single recreational vehicle.

And, recreational vehicles stored within a garage will not be included toward the maximum of two (2) recreational vehicles per lot.

- (e) State of Operability. No boat, recreational vehicle or cargo trailer incapable of being driven or used for the purpose or use for which it was designed, other than a vehicle awaiting timely repair at a repair facility shall be stored on any lot. Timely repair shall be a time period no longer than thirty days.
- (f) General Storage Regulations. The following general regulations shall apply to the storage of boats, recreational vehicles and trailers.
 - (i) Permanent Location Prohibited. No vehicle shall have its wheels removed or be affixed to the ground so as to prevent its mobility.
 - (ii) Residential Use Prohibited. No vehicle shall be used for living, sleeping, or housekeeping purposes.
 - (iii) Utility Hookups. No vehicle shall be connected to any public utility except for required servicing.
 - (iv) Unsafe conditions. No vehicle shall be parked or stored so as to create a dangerous or unsafe condition. The ground under or surrounding the location wherein a vehicle is stored shall be free of noxious weeds, debris, and combustible material.
 - (v) Inoperable Vehicles. No vehicle incapable of being driven or used for the purpose or use for which it was designed, other than a vehicle awaiting timely repair shall be stored in any parking lot or parking area. Timely repair shall be a time period of no longer than thirty days.
 - (vi) Licensing and Registration. All boats, recreational vehicles and trailers shall have current license plates and any required State or City registration displayed.
 - (vii) Storage Restricted to Owner of Lot. The allowable storage of any boat, recreational vehicle or trailer shall be limited to items legally titled to the owner or tenant of the lot.
 - (viii) On Street Parking Restriction. No person shall park a boat, recreational vehicle or trailer on any City owned street for more than eight hours at one time and not between the hours of 12:00 a.m. and 8:00 a.m.
 - (ix) Trip Preparation. All boats, recreational vehicles, and trailers may be parked in the street for a period no longer than 72 consecutive hours prior to a planned trip such parking is necessary for preparation of a trip or in returning from a trip. The owner of the boat, recreational vehicle, or trailer will be responsible for notifying Ordinance Enforcement that the vehicle will be located on the street no longer than 72 consecutive hours prior to the trip and no longer than 72 consecutive hours in returning from the trip.
 - (x) Gravel Driveway. No new gravel driveways or gravel storage surfaces maybe constructed for the purposes of storing a boat, recreational vehicle or trailer. No existing gravel driveway shall be

enlarged, altered, or otherwise changed without obtaining a permit and complying with the regulations set forth in the Chapter 90.040 Driveway Construction and Curb Cuts.

- (xi) Commercial, Manufacturing, and Multi-Family Lots. The storage of boats, recreational vehicles, or trailers is prohibited on commercial, manufacturing, and multi-family lots unless otherwise permitted in the Zoning Code.
8. Stables. Private stables shall not be allowed as an accessory use except in compliance with the following restrictions:
- (a) Lot Area. A minimum lot area of two (2) acres shall be provided.
 - (b) Fenced Pasture Area. A minimum fenced pasture area of one (1) acre shall be provided for each horse. The fence shall be sufficient to contain the pastured horses.
 - (c) Location. The stable shall not be located within 100 feet of any property line.
 - (d) Sanitation. All feed shall be stored in rodent-proof containers. Manure in excess of ten (10) cubic yards shall be removed and properly disposed of. No manure shall be stored within 100 feet of any property line. All nuisance-causing conditions shall be immediately abated.
9. Antenna With Surface Areas of Ten (10) Square Feet or Less. Antenna and antenna support structures having a combined surface area not greater than ten (10) square feet, and no single dimension exceeding twelve (12) feet, shall be permitted as an accessory use.
10. Antenna, other than Amateur Radio Facilities, With Surface Areas Exceeding Ten (10) Square Feet. Except for amateur radio facilities permitted pursuant to Paragraph 9-101 D8 of this Section, antenna and antenna support structures having a combined surface area greater than ten (10) square feet, or having any single dimension exceeding twelve (12) feet, shall be permitted as an accessory use only in compliance with the following regulations:
- (a) Number Limited in Residential Districts. No more than one (1) such antenna and antenna support structure may be located on any zoning lot in any residential district.
 - (b) Height Limited. Unless attached to a building pursuant to Subparagraph (c) below, no such antenna or antenna support structure shall exceed 65 feet in height in the Industrial District or twelve (12) feet in heights in any other district; provided, however, that such antenna or antenna support structure may alone or in combination exceed these height limits only if so authorized by special permit where such a special permit is allowed by applicable zoning district regulations.

- (c) Attachment to Buildings Limited. No such antenna or antenna support structure shall be attached to a principal or accessory structure unless all of the following conditions are satisfied:
 - (i) Size. The antenna and antenna support structure shall not exceed fifteen (15) square feet in area or twelve (12) feet in any dimension.
 - (ii) Height. The antenna and antenna support structure shall not extend more than three (3) feet above the highest point of the building on which it is mounted or the maximum permissible building height, whichever is less.
 - (iii) Mounting. The antenna and antenna support structure shall not be attached or mounted upon any building appurtenance, such as a chimney. The antenna and antenna support structure shall not be mounted or attached to the front of any principal building or to the side of any building facing a street, including any portion of the building roof facing any street. The antenna and antenna support structure shall be designed to withstand a wind force of 80 miles per hour without the use of supporting guy wires.
 - (iv) Color. The antenna and antenna support structure shall be of a color that blends with the roof or building side on which it is mounted.
 - (v) Grounding. The antenna and antenna support structure shall be bonded to a grounding rod.
 - (vi) Other Standards. The antenna and antenna support structure shall satisfy such other design and construction standards as the Community Development Director reasonably determines are necessary to ensure safe construction and maintenance of the antenna and antenna support structure.
- (d) Setback from Street. No such antenna or its support structure shall be erected or maintained closer to any street than the wall of the principal building to which it is accessory that is nearest to such street.
- (e) Guy Wires Restricted. No guy or other support wires shall be used in connection with such antenna or support structure except when used to anchor the antenna or support structure to an existing building to which such antenna or support structure is attached.

11. Amateur Radio Facilities with Surface Area Exceeding Ten (10) Square Feet. Any antenna and antenna support structure having a combined surface area greater than ten (10) square feet or having any single dimension exceeding twelve (12) feet that is capable of transmitting as well as receiving signals and is licensed by the Federal Communications Commission as an amateur radio facility must satisfy each of the following conditions

- (a) Number Limited. No more than one (1) such antenna support structure with a surface area greater than ten (10) square feet or any single dimension exceeding twelve (12) feet may be located on any zoning lot.

- (b) Height Limited. No such antenna or antenna support structure shall, if ground-mounted, exceed 70 feet in height, or if attached to a building pursuant to Subparagraphs (c) below, the height therein specified.
- (c) Attachment to Buildings Limited. No such antenna or antenna support structure shall be attached to a principal or accessory structure unless all of the following conditions are satisfied:
 - (i) Height. The antenna and antenna support structure shall not extend more than 25 feet above the highest point of the building on which it is mounted.
 - (ii) Mounting. The antenna and antenna support structure shall not be attached to or mounted upon any building appurtenance, such as a chimney. The antenna and antenna support structure shall not be mounted or attached to the front of any principal building or to the side of any building facing a street, including any portion of the building roof facing any street. The antenna and antenna support structure shall be designed to withstand a wind force of 80 miles per hour without the use of supporting guy wires.
 - (iii) Grounding. The antenna and antenna support structure shall be bonded to a grounding rod.
 - (iv) Other Standards. The antenna support structure shall satisfy such other design and construction standards as the Community Development Director reasonably imposes.
- (d) Setback from Street. No such antenna or its support structure shall be erected or maintained closer to any street than the wall of the principal building to which it is accessory that is nearest to such street.
- (e) Setbacks from Adjacent Buildings. No such antenna or its support structure shall be located in any required side setback or nearer than one-half the height of the antenna and support structure to any habitable building on any adjacent property.

12. Uses Accessory to Hotels. Notwithstanding anything in this Code to the contrary, the following uses shall be deemed to be accessory to hotels; provided that such uses are located entirely within the hotel building and with no principal exterior access:

- (a) Gift shops
- (b) Barber shops
- (c) Beauty shops

~~13. Uses Accessory to Uses in the Institutional Buildings District. Notwithstanding anything in this Code to the contrary, the following uses shall be deemed to be accessory to uses in the Institutional Buildings District:~~

- (a) ~~That are permitted uses in that district; or~~
- (b) ~~For which a special permit has been lawfully issued and is in full force and effect; provided that in every case, such uses shall be located entirely within the institutional building and with no principal exterior access:~~
 - ~~(i) Eating places~~
 - ~~(ii) Outdoor seating accessory to permitted eating places~~
 - ~~(iii) Carryout eating places~~
 - ~~(iv) Drinking places accessory to permitted eating places~~
 - ~~(v) Florists~~
 - ~~(vi) Tobacco stores and stands~~
 - ~~(vii) News dealers and newsstands~~

~~14. Uses Accessory to Open Space Uses. Notwithstanding anything in this Code to the contrary, the following use shall be deemed to be accessory to uses in the Open Space uses:~~

- (a) ~~That are permitted uses in that district; or~~
- (b) ~~For which a special permit has been lawfully issued and is in full force and effect; provided that such uses shall be located entirely within the open space and with no principal exterior access:~~
 - ~~(i) Eating places~~
 - ~~(ii) Outdoor seating accessory to permitted eating places~~
 - ~~(iii) Carryout eating places~~
 - ~~(iv) Drinking places accessory to permitted eating places.~~

~~15. Accessory Day Care Centers in the Commercial, Office and Industrial Zoning Districts. Notwithstanding anything in this Code to the contrary, day care centers shall be considered permitted accessory uses in all Commercial, Office, and Industrial Districts subject to the following limitations:~~

- (a) ~~The accessory day care center shall be for the exclusive use of employees of the principal use. Day care operations serving those not employed on the premises shall be deemed a separate principal use, and so regulated in accordance with this Code.~~
- (b) ~~All requisite state and local licenses and permits regarding day care facilities shall be required for such operations.~~
- (c) ~~All regular day care activities, including any outdoor play areas, shall be located within the building setbacks for the district in which the principal use is located.~~
- (d) ~~The persons or organization operating the accessory day care center need not be employed by the owners or operators of the principal use.~~

~~16. Accessory Day Care Centers in the IB Zoning District. Notwithstanding anything in this Code to the contrary, day care centers shall be considered permitted accessory uses in the IB, Institutional Building District subject to the following limitations:~~

- ~~(a) No building additions shall be permitted for such accessory day care centers, except as authorized for the principal structure in the IB District.~~
- ~~(b) All requisite state and local licenses and permits regarding day care facilities shall be required for such operations.~~
- ~~(c) All regular day care activities, including any outdoor play areas, shall be located within the building setbacks for the IB District.~~
- ~~(d) The persons or organization operating such accessory day care center need not be employed by the owners or operators of the principal use.~~

~~17. Exterior Lighting. Any permitted accessory lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare. Except for street lights, no exterior light in or adjacent to any residential district shall be so designed, arranged or operated to produce an intensity of light exceeding one-half foot candle at any residential lot line.~~

~~18. Uses Subject to Special Restrictions. Where the District Regulations of this Code require compliance with any procedures or standards with respect to a specific use, such use shall not be established as an accessory use except in compliance with those procedures and standards.~~

~~H. Special Bulk, Setback and Space Regulations.~~

~~1. General Rule. Except as otherwise provided in this Subsections D and E, all accessory structures and uses shall comply with, and be included in calculating compliance with, all bulk, setback and space requirements applicable in the district in which they are located.~~

~~2. Special Height Limitation.~~

- ~~(a) General. No accessory structure shall exceed fifteen (15) feet in height measured from grade when located in any setback required for any principal structure.~~
- ~~(b) Flagpoles. Notwithstanding the otherwise applicable height limitations in the district, flagpoles may extend to a height of ten (10) feet above the highest point of the roof of the principal structure.~~

- (c) ~~Antennas. Notwithstanding the otherwise applicable height limitations in the district, the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Paragraph 9-101 D of this Section.~~

~~I. Use Limitations.~~

- ~~1. Every accessory structure or use shall comply with the use limitations applicable in the zoning district in which it is located.~~
- ~~2. No accessory structure or use shall be construed, established or maintained on any lot prior to the substantial completion of construction of the principal structure to which it is accessory.~~

9-102: HOME OCCUPATIONS

- A. Authorization. Subject to the limitations of this section 9-102, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted to any dwelling unit.
- B. Use Limitations.
1. Employee Limitations.
 - (a) The entrepreneur of every home occupation shall be domiciled in the dwelling unit where such occupation is conducted. In addition, where a day care nursery is operated as a home occupation, the principal provider of day care shall be domiciled in the dwelling where such day care nursery is operated.
 - (b) No person who is not domiciled in the dwelling unit where a home occupation is conducted shall be employed in connection with, or otherwise participate in the operation of, such occupation. This limitation shall not apply to employees who do not work at the dwelling unit devoted to such occupation.
 2. Structural Limitations.
 - (a) No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit, including the enlargement of public utility services beyond that customarily required for residential use.
 - (b) No separate entrance shall be provided in connection with the conduct of any home occupation in a principal structure.
 3. Occupational Limitations.

- (a) No activity shall be conducted on a residential lot unless it is conducted wholly within a principal dwelling unit or permitted accessory structure.
- (b) No more than a total of 480 square feet of floor area (exclusive of garage floor area devoted to permissible parking of a vehicle used in connection with the home occupation) of any dwelling unit or any permitted accessory structure shall be devoted to the conduct of a home occupation.
- (c) No stock in trade shall be displayed or sold on the premises of any home occupation except as part of a garage sale, and subject to the garage sale regulations in Paragraph 9-103 D1 of this Code.
- (d) No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare, emissions, odor or radiation outside the dwelling unit or any permitted accessory structure that is greater or more frequent than that typical of equipment used in connection with residential occupancy shall be used in connection with any home occupation.
- (e) No outdoor storage shall be allowed in connection with any home occupation.
- (f) No refuse in excess of the amount allowable for regular residential pick-up shall be generated by any home occupation.
- (g) Vehicles used in connection with any home occupation shall be subject to the requirements of Paragraph 9-101 D4 of this Article.

4. Signage and Visibility.

- (a) No sign other than as permitted pursuant to Paragraph 9-106 F3 shall advertise the presence or conduct of the home occupation.
- (b) Except for the identification sign permitted in Subparagraph C4(a) above, no home occupation shall be in any manner visible or apparent from any public or private street.

5. Traffic Limitations. No home occupation shall generate more traffic than is typical of residences in the area.

6. Nuisance-causing Activities. In addition to the foregoing specific limitations, no home occupation shall cause any nuisance or be noxious, offensive or hazardous.

~~Certification Requirements. Every home occupation that requires state or federal certification shall be required to submit such certification to the city.~~

9-104: Off-Street Parking

- C. Authorization. No off-street parking is required. Subject to the limitations of this section 9-104 and paragraphs 9-101 d3, d4, d5 off-street parking is permitted as an accessory use in all districts. Off-street parking as a principal use is permitted only when expressly authorized by the regulations applicable to the district in question.
- D. General Requirements.
1. Driveway Requirements.
 - (a) Maximum Number of Driveways Allowed.
 - (i) Only one driveway ingress and egress point onto public or private right-of-way shall be permitted per lot in any neighborhood residential zoning district, except that if any such lot has a minimum front lot width of 90 feet or more, then a circular drive consisting of two ingress and egress points onto public or private right-of-way driveway may be allowed.
 - (ii) All other uses shall be allowed the number of driveways as approved by the Planning and Zoning Commission
 - (b) Driveway Widths.
 - (i) The maximum width for driveways in any neighborhood residential zoning district shall be ~~20 feet at the property line and~~ 26 feet at the street where the garage is located within 30 feet of the property line. Garages located greater than 30 feet from the property line and circle drives shall be 10 feet from the property line and 16 feet at the street.
 - (ii) Where a three-car garage is located within 30 feet of the property line, the driveway shall not exceed ~~30 feet at the property line and~~ ~~36~~ 35 feet at the street.
 - (iii) No driveway shall encroach upon any portion of the parkway in front of the adjoining property.
 - (iv) The maximum width for driveways for all other uses shall be approved by the Planning and Zoning Commission.
- E. Design and Maintenance. Every parking lot and garage shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:

Location on Lot. Except as provided in the applicable district regulations of this Code, off-street parking spaces may be provided on surface lots, underground, under building, in single level parking garages, or in multiple level parking garages. Parking lots and may be located in any required setback. See also Paragraph 9-101 D for additional regulations concerning the storage of vehicles in residential districts.

12-206: DEFINITIONS

A-FRAME OR SANDWICH BOARD SIGN. A professionally made, portable, temporary sign, constructed of exterior grade, rigid, weather resistant and durable material such as metal or other non-combustible material and consisting of two sign faces placed together at an angle of 90 degrees or less to form an “A” shape structure which tapers from a wide base to a narrow top.

ABUT. To touch, to lie immediately next to, to share a common wall or lot line or to be separated by only a street, alley or drainage course.

ACCESSORY BUILDING, STRUCTURE OR USE. ~~See Section 9-101 of this Code.~~

1. Is subordinate in area, extent and purpose to, and serves, a principal structure or use;
2. Is customarily found as an incident to such principal structure or use;
3. Contributes to the comfort, convenience or necessity of those occupying, working at or being served by such principal structure or use;
4. Is, except as otherwise expressly authorized by the provision of this Code, located on the same zoning lot as such principal structure or use; and
5. Is under the same ownership and control as the principal structure or use.

ADJACENT. To lie near, close to, or in the vicinity.

ADDRESS SIGN. A type of integral sign or other building sign which contains a sequence of numbers and/or letters used to identify the locations of buildings.

AIRPORT. Any premises used for the landing and take-off of aircraft of any kind including appurtenant land and structures.

City of Oak Forest – Zoning Code	C = Cor	LEGEND
	GRD = C	
	O = Offi	
	I = Indu	
	OS = Op	
	IB = Ins	
Appendix A: Zoning Table of Uses¹	R = Res	S Special
		P Permitted
For further explanation of uses visit: www.census.gov/eos/www/naics/		

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
------	------------	----	----	----	-----	----	----	----	----	----	----	----	----	----	----

Accommodations

Hotels	721110	P	P	P	S	P	P								
Hotel, Extended Stay	-	P	P	P	S	P	P								
Motel	721110	P	P	P	S	P	P								
Motel, Extended Stay	-	P	P	P	S	P	P								

Arts, Entertainment and Recreation

Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures	711410	P	P	P	P	P	P								
Boarding Horses	115210							S							
Bowling Centers	71395	P	P	P	P	P	P								
Fitness and Recreational Sports Centers	713940	P	P	P	P	P	P	P							
Golf Courses and Country Clubs	713910							P							
Golf Courses, Miniature	713990	P	P	P	P	P	P	P							
Horseback Riding Recreational	713990							S							
All Other Indoor Amusement & Recreation Industries (Indoor)	713990	P	P	P	P	P	P								
Archery or Shooting Range	713990	S	S	S	S	S	S	S							
Horseshow Organizers with Facilities	711310							S							
Promoters of Performing Arts, Sports, and similar events without facilities	711320	P	P	P	P	P	P								
Training Horses	115210							S							
Video Game Arcades (excluding gambling)	713120	P	P	P	P	P	P	S							

Educational Services

Business and Computer Management Training	6114	P	P	P	P	P	P		P	S	S	S	S	S	S
Technical and Trade Schools	6115	P	P	P	P	P	P		P	S	S	S	S	S	S
Other Schools and Instruction	6116	P	P	P	P	P	P		P	S	S	S	S	S	S
Colleges, Universities, and Professional Schools	6113	S	S	S	S	S	S		P	S	S	S	S	S	S
Educational Support Services	611710	P	P	P	P	P	P		P	S	S	S	S	S	S
Elementary and Secondary Schools	6111	S	S	S	S	S	S		P	S	S	S	S	S	S
Junior Colleges	6112	S	S	S	S	S	S		P	S	S	S	S	S	S

Finance and Insurance

Check Cashing Services	522390	P	P	P	P	P	P								
Commercial Banking, Savings Institutions, and Credit Unions	5221	P	P	P	P	P	P								

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Funds, Trusts, and other Financial Vehicles	525	P	P	P	P	P	P								
Insurance Activities and Related Activities	524	P	P	P	P	P	P								
Mortgage and Nonmortgage Loan Brokers	522310	P	P	P	P	P	P								
Nondepository Credit Intermediation (excluding Consumer Lending (522291))	5222	P	P	P	P	P	P								
Pawnshops and Short-Term Inventory Credit Lending ⁴	522298	P	P	P	P	P	P								
Securities, Commodity Contracts, and Other Financial Investments and Related Activities (excluding Miscellaneous Intermediation (523910) and Miscellaneous Financial Investment Activities (523999))	523	P	P	P	P	P	P								
Food Services and Drinking Places															
Banquet Halls with Catering Staff	722320	S	S	S	S	S	S								
Caterers	722320	P	P	P	P	P	P								
Full Service Restaurants	7221	P	P	P	P	P	P	S ¹⁵	S ¹⁵	S	S	S	S	P	P
Hall and Banquet Room, non-residential rental or leasing	531120	S	S	S	S	S	S								
Limited Service Eating Places	7222	P	P	P	P	P	P	S ¹⁵	S ¹⁵	S	S	S	S	P	P
Healthcare and Social Assistance															
Child Day Care Services ⁹ (excluding babysitting services in providers own home)	6244	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵		
Community Care Facilities for the Elderly	6233	P	P	P	P	P	P		S	S	S	S	S	S	S
General Medicine and Surgical Hospitals	6223	P	P	P	P	P	P		S	S	S	S	S	S	S
Home Health Care Services	6216	P	P	P	P	P	P								
Medical and Diagnostic Laboratories	6215	P	P	P	P	P	P								
Nursing Homes ⁸	6231	P	P	P	P	P	P		S	S	S	S	S	S	S
Offices of Dentists	6212	P	P	P	P	P	P								
Offices of Other Health Practitioners	6213	P	P	P	P	P	P								
Offices of Physicians	6211	P	P	P	P	P	P								
Information															
Internet Publishing and Broadcasting	516	P	P	P	P	P	P			S	S	S	S	S	S
Libraries	519120	P	P	P	P	P	P		P	S	S	S	S	S	S
Movie Theaters	512131	P	P	P	P	P	P								
Movie Theaters Drive-In	512132	P	P	P		P	P								
Newspapers, Periodical, Book, and Directory Publishers (excluding printing)	511	P	P	P	P	P	P		S	S	S	S	S	S	S
Newspapers, Periodical, Book, and Directory Publishers (including printing)	511	P	P	P	P	P	P		S						

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Radio and Television Broadcasting	515112	P	P	P	P	P	P		S	S	S	S	S	S	S
Wired Telecommunications Carriers	5171	Subject to the provisions set forth in Chapter 156 and Article IX.													
Wireless Telecommunication Carriers	5172	Subject to the provisions set forth in Chapter 156 and Article IX.													
Manufacturing															
Apparel	315						P								
Asphalt Paving, Roofing, and Saturated Materials	32412						P								
Beverage	3121						P								
Cannabis Craft Grower	-	S	S	S	S	S	P								
Cannabis Cultivation Center	-						P								
Cannabis Processor Center	-						P								
Cannabis Infusion Facility	-						P								
Cement and Concrete Product	3273						P								
Ceramic Wall and Floor Tile	327122						P								
Clay Building Material and Refractories	32712						P								
Computer and Electric Product	334						P								
Cut Stone and Stone Product	327991						P								
Cutlery and Handtool	3322						P								
Electrical Equipment, Appliance, and Component	335						P								
Food	311						P								
Furniture and Related Product	337						P								
Glass and Glass Product	3272						P								
Leather and Allied Product	316						P								
Machinery	333						P								
Miscellaneous	339						P								
Motorcycle, Bicycle, and Parts	336991						P								
Motor Vehicle Body and Trailer	3362						P								
Motor Vehicle Parts	3363						P								
Motor Vehicle	3361						P								
Other Wood Product	3219						P								
Paint, Coating, and Adhesive	3255						P								
Paper	322						P								
Plastics and Rubber Product	326						P								
Pottery, Ceramics, and Plumbing Fixture	32711						P								
Printing Ink	32591						P								
Printing and Related Support Activities	323						P								
Sawmills and Wood Preservation	3211						P								
Soap, Cleaning Compound, and Toilet Preparation	3256						P								
Textile Mills	313						P								
Textile Product Mills	314						P								
Veneer, Plywood, and Engineered Wood Product	3212						P								
Other Services															
Administrative and Support Services	561	P	P	P	P	P	P								

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Animal Grooming Services	812910	P	P	P	P	P	P								
Appliance Repair and Maintenance	811412	P	P	P	P	P	P								
Automotive Body, Paint, and Interior Repair and Maintenance	811121	S	S	S		S	P								
Automotive Glass Replacement Shops	811122	S	S	S		S	P								
Automotive Mechanical and Electrical Repair and Maintenance	811111	S	S	S		S	P								
Automotive Oil Change and Lubrication Shops	811191	S	S	S		S	P								
Business Associations	813910	S	S	S	S	S	S		P	S	S	S	S	P	P
Cannabis Lounge		P	P	P	P	P	P								
Car Washes	811192	S	S	S		S	S								
Cemeteries and Crematories	812220							S		S	S	S	S	S	S
Clothing Repair Shops, alterations only	811490	P	P	P	P	P	P								
Coin Operated Laundries and Drycleaners	812310	P	P	P	P	P	P								
Consumer Electronics Repair and Maintenance	811211	P	P	P	P	P	P								
Consumer and Industrial Machinery and Equipment Maintenance and Repair	811310						P								
Day Spas	812199	P	P	P	P	P	P								
Diet and Weight Reducing Centers, non-medical	812191	P	P	P	P	P	P								
Dry-cleaning and Laundry Services	812320	P	P	P	P		P								
Footwear and Leather Repair	81143	P	P	P	P	P	P								
Funeral Homes	812210	S	S	S	S	S	S								
Hair, Nails, and Skin Care Services	81211	P	P	P	P	P	P								
Industrial Launderers	812332						P								
Jewelry Repair Shops without retailing new jewelry	811490	P	P	P	P	P	P								
Parking Garages, automobile (privately owned)	812930	S	S	S	P	S	S		S						
Parking Garages, automobile (publicly owned)	812930	P	P	P	P	P	S		S	S	S	S	S	S	S
Pet Boarding Services	81291	P	P	P	S	P	P								
Professional, Scientific, and Technical Services	541	P	P	P	P	P	P								
Psychic Readings	812990	P	P	P	P	P	P								
Religious, Non-for-Profit, Professional, Fraternal and Civic Organizations	813	S	S	S	S	S	S		P	S	S	S	S	P	P
Reupholstery and Furniture Repair	81142	P	P	P	P	P	P								
Specialty Trade Contractors	238	P	P	P	P	P	P								
Tanning Salons	812199	P	P	P	P	P	P								
Tattoo Parlor	812199	P	P	P	P	P	P								

Other

Accessory Uses	-	Subject to the provisions set forth in Article IX.													
Drive Thru facilities associated with retail establishment	-	S	S	S	S	S	S								

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Outdoor storage ^{15 16} accessory to a retail trade located in the C1 thru C3-districts of this zoning ordinance	-	S	S	S		S	S		P						
Planned Unit Development	-	S	S	S	S	S	S		S	S	S	S	S	S	S
Public Parks and Playgrounds	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	-	Subject to the provisions set forth in Section 9-102.													
Outdoor Patios when accessory to commercial establishment ^{12 15}	-	P	P	P	P	P	P	S	S	S	S	S	S	S	S
Temporary Uses	-	Subject to the provisions set forth in Section 9-103.													
Public Administration															
Fire Departments	922160	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Other General Government Support	921190	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Mayor's Offices	921110	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Police Departments	922120	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Public Works Facilities	-	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Real Estate Rental, and Leasing															
Consumer Electronics and Appliances Rental	53221	P	P	P	P	P	P								
Formal Wear and Costume Rental	53222	P	P	P	P	P	P								
Office Machinery and Equipment Rental and Leasing	53242	P	P	P	P	P	P								
Offices of Real Estate Agents and Brokers	531210	P	P	P	P	P	P								
Passenger Car Rental and Leasing	5321	S	S	S		S	S								
Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	53212	S	S	S		S	S								
Video Tape and Disc Rental	53223	P	P	P	P	P	P								
Retail Trade															
All Other Miscellaneous Store Retailers (except Firework Shops (453998))	453998	P	P	P	P	P	P								
Art Dealers	45392	P	P	P	P	P	P								
Automobile Dealers ⁷	441		S	S			S								
Automotive Parts, Accessories, and Tires Stores	4413	P	P	P		P	P								
Beer, Wine, and Liquor Stores	4453	P	P	P	P	P	P			S	S	S	S	P	P
Boat Dealers	441222		S	S			S								
Clothing and Clothing Accessories Stores	448	P	P	P	P	P	P								
Cosmetics, Beauty Supplies, and Perfume Stores	44612	P	P	P	P	P	P								
Electronics and Appliance Stores	443	P	P	P	P	P	P								
Electronic Shopping and Mail Order Houses	454	P	P	P	P	P	P								
Florists	4531	P	P	P	P	P	P		S ¹⁵						
Food and Beverage Stores (excluding Beer, Wine, and Liquor Stores (445310))	445	P	P	P	P	P	P			S	S	S	S	P	P
Food (Health) Supplement Stores	446191	P	P	P	P	P	P								

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Furniture and Home Furnishing Stores	442	P	P	P	P	P	P								
Garden Centers	444220	P	P	P	P	P	P								
Gasoline Stations with Convenience Stores	447110	S	S	S		S	S								
Gasoline Stations without Convenience Stores	447190	S	S	S		S	S								
General Merchandise Stores (excluding Home and Auto Supply Stores (452990))	452	P	P	P	P	P	P								
Hardware Stores	444130	P	P	P	P	P	P								
Home Improvement Centers	44411	P	P	P	P	P	P								
Adult-Use Cannabis Dispensary ⁵	453998	P	P	P	P	P	P								
Office Supplies, Stationary, and Gift Stores	4532	P	P	P	P	P	P								
Optical Goods Stores	44613	P	P	P	P	P	P								
Other Building Material Dealers	444190	S	P	P	P	P	P								
Paint and Wallpaper Stores	44412	P	P	P	P	P	P								
Pet and Pet Supplies Stores	45391	P	P	P	P	P	P								
Pharmacies and Drug Stores	4461	P	P	P	P	P	P								
Recreational Vehicle Dealers	441210		S	S			S								
Sexually Oriented Businesses ¹⁰	3256						S								
Sporting Goods, Hobby, Book, and Music Stores (excluding Gun Shops and Gunsmith Shops retailing guns (451110), and the retail sale of firearms and ammunition)	451	P	P	P	P	P	P								
Gun Shops & Gunsmith Shops ¹	451110	S	S	S	S	S	S								
Tobacco Stores ⁶	453991	P	P	P	P	P	P		S ¹⁵						
Used Merchandise Stores	453	P	P	P	P	P	P								

Residential

Mobile Home Parks	-	Subject to the provisions set forth in Chapter 158.													
Senior Citizen Housing ¹¹	-													S	S
Multi-Family Dwellings (including townhomes)	-	S	S	S	P	S	S			S	S	S	S	P	P
Mixed-Use ¹³		P	P	P	P	S	S			S	S	S	S	P	P
Two-family Dwellings		S	S	S	P	S	S			P	P	P	P	P	P
Community Residences ³										P	P	P	P	P	P
Single-Family Dwellings	-			P ¹⁴						P	P	P	P	P	P

Transportation and Warehousing

Cannabis Transporter							P								
General Warehousing and Storage	49311						P								
Lessors of Miniwarehouses & Self Storage Units	531130	S	S	S		S	P								
Motor Vehicle Towing, when accessory to an automotive repair and maintenance facility	48841	S	S	S		S	P								
Packing and Crating	488991						P								
Postal Services	491	P	P	P	P	P	P		P	S	S	S	S	S	S

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Refrigerated Warehousing and Storage (excluding farm product warehousing and storage)	49312						P								
Health Care and Social Assistance															
Support Group Service Centers	624190						S								
Wholesale Trade															
Wholesale Trade - Durable Goods (not including ammunition, firearms, guns (423910, 423990), or fireworks (423920))	423						P								
Wholesale Trade - Nondurable Goods (not including farm product raw materials (44420), or petroleum and petroleum products (425120, 424720))	424						P								

¹ Notwithstanding anything to the contrary in this Appendix A, any property that is (1) located in I1 Industrial District and (2) has frontage along either Harlem Avenue or 167th Street may be used in accordance with the use and bulk regulations set forth in Appendix B (C3).

² All Gun shops must be ancillary to “NAICS 713990 Archery or Shooting Range” or “NAICS 451 – Sporting Goods Retail”

³ Community Residence are subject to the provisions set forth in Section 9-203.

⁴ All subject uses shall not be located within 3,000 feet of any other subject use and shall not be located within 250 feet of any residential district parcel line, which shall be measured in a straight line from the nearest exterior wall of the existing subject use establishment to the proposed establishment or district line.

⁵ The number of Adult-Use Cannabis Dispensaries within the City of Oak Forest’s corporate boundaries shall not exceed 5 locations

⁶ Any person entering NAICS 453991 Tobacco Stores must be 21 and older unless accompanied by an adult 21 or older.

⁷ Automobile Dealerships both new and used are subject to the provisions set forth in Section 9-202. Industrial uses are exempt from these provisions.

⁸ Nursing Homes are subject to the provisions set forth in Section 9-205.

⁹ Child Day Care Service are subject to the provisions set forth in Section 9-204.

¹⁰ Sexually Oriented Uses are subject to the provisions set forth in Section 9-301.

¹¹ Senior Citizen Housing Regulations are subject to the provisions set forth in Section 9-206

¹² Outdoor Patios are subject to the provisions set forth in Section 9-207

¹³ A minimum of 80% of the building's ground floor frontage must be non-residential space in non-residential districts

¹⁴ Single-family Detached Dwelling Units are permitted subject to the provisions in Section 5-108(B)

¹⁵ Use is required to be an accessory to a principle use and is subject to the provisions in Section 9-101

¹⁶ Outdoor storage is subject to the provisions set forth in Section 9-107

City of Oak Forest – Zoning Code Appendix B: Bulk, Space, and Setback Requirements²		C = Commercial Districts													
		GRD = Gateway Redevelopment District													
		O = Office District													
		I = Industrial District													
		OS = Open Space													
		IB = Institutional Buildings													
		R = Residential Districts													
Bulk, Space, and Yard Requirements	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6	
Maximum Height (Whichever is less)															
Feet	35	35	45	45	65	50	45	45	35	35	35	35	35	35	
Stories	2	2	3	3	4	3	3	3	2.5	2.5	2.5	2.5	3	3	
Minimum Lot Area & Dimensions															
Total Lot Area (Square feet)	6,250	8,500	6,235	N/A	20,000	10,000	40,000 ¹	75,000	10,000	6,600	8,000	5,300	7,500	7,500	
Gross Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10,000	6600	8000	5300	2,000	1,750	
Lot Width (Feet)	50	60	50	N/A	50	100	200 ¹	300	80	60	50	50	50	50	
Minimum Setbacks															
Front / Corner Setback	35	25	0	0	30	10	30	35	30	25	25/15	20/15	25	25	
Interior Side Setback	0	5	0	N/A	5	5	20	20	8	6	5	5	5	5	
Interior Setback Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	16	12	12	N/A	N/A	
Rear Setback	20	20	25	N/A	30	20	20	20	40	30	30	20	25	25	
Lot Coverage Ratio															
Maximum Lot Coverage (Percentage of lot) ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	50%	50%	50%	50%	50%	
Maximum Building Coverage (Percentage of lot)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	45%	35%	35%	35%	N/A	N/A	

¹ In the OS District Neighborhood Playgrounds have a minimum lot area of 5,000 SF and no lot width requirements

² All Bulk, Space, and Setback requirements are subject to the provisions set forth in Section 9-108.

³ Maximum Lot Coverage Percentage can be increased subject to submitting a site drainage plan after an onsite inspection has been completed by the City and obtaining approval from the Community Development Director and City Engineer.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: October 14, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Resolution 2025-10-0499R Supporting and Consenting to a Renewal Application to the Cook County Assessor of a Class 8 Incentive Application for the property commonly known as 15325 S. 70th Court

Streetview



Background

The petitioner, Robert Zaborniak, owns the property located at 15325 S. 70th Court. The original class 8 incentive was approved in 2013 by recommendation of the City, and is reaching the end of its existence. The subject property functions as a single-unit of a multi-unit industrial building. The applicant is proposing to continue the existing use as it exists today.

The Class 8 provides the unit owner the ability to keep their annual operating expenses at a reasonable level. The units have enjoyed stability based on the Class 8. This stability is what the City is continuing to look for.

Analysis

Staff analyzes the following criteria when considering a Class 8 incentive request:

Real estate is eligible for Class 8 status under the following conditions:

1. The real estate is used primarily for "commercial purposes".
2. There is either (a) new construction, (b) substantial rehabilitation, or (c) substantial reoccupancy of "abandoned" property.
3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections of this Bulletin.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property.

Recommendation

The Economic Advisory Council recommended the approval of the Class 8 Incentive Renewal.

Action Requested

Approval of Resolution 2025-08-0460R

CITY OF OAK FOREST

RESOLUTION NO. 2025-10-0499R

A RESOLUTION SUPPORTING AND CONSENTING TO A RENEWAL APPLICATION TO THE
COOK COUNTY ASSESSOR OF A CLASS 8 PROPERTY TAX INCENTIVE APPLICATION FOR
THE PROPERTY COMMONLY KNOWN AS 15325 S. 70TH COURT

(Robert Zaborniak – BZ Heating & Air, Inc.)

Passed by the City Council, October 14, 2025

Printed and Published, October 14, 2025

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. 2025-10-0499R

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

A RESOLUTION SUPPORTING AND CONSENTING TO A RENEWAL APPLICATION TO THE COOK COUNTY ASSESSOR OF A CLASS 8 PROPERTY TAX INCENTIVE APPLICATION FOR THE PROPERTY COMMONLY KNOWN AS 15505 S. CICERO AVENUE UNIT 1A

(Robert Zaborniak – BZ Heating & Air, Inc.)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Robert Zaborniak (“Property Owner”), of the property commonly known as 15325 S. 70TH Court, which property is located in Bremen Township and is legally described in Exhibit A, attached to and, by this reference, made a part of this Resolution (“Property”).

The Property is located in a commercial district that has been targeted by the City for new growth and has previously passed a Resolution in support of a Class 8 incentive for the petitioner to occupy a building on the property. The City, by adoption of this Resolution, expressly supports and consents to the Property Owner applying for and receiving renewal of the existing Class 8 property tax incentive and finds that such property tax incentive is necessary for the continued occupancy of the property.

Section 2. SUPPORT AND CONSENT.

Subject to the conditions set forth in Section 3 of this Resolution, the corporate authorities hereby support and consent to the Owner applying for and receiving a Class 8 property tax incentive for the Property and find that such property tax incentive is necessary to facilitate the Property Owner’s continued occupation of the property.

Section 3. CONDITION.

The approval granted in Section 2 of this Resolution shall be limited to the renewal term of the Class 8 property tax incentive period established by the Assessor, and shall in no way guarantee approval of subsequent applications by the Owner for an extension of the Class 8 assessment classification for the Property that may be offered by the Assessor.

ADOPTED

This 14th Day of October, 2025

APPROVED By Mayor

This 14th Day of October, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				

EXHIBIT A
Property Legal Description

UNIT NUMBER 6 IN 15311-29 SOUTH 70th COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE LOTS 5 AND 6 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90073687. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as 15325 S. 70th Court, Orland Park, IL. 60452

P.I.N.s: 28-18-100-050-1006

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

August 1, 2025

Mr. Paul Ruane
Director of Economic & Community Development
City of Oak Forest
15440 S. Central Avenue
Oak Forest, IL 60452

Re: Request for Renewal Class 8 Property Tax Incentive
PIN: 28-18-100-050-1006
Address: 15325 70th Court, Oak Forest
Applicant: Robert Zaborniak/BZ Heating & Air, Inc.

Dear Paul:

Our client, Robert Zaborniak, owns the approximate 2,748 square foot industrial condominium unit located at 15313 70th Court, Oak Forest. The current Class 8 Property Tax Incentive is reaching the end of its 10th year. We are therefore respectfully requesting that the City of Oak Forest issue a Resolution supporting the renewal for an additional term.

BZ Heating and Air, Inc. operated out of 15327 70th Court until Rainbow International, original Class 8 holder, sold the condo unit to our client. BZ heating expanded by 1,000 feet by moving. BZ Heating & Air, Inc. is small business operator. Our client believes the Class 8 Tax Incentive is vital to his small business where he made a major investment in Oak Forest. Without the Class 8, he would have not purchased the condo unit and would have had to expand elsewhere. If our client has any chance of economic growth, the taxes will need to be at the Class 8 Tax Incentive level.

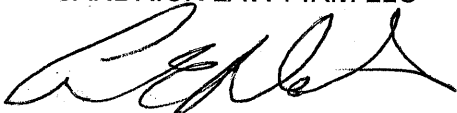
We attached a copy of the Class 8 Renewal Application that we file with the Assessor's office.

We are respectfully requesting that the City of Oak Forest issue a Resolution supporting the renewal for the Class 8 Property Tax Incentive for an additional ten-year term.

Should you need any additional information or documentation, please feel free to give me a call. I thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson
Director of Economic Development