

CITY OF OAK FOREST

CITY COUNCIL MEETING

Tuesday

March 9, 2021

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

Present: Alderman Wolf
Alderman Selman
Alderman Emmett
Alderman Hortsman
Alderman Danihel

Also Present: City Clerk John F. Janozik
Treasurer JoAnn Kelly
City Administrator Timothy Kristin
Police Chief Jason Reid
Deputy Police Chief Scott Durano
Building Commissioner Mike Forbes
Econ.Comm. Dev. Dir. Travis Bandstra

Absent: Alderman Gray
Alderman Simon

3. ANNOUNCEMENTS

Mayor Kuspa started the announcements by remembering Wednesday, March 17th, is the eighth anniversary of the passing of Officer Jim Morrissy. He died in the line of duty, protecting the streets of Oak Forest, and is survived by his wife Jan, three sons, and a young grandchild. This was a difficult time for our Police Department and city, and serves as a reminder our police are here to serve and protect our community. Police Chief Reid came forward and explained to keep the memory of Officer Morrissy alive, every year the Police Association raises money to give one high school student a \$1,000.00 cash scholarship to utilize for whatever expenses they incur for school. Funds are being raised with raffle tickets available for purchase; items being raffled are a Blackstone Grill and a PlayStation 5. Tickets are available for purchase at the Dispatch window.

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Mayor Kuspa thanked all those who helped with the Fleadh - Public Works, Police Department, special thanks to Oak Forest EMA and all EMA units from other communities that assisted.

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 sale of vehicle stickers will be carried out in the same manner as last year. Seniors will receive their stickers in the mail. Others purchasing stickers will do so online, by mail, or drop off in City Hall's night depository box.

The Cook County Department of Public Health is offering vaccinations to individuals over 65 and to frontline essential workers who live or work in Cook County. For more information, please visit the city website www.oak-forest.org .

The new schedule for Metra's Rock Island Line took effect on February 1st. This schedule is available on the city website www.oak-forest.org.

Early voting for municipal, school district and other local elections will be held at City Hall starting Monday, March 22nd through Monday, April 5th. Detailed information is available online at www.oak-forest.org or by calling City Hall.

Alderman Hortsman told the story of Illinois State Trooper Brian Frank who was injured on duty during a snowstorm in February. Trooper Frank was in the hospital in a coma, and has been transferred to a rehab hospital, though they are still waiting for him to wake up. Brian was

born and raised in Oak Forest, and the family will be looking to do fundraising. Alderman Hortsman wanted people to be aware that Trooper Frank has good signs, but still a long way to go. He offered prayers for him and his recovery, and as the Alderman hears more, he will let the city know.

4. MOTION TO ESTABLISH CONSENT AGENDA

Alderman Danihel made the motion to establish consent agenda.

Alderman Selman 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 establish consent agenda carried 5/5.

5. CONSENT AGENDA

A. Approval of Minutes

- 1. Committee of the Whole - February 23, 2021
- 2. City Council - February 23, 2021

B. Consideration of the following Lists of Bills dated:

- 1. Regular Bills: FY 2020-21 - March 9, 2021
- 2. Supplemental Bills: FY 2020-21 - March 9, 2021

C. Consideration of the following minutes:

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- 1. Senior Commission (via Zoom) - January 13, 2021
- 2. Crime Prevention Commission (via Zoom) - January 20, 2021
- 3. Emergency Telephone System Board (911) - February 2, 2021

D. Consideration of the following reports:

- 1. Baxter & Woodman Project Status Report - February 26, 2021

Alderman Danihel made the motion to approve Consent Agenda.

Alderman Emmett 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.

6. POLICE

- A. Approval of the purchase of four new Ford Explorer Police Interceptor patrol cars at a budgeted amount of \$216,036.20 through the Suburban Purchasing Cooperative. The attached memo from Deputy Police Chief Durano, dated March 1, 2021, provides supporting details.
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Alderman Wolf made the motion to approve the vehicle purchase.

Alderman Danihel seconded.

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Deputy Chief Durano explained that this purchase takes place under last year's program. This includes all necessary equipment that comes along with the squad cars.

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 vehicle purchase carried 5/5.

7. COMMUNITY DEVELOPMENT

A. Presentation of an Oak Forest Housing Action Plan. The attached memo from Economic & Community Development Director Bandstra, dated March 3, 2021, provides supporting details.

Alderman Danihel made the motion to approve the purchase.

Alderman Selman seconded.

Economic & Community Development Director Bandstra presented a team from the Metropolitan Mayors Caucus in conjunction with Chicago Metropolitan Agency for Planning and the Illinois Housing and Development Authority.

In 2019, the city received a call to participate in a housing study. A number of staff has been part of this process, and some outside experts and this consultant team has lead the way. The goal of their efforts was to analyze what the city's housing need for the residents are going to be now and into the coming decades and how the city can be preparing for that.

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Kyle Smith, with the Metropolitan Mayor's Caucus introduced the team via video call. They are part of Homes for a Changing Region a program that develops housing community development plans. Mr. Enrique Castillo presented a Power Point explaining the process.

In the report three areas were focused on, multifamily housing options; support for the growing senior community to age in place and downsize; a need for more affordable housing, particularly rentals.

B. Approval of Resolution No. 2021-03-0393R extending the development timeline for Logistics Property Company for a project located east of Cicero Avenue, south of 167th Street, and northwest of I-57. The attached memo from Economic & Community Development Director Bandstra, dated March 3, 2021, provides supporting details.

Alderman Emmett made the motion to approve Resolution No. 2021-03-0393R.

Alderman Danihel seconded.

Economic & Community Development Director Bandstra presented a preliminary extension agreement for the project at 167th and Cicero. Nothing about the project has changed, other than contacting of some property owners and working their way down the list. This is a three-month extension to allow them to continue working on assembling the property.

Alderman Selman asked if there was an estimate on what percentage of properties are under contract. Director Bandstra responded "a handful", and then explained that part of the extension will tell if they will proceed in phases or all at once.

Alderman Hortsman asked if Director Bandstra believed three months is a sufficient amount of time. Director Bandstra explained that they tried to tie it to a couple of other things that are tied to the timing of the contracts trying to set with closing dates. The city felt instead of a large blanket extension, it was best to break it up. Alderman Hortsman followed up by asking if he felt that after the three months a plan would be put together for initial construction. Director Bandstra explained they has seen a phased concept. At this

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point, the critical thing is getting a critical mass of assemblage, once that is locked up in contracts then progress will move quickly. The critical thing is to get enough properties under contract to trigger the next phase. Alderman Hortsman asked if Director Bandstra is comfortable that he understands what levels they have to have to make sure this will start or is he comfortable where this is all going. Director Bandstra said there is a general sense from them they are confident they will get at least part of the project locked up and under way.

Mayor Kuspa feels an additional three months is fair.

Director Bandstra added they do get regular progress updates and if they see a roadblock arise, Council will be kept abreast of the situation.

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 carried 5/5.

C. Approval of Resolution No. 2021-03-0394R authorizing an Intergovernmental Agreement between Midlothian, Crestwood, and the City of Oak Forest, for the Application of Funding for the Natalie Creek Trail. The attached memo from Economic & Community Development Director Bandstra, dated March 3, 2021, provides supporting details.

Alderman Danihel made the motion to approve Resolution No. 2021-03-0394R.

Alderman Wolf seconded.

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Economic & Community Development Director Bandstra announced that phase one is nearing completion and some preliminary designs will be ready to show this year for some feedback. The next phase is design engineering.

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 Resolution No. 2021-03-0394R carried 5/5.

D. Approval of Ordinance No. 2021-03-08250 adopting Zoning Text Amendments related to the Commercial Design Review Process. The attached memo from Economic & Community Development Director Bandstra, dated March 3, 2021, provides supporting details.

Alderman Selman made the motion to approve Ordinance No. 2021-03-08250.

Alderman Danihel seconded.

Economic & Community Development Director Bandstra explained that this is a multi-year effort and pre-dates his time here. Nothing has changed significantly from what was seen some time ago, but now it's time to adopt essentially what are changes to design standard; design guidelines; and modifies the process to get a project approved.

Alderman Danihel asked if the building commissioner has looked into everything and if Council can get his input. Building Commissioner Forbes stepped forward and explained that it streamlines the process and makes the design review process better. It gives clearer guidelines to developers, and he thinks it will make the whole process easier.

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 approve Ordinance No. 2021-03-08250 carried 5/5.

E. Preliminary discussion regarding the annexation of property at
14900 Cicero Avenue.

Alderman Wolf made the motion to approve the purchase.

Alderman Emmett seconded.

Economic & Community Development Director Bandstra described the property at the northwest corner of 149th and Cicero, and provided an aerial view zoning map. This property is in Unincorporated Cook County, and the owner approached the city with a request to annex. Staff feels it is appropriate. This area was contemplated as multifamily. He is recommending that it be annexed and receive public utilities and that the zoning be what the comp plan stipulates, which is multifamily. What that does is allow the current use to be permitted because single family is a permitted use in a multifamily, but it allows it to perhaps one day to be redeveloped without a zoning change.

Mayor Kuspa asked how long the single family home can stay on the lot once it has been repaired. Director Bandstra explained that if it's going to be zoned multifamily there is no expiration, but the annexation would prohibit new construction of single-family homes for twenty years, which is a standard term for annexation agreements.

Alderman Danihel asked if the current owner sells the property as a single family, can the next owner keep it as a single family. Director Bandstra said yes; the annexation is a restriction on the property

itself regardless of ownership. She then asked if they wanted to come in and put up apartment buildings, they can do that as well. He replied yes, the next owner can come up with a new design that conforms with the zoning code.

Alderman Hortsman wondered if they are allowed to build a fence around the property. Director Bandstra said they would have to see what fences are allowed in the R6 District, but to his knowledge, fencing would be allowed.

Alderman Emmett wanted to verify that all tap-in fees for sewer and water will be incurred by the homeowner. Director Bandstra affirmed.

8. CITIZENS PARTICIPATION

None

9. OLD BUSINESS

City Administrator Kristin brought up that the temporary outside dining permits is set to expire at the end of the month. With the pandemic still here, the city would like to keep it available to them until October 1st. There were no objections from Mayor Kuspa or the Council.

10. NEW BUSINESS

Alderman Selman brought up the Regional Water Plan. Recently Joliet announced that they plan to contract with the City of Chicago for Lake Michigan water. Alderman Selman wondered if this will help the Regional Water Plan in any way; maybe reduce the cost of some of our construction? Some of the articles he read said they're doing this to reduce the operating costs on some of the Chicago plants. City Administrator Kristin couldn't say definitively if the Joliet project will reduce the Oak Lawn project, as it hasn't come up in discussion in the meetings he has attended. He will bring it up with Finance Director Julian to see if she is aware of any prospective reductions in cost. As of right now, he is not aware of any, but he knows Joliet

is taking on a massive undertaking. Mayor Kuspa added the last two meetings he attended there was no mention of our cost with Oak Lawn being reduced in any way.

Alderman Emmett asked Mayor Kuspa if Public Works Director Milanowicz could get back to the Council on what IDOT is going to do with Oak Forest's two bridges as it has been going on for years.

11. EXECUTIVE SESSION

None

12. 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 Simon
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to adjourn carried 5/5.

The City Council meeting ended at 8:45 pm.



MAYOR HENRY L. KUSPA