

CITY OF OAK FOREST  
CITY COUNCIL MEETING

Tuesday

January 11, 2021

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

*Present:* Alderman Gray  
Alderman Wolf  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel

*Also Present:* City Clerk John F. Janozik  
City Administrator Timothy Kristin  
Police Chief Jason Reid  
Fire Chief Gary Kasper  
Building Commissioner Mike Forbes  
Economic Director Ed Cage  
Community Planner Paul Ruane

*Absent:* Alderman Simon  
Alderman Selman

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**3. ANNOUNCEMENTS**

The Acorn Public Library will host a community blood drive on Tuesday, January 18, from 3pm - 6:30m. You can visit the library's website at [acornlibrary.org](http://acornlibrary.org) to schedule an appointment.

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Musical entertainment for the Senior Commission monthly luncheon on January 27, at 11am at Park Place at Central. Tickets are \$5 and can be purchased at City Hall.

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If you are having trouble paying your water bill or waste water bill, you may be eligible to receive a benefit of up to \$1,500 through CEDA,

the new Illinois Low Income Household Water Assistance Program. For more information visit the CEDA website or call (800) 571 - 2332.

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Mayor Kuspa would like everyone to save the date for the 13<sup>th</sup> Annual Oak Forest Fleadh on Saturday, March 5<sup>th</sup>. There is a new route for the 5k run/walk, a family parade on Central Avenue, activities for the kids at the Park District, and more. For more information contact the Chamber of Commerce at their website, oc-chamber.org.

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A special thanks to Formella and Sons Inc., for the donation of hand sanitizer to the City of Oak Forest. It was well received and very timely, so we really appreciate that donation.

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**4. MOTION TO ESTABLISH CONSENT AGENDA**

Alderman Emmett made the motion to establish consent agenda.

Alderman Danihel seconded.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
Alderman Wolf			Alderman Simon
			Alderman Selman

The motion to establish consent agenda carried 5/5.

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**5. CONSENT AGENDA**

A. Approval of Minutes

- 1. City Council - December 14, 2021

B. Consideration of the following Lists of Bills dated:

- 1. Regular Bills: FY 2021-22 - January 11, 2022
- 2. Supplemental Bills: FY 2021-22 - January 11, 2022

C. Consideration of the following minutes:

- 1. Oak Forest Police & Fire Commission - August 12, 2021  
October 27, 2021  
November 22, 2021  
November 27, 2021
- 2. Planning & Zoning Commission - December 15, 2021
- 3. Oak Forest Cable Commission - November 11, 2021
- 4. Emergency Telephone System Board - December 7, 2021

D. Consideration of the following reports:

- 1. Baxter & Woodman Project Status Report - December 16, 2021

Alderman Danihel made the motion to approve Consent Agenda.

Alderman Hortsman seconded.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
Alderman Wolf			Alderman Simon
Alderman Emmett			Alderman Selman
Alderman Hortsman			

The motion to approve Consent Agenda carried 5/5.

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**6. ADMINISTRATION**

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A. Approval of Garrick Kasper as Oak Forest Fire Chief. The attached memo from Mayor Kuspa, dated January 6, 2022, provides supporting details.

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Alderman Wolf made the motion to approve the appointment.

Alderman Danihel seconded.

Mayor Kuspa spoke on behalf of Deputy Chief Kasper, and highly recommended him for Fire Chief.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			Alderman Selman
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			Alderman Simon

The motion to approve the appointment to Fire Chief carried 5/5.

Mayor Kuspa continued by adding they will immediately move forward with posting the Deputy Chief position and Chief Kasper will be working with City Administrator Kristin to make sure all Oak Forest Firefighters know as Mayor Kuspa would like to promote from within.

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**7. HUMAN RESOURCES**

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A. Approval or renewal of contract with Tactical Athlete Health and Performance Institute, LLC (Rebound)

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City Administrator Kristin explained that this is a renewal for their contract, which has switched from an a la cart model to a subscription model this year. This program was introduced through our insurance carrier in 2019. This program is designed, and intended, to help our employees who incur injuries, on and off the job, seek the best medical treatment through the best doctors. This is an additional expense this year because they moved to a subscription service. Our out-of-pocket to continue the service would be \$8,667 after a grant from our insurance carrier, assisting us with the cost. Mayor Kuspa verified the cost is \$12,381 but the city risk management partner will pay 30% of it, because they feel that strongly about this program. Administrator Kristin said correct, that the city is doing this as an additional insurance premium this year, and will evaluate to see if it's a cost benefit to the city.

Alderman Emmett made the motion to approve the contract.

Alderman Hortsman seconded.

**Roll Call vote was taken as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			Alderman Selman

The motion to approve the contract carried 5/5.

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**8. COMMUNITY DEVELOPMENT**

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- A. Approval of Ordinance No. 2022-01-08850 authorizing an addendum to the Preliminary Development Agreement with 4816 W. 157<sup>th</sup> Street for the sale of property at 15644 South Cicero Avenue, 4820 West 157<sup>th</sup> Street, and 15659 South Lamon Avenue. The attached memo from

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Director of Community and Economic Development, Ed Cage, AICP, dated January 11, 2022, provides supporting details.

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Alderman Wolf made the motion to approve Ordinance No. 2022-01-08850.

Alderman Emmett seconded.

Economic Director Cage explained this is an extension for 150 days for the developer to complete finalizing their documents. We have a written request by their legal representative and they are looking to start construction this summer.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Wolf			Alderman Selman
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			Alderman Simon

The motion to approve Ordinance No. 2022-01-08850 carried 5/5.

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B. Approval of Ordinance No. 2022-01-08840 annexing property commonly known as 16426 Kedvale Avenue. The attached memo from Community Planner Ruane, dated January 11, 2022, provides supporting details.

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Alderman Gray made the motion to approve Ordinance No. 2022-01-08840.

Alderman Danihel seconded.

Community Planner Ruane gave a quick clarification, in the Agenda as well as the original packet that went out, the address was notified as 16425 S. Kedvale when it is 16426 S. Kedvale.

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Planner Ruane provided a handout presentation to Council, and explained the proposed annexation of 2 acres within the Industrial District. Looking at future land use, from the comprehensive plan, is also showing that entire area including the residence to become future industrial use. Everything on the West side of Kildare up to the single-family homes begin after the community college parking lots in the back. This is an opportunity to get a property that is completely landlocked within our boundaries; bringing in and helping out a business that is already here and starting to make improvements and future expansion.

Alderman Emmett asked, if they use this, what their entryway is going to be, off Kilbourn or Kedvale. Planner Ruane explained there is a water system that cuts through the backs of these properties, so that will be determined and will be something that requires a site plan approval through Planning & Zoning.

Alderman Hortsman asked if the other R1 is not being annexed because someone lives there. Planner Ruane said it is already annexed, and that's why it has zoning.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Gray			Alderman Simon
Alderman Wolf			Alderman Selman
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve Ordinance No. 2022-01-08840 carried 5/5.

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C. Approval of Ordinance No. 2022-01-08830 authorizing a Special Use Permit for an automobile dealership, Elite Pro Automotive, located at 15350 - 15360 S. Cicero Avenue. The attached memo from Community Planner Ruane, dated January 11, 2022, provides supporting details.

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Alderman Emmett made the motion approve Ordinance No. 2022-01-08830.

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Alderman Hortsman seconded.

Community Planner Ruane explained that this proposal is a use of multiple properties. He provided a handout to Council that covered location of the properties; the acquisition of Sergio's; the use of an auto dealer set to city standards; and landscaping and signage. Planner Ruane then covered the additional conditions set first being providing a landscape plan, which an example of was included in the hand out. The second condition is holding the applicant to the updates requested on the site plan that was proposed on December 14<sup>th</sup>. A maximum of 50 cars can be sold on the parking lot, which was configured by the amount of parking spaces proposed on the site as well as in addition to the overflow provided from Sergio's. There are still regulations in place for Sergio's from when Alderman Emmett asked for up to date license plates and no junk vehicles. The drive-in canopy will be removed from the Tri-County Truck Top, restoring it to an actual building and parking lot. Additionally they will be asked to remove the fence around the drive-in and the fence on the West property line will be replaced with something that meets code. They will need to remove the pole sign, and were given a good replacement site for a monument sign on the corner of 154<sup>th</sup> and Cicero. Any additional lighting added to the Tri-County lot should be consistent and not bleed over into the neighboring properties, the apartment to the West included. Planning & Zoning took it a step further; one request being consolidation of the existing lots from four to one; providing a brick dumpster enclosure to match the building; reconfiguring the existing 90° angle parking on 154<sup>th</sup> and Cicero across from Blarney Stone. This will be similar to what was done on 157<sup>th</sup> Street, which puts it back to parallel parking.

Alderman Hortsman asked if the owner has agreed to all the proposals, and Planner Ruane said yes, the business owner has agreed. Alderman Hortsman then asked if the business owner will be given a timeline to get things put together, and was told yes the dealership license is pending on getting most of these things done.

Alderman Emmett wondered if the 15 parking spots North of Blarney Stone, what the property line is, and if the parkway is the City's. Planner Ruane said yes, it's all the City's. Alderman Emmett asked if there would be an agreement, anything legal, if the city is responsible for that or is the responsibility of the person taking over the property. Planner Ruane said he would have Legal take a look into that. In its current condition he's not sure what Public Works does to facilitate that or if it's just maintained by Blarney Stone.



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City Administrator Kristin added if it's a city owned property and people are using it for parking for their private business they should have in place a license agreement with the City. You can draw up an old-fashioned lease or a licensing agreement. It is something we need to speak to Mr. Uhler (City Attorney) about. Mayor Kuspa added he would like to see this corner be as attractive as possible.

Mr. Suhaib Odeh, petitioner, stepped forward. Mayor Kuspa asked if Mr. Odeh had a vision for the City parking to the North of the bar. Mr. Odeh said essentially the parking will be for customers, not for employees.

Alderman Danihel asked Administrator Kristin if there is an agreement regarding parking with Blarney Stone, who answered he is not aware of any agreement. Alderman Danihel asked if there will be a body shop too, Planner Ruane said it will be located in Sergio's, the existing facility. She said the EPA will need to come in and check things, and he verified with Mr. Odeh it's part of their licensing requirements through the state.

Alderman Emmett asked if Sergio's will still have the Special Use, which was approved a year and a half ago, with the rule no cars can be parked there six months or longer. Planner Ruane said the same standards and conditions that were put in place apply to the new one.

Alderman Wolf asked if the landscaping by the residents will be a buffer and Planner Ruane explained they will have a fence and landscaping. She then asked if the proposal will include resurfacing of the driveway. Planner Ruane said it will require significant grading of the site because the drive-in drives up so it will need to be regraded and flattened with a required for all of that. Alderman Wolf wondered if once the building design is decided on do they go back to Planning & Zoning, and Planner Ruane said that is correct.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
			Alderman Simon
Alderman Wolf			Alderman Selman

The motion to approve Ordinance No. 2022-01-08830 carried 5/5.

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**9. CITIZENS PARTICIPATION**

None

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**10. OLD BUSINESS**

Alderman Emmett would like a committee to start looking at new Christmas lights for the intersections. Mayor Kuspa suggested Alderman Emmett and Treasurer Vetter should work closely with the Social Service Committee, and he thinks it's a great idea. There will be a Christmas Decoration Committee chaired by Alderman Emmett.

Mayor Kuspa reported to the Council that he held a meeting with representatives from the apartment building complex on Terrace regarding the future cannabis dispensary. He met with Mr. & Mrs. Gozzi and Bob O'Leary. They had a frank, honest conversation and very respectful. They still do not see the value of this new business coming in, but if it does come, they want to make sure the city keeps a close eye on it, that it's not adverse to the neighborhood. Mayor Kuspa really appreciated their time. These are people that come, made comments at Planning & Zoning and City Council, but to sit down with them one-on-one was good for him to help him understand even more some of their concerns. They were very professional, very respectful, and I believe they understand that the City needs to try to develop these commercial sites. He wanted to thank them for their time publicly and make sure the City keeps an eye on this site to make sure it stays a positive business for Oak Forest.

Alderman Hortsman said the Council has been approving many different types of businesses to this point. Since 2021, there have been quite a few of them. He was wondering if someone could put together something that gives a status on where the places they've approved stand. City Administrator Kristin explained they have a spreadsheet they could provide to him with every development/business project that is in the works, and where it's at exactly. Mayor Kuspa asked Alderman Hortsman

if he was recommending that in the monthly report or weekly report, and Alderman Hortsman said monthly would be fine. It's just a matter of trying to keep on top of them. Administrator Kristin said the monthly report was just submitted by Economic Development.

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**11. NEW BUSINESS**

Mayor Kuspa said Council needs to schedule a Committee of the Whole meeting to interview Public Works Director candidates. We have three resumes in the City Administrator's office. Out of the three candidates they can choose a Director and an Assistant. This morning at 6:30 he accepted the resignation of our current Interim Public Works Director, she will be leaving at the end of the month. We need to move this process forward so we could fill both positions as soon as practical. Mayor Kuspa directed City Administrator Kristin to contact the candidates and see what days they could be available, and he would like to do a Committee of the Whole meeting, go right into Executive Session for personnel interviews. There followed a brief discussion on the start time and day for the meeting. Administrator Kristin will get that in place.

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**12. EXECUTIVE SESSION**

Alderman Danihel made the motion to enter Executive Session.

Alderman Hortsman seconded.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
Alderman Wolf			Alderman Simon
Alderman Emmett			Alderman Selman
Alderman Hortsman			

The motion to enter Executive Session carried 5/5.

Executive Session began at 8:25 pm.

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Alderman Danihel made a motion to return to open session.

Alderman Hortsman seconded.

City Council reconvened at 9:20 pm.

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**13. ADJOURMENT**

Alderman Danihel made the motion to Adjourn.

Alderman Hortsman seconded.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
Alderman Wolf			Alderman Simon
Alderman Emmett			Alderman Selman
Alderman Hortsman			

The motion to adjourn carried 5/5.

The Council meeting adjourned at 9:21 pm.

  
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MAYOR HENRY L. KUSPA