

CITY OF OAK FOREST
CITY COUNCIL MEETING

Tuesday

January 12, 2021

Mayor Kuspa called the City Council meeting to order at 7:33 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Alderman Simon
Alderman Selman
Alderman Emmett
Alderman Hortsman
Alderman Danihel

Also Present: City Clerk Jack Janozik
Treasurer JoAnn Kelly
City Administrator Tim Kristin
City Attorney Scott Uhler
Public Works Dir. Darlene Milanowicz
Econ./Comm. Dev. Dir. Travis Bandstra
EMA Coordinator Joe Pilch

Absent: Alderman Gray
Alderman Wolf

3. ANNOUNCEMENTS AND COMMUNITY CALENDER

City Hall does remain open to the public, but social distancing and facemasks are required. However, the payment of water bills must be done by mail, online at www.oak-forest.org, or dropped in the night depository box.

The City has posted a part time job opportunity for a Code Enforcement Officer in our Building Department. Details are available at oak-forest.org.

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Oak Forest resident Johnny Jones inspired an idea to improve community spirit during these stressful times. The idea was for residents to take a picture of their decorated home and submit it to the City before December 15th. Winners of the 'Holly Jolly House Decorating Contest' are the Jones Family on Temple Street, the Novak Family on Lamon Avenue, and Martin & Donna Burmistrz on 151st Street. The City Council and I congratulate the winners and thank other residents who participated.

The City Council and I would like to thank all the Oak Forest residents and businesses who donated toys during the recent toy drives by 'Toys for Tots' and by the Pediatric Oncology Treasure Chest. There was a huge amount of gifts here. The Pediatric Oncology Treasure Chest are gifts they give to kids who are in the hospital fighting cancer, it really gives them a little boost after they have to go for their treatments.

The annual Fleadh, sponsored by the Oak Forest Chamber of Commerce, is scheduled to take place on March 6, 2021, assuming restrictions related to COVID-19 allow this event. Registration is currently open for the Virtual 5K at <http://www.raceroster.com/37373>. Stay tuned for more information on other activities planned. Again, this is with the disclaimer that the governor's restrictions are lifted somewhat. The planned parade will be down Central Avenue, not Cicero Avenue. This will allow us to have a safe parade and minimize crowds. There will not be any party busses this year, and all businesses that will be allowed to be open have to follow the State guidelines.

Thanks to all Public Works personnel who plowed the streets during the January 1st snow storm. Remember a City ordinance requires vehicles must be off city streets after two inches of snow has fallen to allow the Public Works Department to clear and salt the streets efficiently and effectively. If you need to park your vehicle across the sidewalk, that is ok because of snow plowing restrictions. Once the snow is plowed on the streets and things start to open up do not push your snow off the driveway into the street. This can become a safety hazard.

1. RESOLUTION NO. 2021-01-0388R RECOGNIZING BOB SMALL FOR HIS SERVICE AS EMA COORDINATOR FOR THE CITY OF OAK FOREST

Alderman Simon made the motion to approve Resolution No. 2021-01-0388R.

Alderman Emmett seconded.

Mr. Small stepped forward, and Alderman Selman read the resolution into the record. Mayor Kuspa presented a copy of the resolution and a plaque to Mr. Small.

Roll Call vote was taken as follows:

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

The motion to approve Resolution No. 2021-01-0388R carried 5/5.

2. RESOLUTION NO. 2021-01-0389R RECOGNIZING MAGGIE CROTTY FOR HER MANY YEARS OF SERVICE TO THE OAK FOREST COMMUNITY

Alderman Simon made the motion to approve Resolution No. 2021-01-0389R.

Alderman Danihel seconded.

Mayor Kuspa invited two of Mrs. Crotty's sons to step forward, and Clerk Janozik read the resolution into the record. Mayor Kuspa presented a copy of the resolution to her sons, spoke of his fond memories of Mrs. Crotty, with each of the gentlemen speaking briefly expressing their thanks.

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Roll Call vote was taken as follows:

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

The motion approve Resolution No. 2021-01-0389R carried 5/5.

6. MOTION TO ESTABLISH CONSENT AGENDA

Alderman Selman 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 Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			Alderman Gray
Alderman Simon			Alderman Wolf

The motion to establish consent agenda carried 5/5.

7. CONSENT AGENDA

A. Approval of Minutes

1. City Council - December 8, 2020

B. Consideration of the following Lists of Bills dated:

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- 1. Regular Bills: FY 2020-21 - January 12, 2021
- 2. Supplemental Bills: FY 2020-21 - January 12, 2021

C. Consideration of the following minutes:

- 1. Planning & Zoning Commission - October 21, 2020
- 2. Crime Prevention Commission (a report) - November 18, 2020
- 3. Emergency Telephone System Board (911) - December 3, 2020
- 4. Planning & Zoning Commission - December 16, 2020

D. Consideration of the following reports:

- 1. Baxter & Woodman Project Status Report - December 16, 2020

Alderman Danihel 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 Danihel			Alderman Gray
Alderman Simon			Alderman Wolf
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to approve Consent Agenda carried 5/5.

8. COMMUNITY DEVELOPMENT

- A. Approval of Ordinance No. 2021-01-08210 authorizing a Preliminary Development Agreement with 4816 West 157th Street LLC for the sale of property at 15644 South Cicero Avenue, 4820 West 157th Street, and 15659 South Lamon Avenue. The attached memo from Community & Economic Development Director Bandstra, dated January 7, 2021, provides supporting details.

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Alderman Simon made the motion to approve Ordinance No. 2021-01-08210.

Alderman Emmett seconded.

Economic Development Director Bandstra stepped forward to give further details and introduced Matt Shamis from the developing team.

Mayor Kuspa led the questions by asking about adequate parking. Director Bandstra explained that it's an ongoing conversation, but to address it generally they have explored different ratios and feel they are close. Mayor Kuspa followed that by asking if there was an end user in mind for the grocery store mentioned. Mr. Shamis replied not yet, and informed the Council it's a one-story grocery store moved from the first floor to the second to help accommodate parking. It is still being refined for the end goal.

Alderman Emmett asked if there will be sidewalks down 157th Street. Director Bandstra said what they were looking at is an original iteration, and the developer used it to maximize what's available for parking. They will be looking at different options that would include what Alderman Emmett was addressing.

Alderman Hortsman asked if financials are still being done at this point or if it has already gone to Planning & Zoning. Director Bandstra explained that in the first months they work to make sure it's a layout and a plan that the City wants if it is it will be brought through the typical Planning & Zoning process. Mayor Kuspa asked if the plan involved the demolition of the existing apartments and was informed it does. Mayor Kuspa expressed his excitement with the project.

Roll Call vote was taken as follows:

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

The motion to approve Ordinance No. 2021-01-08210 carried 5/5.

9. PUBLIC WORKS

A. Approval of the purchase of a replacement VFD (Variable Frequency Drive) for VFD 2 at the Main Pump Station from Concentric Integration of Crystal Lake, Illinois, at a cost of \$17,825.00. The attached memo from Public Works Director Milanowicz, dated January 5, 2021, provides supporting details.

Alderman Simon made the motion to approve the purchase.

Alderman Danihel seconded.

Public Works Director Milanowicz informed the Council that this item had been previously discussed.

Roll Call vote was taken as follows:

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

The motion to approve the purchase carried 5/5.

10. EMA

A. Approval of Ordinance No. 2021-01-08200 authorizing the disposal of two Ford Crown Victoria vehicles that are no longer necessary for the operations of EMA nor capable of providing reliable service. The attached memo from EMA Coordinator Joe Pilch, dated January 6, 2021, provides supporting details.

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Alderman Emmett made the motion to approve Ordinance No. 2021-01-08200.

Alderman Simon seconded.

Coordinator Pilch explained that EMA is downsizing their fleet. These vehicles do run, but there are issues, and instead of incurring more maintenance the vehicles should be disposed of and removed from the City insurance policy.

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 Gray
Alderman Simon			
			Alderman Wolf
Alderman Selman			

The motion to approve Ordinance No. 2020-01-08200 carried 5/5.

11. CITIZENS PARTICIPATION

Kimberly Duffy, residing at 15554 Bramblewood, an Oak Forest resident for thirty-one years, stepped forward. She explained that during construction of the subdivision a parcel of land was put aside for a park. Fees were applied to and collected from each homeowner and held by the City of Oak Forest. Her research shows only her subdivision was subjected to this fee. She sent FOIA requests to the City and the Tinley Park Park District regarding fees collected in regards to a park. She was informed by Jim Richmond that the City did collect funds. She then read an exerpt from an email saying in part -"The City of Oak Forest has approxametly \$48,000 that was collected in conjunction with homes that were built in Bramblewood. These funds belong to the City and would be used for a park to serve residents in this part of Oak Forest." She then went on to say that her FOIA

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request to Tinley Park showed no communication between them and Oak Forest. She questioned how after all these years and repeated audits nothing has been done with the money. She is using this platform to reach out to her neighbors; she cares about the City and she cares about her tax dollars. Mrs. Duffy has been in contact with the Tinley Park Park Director. When the money was originally recieved it would have been enough to build a park, but now how much will it cost and who will make up the difference? Due to COVID she has not been able to go door-to-door, but plans on doing to inform her neighbors about the situation.

Alderman Emmett was looking for history on this, and thought that her subdivision went to court in the 80's or 90's. He asked Mrs. Duffy if she knew the court ruling. Mrs. Duffy said her understanding is it may have been a case that was filed by a resident in Unincorporated Cook County but falls into the Tinley Park Park District. They wanted to be part of Oak Forest Park District, however every home West of Oak Park Avenue has always been Tinley Park Park District. That case did go to court and was not successful. Alderman Emmett asked if the judge made a ruling on where the collected funds should go. Mrs. Duffy suggested the attorney find that out, as she's not an attorney and can't answer that question.

Alderman Danihel said she has been working on this with Finance Director Julian for over a year. They have reached out to the residents, and the resident in the home that was supposed to be the park. It was explained to Alderman Danihel that the builder put up funds for the park but the builder decided to build a home on that spot. Behind the Masonic Temple is a wooded area they were looking at because there really is no area in Bramblewood to put a park. Alderman Danihel explained that is why they are looking North of Bramblewood behind the water tower and Masonic Temple. They have been speaking with the homeowners in the cul de sac area to find access to the park if it is put back there. Mrs. Duffy informed Alderman Danihel that she has spoken to the Tinley Park Park District and "the story that they have is not the story that you have." She went on to say there was never a plot allocated for a park, it was always to be a house. There is an easement off Oak Park Avenue to enter that property and Tinley Park Park District is aware of that. Alderman Danihel said they were looking at the property in front of the water tower, but the owner is a private party.

City Administrator Kristen has had a couple of conversations with Mr. Roby as he has taken this over from Director Julian. They recognize

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the unique problem; he has gone to his board and the board and Park District recognize it is an underserved area of the Tinley Park Park District. It would be cost prohibitive based on the amounts that we have to build a park that is suitable for the area. The plan Mr. Roby has come up with has been put in their master plan to include that area for a park. This will be a multi-year project; the City would give those funds to the Tinley Park Park District as well as donate the property behind the tower, or lease it to them. Tinley Park will build the park once they figure out how. Mrs. Duffy said she appreciates the work being put into it, but her concern is with the difference of funds and who will make up the difference. Administrator Kristin pointed out that he cannot speak on something that happened 25-30 years ago, he's trying to fix the problem and move forward.

After Mrs. Duffy left the conversation continued between the Council, with Mayor Kuspa explaining how in the past builders would misinform the City and residents regarding park plots.

12. OLD BUSINESS

Alderman Emmett asked if the City had any money left in the funds to start looking for nice Christmas decorations for the major intersections. Mayor Kuspa explained that there had been issues with the previous vendor, compounded by the different light poles. The City has a tight budget this year.

13. NEW BUSINESS

None

14. EXECUTIVE SESSION

Alderman Danihel made the motion to move to 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 Simon			Alderman Wolf
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to move to Executive Session carried 5/5. The City Council meeting ended at 8:31pm.

15. ADJOURMENT

Alderman Hortsman made the motion to Adjourn.

Alderman Danihel seconded.

Roll Call vote was taken as follows:

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

The motion to Adjourn carried 5/5. The meeting ended at 9:21pm.



MAYOR HENRY L. KUSPA