

CITY OF OAK FOREST
CITY COUNCIL MEETING

Tuesday

January 12, 2016

Mayor Henry L. Kuspa called the City Council meeting to order at 8:00 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Alderman Clemons
Alderman Simon
Alderman Wolf
Alderman Schoenfeld
Alderman Emmett
Alderman Hortsman
Alderman Danihel
Mayor Kuspa

Also Present: City Administrator Ishler
Treasurer Kelly
City Clerk Burkhardt
Police Chief Anderson
City Planner Melrose
City Attorney Bartley

Absent: Finance Director Julian
Fire Chief Griffin
Community Development Director Dotson
Public Works Director Rinchich
Bldg. Commissioner Forbes
E.M.A. Chief Small

3. ANNOUNCEMENTS AND COMMUNITY CALENDAR

Snowshoe Trekking at Camp Sullivan, Forest Preserve District of Cook County, on Saturday, January 16th at 10 a.m. to 4 p.m. Free to the public, no registration required. Weather permitting, get updates online.

Venturing Crew 422 Spaghetti Dinner and Silent Auction on Sunday, January 17th at 4:30 to 7:30 p.m. at the Community Center. \$8 all you can eat; 4 and under free.

There will be a Public Speaking Symposium hosted by the Chicagoland Speakers Network on Thursday, January 28th at 9 a.m. to 1 p.m. The event is at South Suburban College, and registration is \$49.

City Hall will be closed Saturday, January 16th and Saturday, January 23rd.

City Hall will be open Saturday, January 30th 9 a.m. to noon.

4. SWEARING IN OF WILLIAM ENGLE AS AN OAK FOREST POLICE OFFICER

Clerk Burkhardt swore in William Engle as an Oak Forest Police Officer.

5. PROMOTION OF POLICE OFFICER JASON DOORNKAAT TO THE RANK OF SERGEANT IN THE OAK FOREST POLICE DEPARTMENT

Chief Anderson came forward with details regarding Officer Doornkaat careers and promotion.

6. MOTION TO ESTABLISH CONSENT AGENDA

Alderman Emmett made the motion to establish Consent Agenda.

Alderman Danihel seconded.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			

The motion to establish Consent Agenda carried 7/0.

7. CONSENT AGENDA

- A. Consideration of the following Lists of Bills dated:
 - 1. Regular Bills Fiscal Year 2015-2016 - January 12, 2016
 - 2. Supplemental Bills Fiscal Year 2015-2016 - January 12, 2016

 - B. Consideration of the following minutes:
 - 1. Cable Commission - November 12, 2015
 - 2. Consumer Protection - December 9, 2015
 - 3. Emergency Telephone System Board (911) - December 1, 2015

 - C. Consideration of the following reports:
 - 1. Baxter & Woodman Project Status Report - December 17, 2015
-

Alderman Schoenfeld made the motion to approve Consent Agenda.

Alderman Simon seconded.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			
Alderman Wolf			

The motion to approve Consent Agenda carried 7/0.

8. ADMINISTRATION

A. Approval of Memorandum of Understanding for Amendment No. 3 relating to Voluntary Employees Beneficiary Association Plan - Oak Forest Police Department.

Alderman Clemons made the motion to approve Memorandum of Understanding for Amendment No. 3 relating to Voluntary Employees Beneficiary Association Plan - Oak Forest Police Department.

Alderman Emmett seconded.

Clerk Burkhardt came forward with supporting details.

Alderman Hortsman asked for confirmation that this amendment will supersede Section B and then at the end of the calendar year it will revert back. Clerk Burkhardt confirmed.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve Memorandum of Understanding for Amendment No. 3 relating to Voluntary Employees Beneficiary Association Plan - Oak Forest Police Department carried 7/0.

9. COMMUNITY DEVELOPMENT

A. Approval of Ordinance No. 2016-01-05780 amending the Oak Forest Zoning Ordinance, Appendix A, allowing the use of automobile dealers by special permit in the I-1 Industrial District: petitioner - Carcraft Advanced.

Alderman Clemons made the motion to approve Ordinance No. 2016-01-05780.

Alderman Simon seconded.

City Planner Melrose came forward with supporting details.

Alderman Emmett asked if the yard would be closed in. City Planner Melrose stated the yard currently has a fence on the east side, but it is a proposed open lot. Landscaping would also take place on the west side of the lot.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve Ordinance No. 2016-01-05780 carried 7/0.

B. Approval of Ordinance No. 2016-01-05790 approving the special permit for the use of an automobile dealer license to be located at 7041 West 153rd Street: petitioner - Carcraft Advanced.

Alderman Emmett made the motion to approve Ordinance No. 2016-01-05790.

Alderman Danihel seconded.

City Planner Melrose came forward with supporting details.

Alderman Hortsman asked if additional business licensing is needed with the proposed use. City Planner Melrose stated the city's permits should be enough but additional licensing may be needed by the state.

Alderman Danihel asked how many cars they are planning on selling. City Planner Melrose stated 5-10 vehicles. She also asked if the City is placing any kind limit as to how many cars can be placed on the lot. City Planner Melrose stated the Plan & Zone Commission placed a 10 vehicle limit for the time being. The additional use would be reviewed in 6 months.

Alderman Wolf asked how the cars would be marketed. City Planner Melrose stated that as this proposed, additional use is not the primary business, Carcraft would not be privy to the typical banners, flags, etc. that is currently used by dealerships. Marketing would primarily be via the internet.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			

The motion to approve Ordinance No. 2016-01-05790 carried 7/0.

C. Approval of Ordinance No. 2016-01-05800 authorizing the redevelopment agreement between the City of Oak Forest and Mack Companies regarding the redevelopment of 15541 South Cicero Avenue, commonly known as the Old Ace Hardware property.

Alderman Wolf made the motion to approve Ordinance No. 2016-01-05800.

Alderman Emmett seconded.

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City Planner Melrose came forward with supporting details.

Alderman Wolf stated she has reviewed an aerial rendering and is asking for confirmation that the 24 unit building is completely detached. City Planner Melrose stated that is what is currently being proposed, however, the building would be located near the creek and there may be floodplain issues.

Alderman Wolf also asked if any details were provided of the actual units. City Planner Melrose stated the typical unit will have 2 bedrooms, upgraded cabinets, granite countertops, etc. The current plan is to rent as apartments with the idea of selling off as condominiums as time goes by. Alderman Wolf also commented on the view from the units.

City Planner Melrose spoke of a proposed timeline.

Alderman Emmett asked for confirmation of total square footage. City Planner Melrose confirmed 21,000 sq. ft. Alderman Emmett asked who would issue the completion certification. City Planner Melrose stated the City would be the issuing party.

Alderman Clemons asked if provisions have been made should the project not move along according to set deadlines. City Planner Melrose stated there are some measures in place should they not meet certain requirements.

Alderman Hortsman asked for confirmation the Mack Companies would be handling the demolition. City Planner Melrose confirmed. Regarding the floodplain areas, Alderman Hortsman asked when everyone would be advised if construction could take place. City Planner Melrose stated that within the 1st month, they should be told what can and cannot be done.

Alderman Schoenfeld asked if any discussions have taken place with the current owner of the property. City Planner Melrose stated that as the proposed use from the current owner is not allowable in that district, the owners are consenting to the sale.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			

Alderman Danihel
Alderman Clemons
Alderman Simon

The motion to approve Ordinance No. 2016-01-05800 carried 7/0.

D. Approval of Resolution No. 2016-01-0280R authorizing the Purchase and Sale Agreement for the property at 15541 South Cicero Avenue (Old Ace Hardware property) and recognizing it as part of Ordinance No. 2016-01-05800.

Alderman Wolf made the motion to approve Resolution No. 2016-01-0280R.

Alderman Emmett seconded.

City Planner Melrose came forward with supporting details.

Alderman Danihel stated a typo under Exhibit F.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			

The motion to approve Resolution No. 2016-01-0280R carried 7/0.

10. CITIZENS PARTICIPATION

Mayor Kuspa opened for public testimony.

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Don Sebek - Director of Bremen Youth Services, 5985 Lakeside, Tinley Park read a statement regarding Bremen Youth Services relationship with Bremen Township.

Victor Ricasques - Boy Scout Troop #610, 15442 Natalie Drive, came forward to ask if the City could donate old, tattered flags for an Eagle Scout project.

(END OF TAPE 1, SIDE A)

11. OLD BUSINESS

City Administrator Ishler updated Council on the Johnson Control project. He stated the first phase of the project was to get the communications tower up and running, which should be completed today. Installation letters should have been received by all City employees.

12. NEW BUSINESS

City Clerk Burkhardt stated his office will be conducting a vehicle audit along with the Secretary of State.

Mayor Kuspa, at the suggestion of Alderman Wolf, supplied the Alderman with a list of all City commissions and departments and asked the Alderman to choose a commission to be the liaison between the city and the various commissions.

13. EXECUTIVE SESSION

Mayor Kuspa asked for a motion to go into Executive Session to discuss the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

for the public body, including hearing testimony on a complaint lodged against an employee or legal counsel for the public body to determine its validity. The purpose is also to discuss litigation, when an action against, affecting or on behalf of the City of Oak Forest has been filed and is pending before a court or administrative tribunal, or when the City finds that an action is probable or imminent in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

Alderman Hortsman made the motion to go into Executive Session.

Alderman Schoenfeld seconded.

Everyone was in agreement and the Executive Session started at 9:05 p.m.

Alderman Hortsman made the motion to reconvene Open Session.

Alderman Danihel seconded.

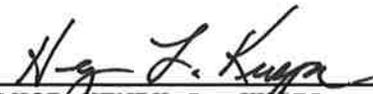
Everyone was in agreement and Open Session reconvened at 9:45 p.m.

14. ADJOURNMENT

Alderman Schoenfeld made the motion to adjourn.

Alderman Danihel seconded.

All were in agreement and the meeting adjourned at 9:48 p.m.



MAYOR HENRY L. KUSPA