

**CITY OF OAK FOREST**  
**CITY COUNCIL MEETING**

**Tuesday**

**April 27, 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 Gray  
Alderman Wolf  
Alderman Selman  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel

*Also Present:* City Clerk John F. Janozik  
Treasurer JoAnn Kelly  
City Administrator Timothy Kristin  
City Attorney Scott Uhler  
Finance Director Colleen Julian  
Building Commissioner Mike Forbes  
Community Planner Paul Ruane

*Absent:* Alderman Simon

---

**3. ANNOUNCEMENTS**

Mayor Kuspa announced that Curbside Spring Clean-Up Week is April 26 - 30, 2021. For more information go to the City website [www.oak-forest.org](http://www.oak-forest.org).

\*\*\*\*\*

A citizen of Oak Forest, Erin Work, is working on a clean-up day in town. If anyone is interested in helping her, Erin can be reached at [erin.hudon@gmail.com](mailto:erin.hudon@gmail.com) or simply by showing up at the Oak Forest High School parking lot on Saturday, May 1, 2021 at 9:00am.

\*\*\*\*\*

Yard waste pick-up began April 1<sup>st</sup> and will continue through November 30, 2021. For more information, please visit the City website at [www.oak-forest.org](http://www.oak-forest.org).

\*\*\*\*\*

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.

\*\*\*\*\*

City Hall does remain open to the public, but face coverings and social distancing are still required. However, the payment of water bills must be done by mail, online at [www.oak-forest.org](http://www.oak-forest.org), or dropped in the night depository box.

\*\*\*\*\*

City Administrator Kristin read a letter to Mayor Kuspa from Susan Zima appreciating Officer Jason Vodnik's work as Crime Prevention Officer.

\*\*\*\*\*

Fire Chief Janozik read a letter to Mayor Kuspa from Fran Ann Swierczewski appreciating the care that Firefighter Ryan Ballard gave her.

\*\*\*\*\*

**4. PUBLIC HEARING FOR THE CITY OF OAK FOREST'S 2021 - 22 BUDGET**

**A. Motion to open Public Hearing**

Alderman Gray made the motion to open the public hearing.

Alderman Wolf seconded.

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

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

The motion to open the public hearing carried 6/6.

\*\*\*\*\*

**B. Public Comments**

None

\*\*\*\*\*

**C. Motion to close Public Hearing**

Alderman Gray made the motion to close the public hearing.

Alderman Danihel seconded.

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

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

The motion to close the public hearing carried 6/6.

\*\*\*\*\*

**5. MOTION TO ESTABLISH CONSENT AGENDA**

Alderman Selman made the motion to establish 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 Selman   |             |                |                |
| Alderman Emmett   |             |                |                |
| Alderman Hortsman |             |                |                |
| Alderman Danihel  |             |                |                |
| Alderman Gray     |             |                |                |
|                   |             |                | Alderman Simon |
| Alderman Wolf     |             |                |                |

The motion to establish consent agenda carried 6/6.

\*\*\*\*\*

**6. CONSENT AGENDA**

A. Approval of Minutes

- 1. City Council - April 13, 2021

B. Consideration of the following Lists of Bills dated:

- 1. Regular Bills: FY 2020-21 - April 27, 2021

C. Consideration of the following minutes:

- 1. Police & Fire - March 17, 2021
- 2. Planning & Zoning - April 7, 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 Simon |
| Alderman Wolf     |             |                |                |
| Alderman Selman   |             |                |                |
| Alderman Emmett   |             |                |                |
| Alderman Hortsman |             |                |                |

The motion to approve Consent Agenda carried 6/6.

\*\*\*\*\*

**7. ADMINISTRATION**

---

A. Approval of Ordinance No. 2021-04-08340 authorizing a Class I liquor license for A Slice of Pizza/Sandy's Place at 5203 West 159<sup>th</sup> Street, tabled at the April 13, 2021 meeting of the City Council. The attached memo from Mayor Kuspa, dated April 22, 2021, provides supporting details.

---

Alderman Emmett made the motion to remove this item from the table.

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 Gray     |             |                |                |
|                   |             |                | Alderman Simon |
| Alderman Wolf     |             |                |                |
| Alderman Selman   |             |                |                |

The motion to remove this item from the table carried 6/6.

\*\*\*\*\*

Alderman Emmett made the motion to approve Ordinance No. 2021-04-08340.

Alderman Danihel seconded.

City Administrator Kristin did an on-site exterior visit of the property. From what he could tell, it appears to be set up for a restaurant. Adjacent to the property is a separate area, which he believes will be utilized for video gaming. All exterior improvements

**CITY COUNCIL MEETING**

**27 April 2021**

**Page 6**

have been completed. The petitioner is compliant with the requirements requested of him in 2018.

Alderman Emmett pointed out the applicant present was not the same person from September 11, 2018. He appreciates the improvements at that intersection, but is not happy it does not look the way it was presented.

Mayor Kuspa invited one of the applicants to come up as he had questions about the food. Mr. Patel approached the podium and explained that there will be a two-week training period with "them" to learn the recipes, which he has already paid for. 95% of the interior is done; he is just waiting for the pizza oven. Mayor Kuspa asked what else would be on the menu. Mr. Patel said it is a big menu, which is why he paid for the two-week training, so he can learn the recipes. After that it will be another three weeks of training for the other employees. Mayor Kuspa asked if there is a full kitchen in the restaurant. Mr. Patel replied yes, he spent over \$350,000.00 on it, and thinks it is over 2,000 square feet. Originally, the location was named Gigi's Place.

Alderman Wolf asked if A Slice of Pizza is a franchise. Mr. Patel said no, the design looked unique which is why he bought the place. Alderman Wolf likes that the gaming is in a separate room, and asked if the gaming area will also have tables for dining. Mr. Patel replies everything is separate. She then asked City Attorney Uhler, for the Class I liquor license, what "...estimated net revenue from overall business operations, which is greater than 40% from video gaming." means; does it mean they have to have 40% food? Attorney Uhler explained the Class I license relates specifically to a business that is structured around video gaming. That is the application made in 2018, and the one they are renewing tonight. As an example of another license you have here in the city for video gaming, the AVG, the food sales have to be in excess of 60% to qualify for that license in order to allow video gaming on the premises. This is the reverse; the revenues generated from video gaming will be over 40%. The boutique use here is the video gaming. Alderman Wolf asked if this is monitored in other gaming places. City Administrator Kristen responded that we do monitor sales tax and the video gaming tax. A comparable can be done to make sure of compliance. Alderman Wolf stated she would like to see what it brings in for food versus just gaming. Administrator Kristen responded we could put together sales tax receipts, alcohol, and compare it to the video gaming. Alderman Wolf asked when they would get a report like that. Finance Director Julian stepped forward

**CITY COUNCIL MEETING**

**27 April 2021**

**Page 7**

and explained we are not privy to that information; we would have to request it from the owner. That is proprietary information. We do not have audit capabilities, the State of Illinois does. Attorney Uhler suggested if you want that data on a regular basis you can trust the owner or the liquor commissioner can make that a condition of the liquor license, that the data be provided on some regular schedule. Alderman Wolf said she thinks once a year, just to have a gauge where we are at with gaming boutiques and what they are bringing in.

Mayor Kuspa asked Mr. Patel if he understood what the Alderman was asking for and if he, as the liquor commissioner, would require that annually. Mr. Patel said ok. Mayor Kuspa then asked Director Julian if that is doable. Director Julian affirmed. Alderman Wolf asked if we could approach the other boutiques as well. Mayor Kuspa thinks it could be put together as an ordinance. Attorney Uhler said we could add that to the category of licensure if that is a specific requirement they would like to see. Administrator Kristin asked if the change in that ordinance would current business be grandfathered in. Attorney Uhler replied with the renewal of the liquor license the condition would be added. It will not change the license status, if you wanted to add that as a condition you could impose that on the existing licenses as a revision; it is not going to serve as a revocation or a change of their ability to continue to use video gaming or continue to use their liquor license.

Mr. Patel has paid for the name and the recipes but will be leasing the space.

Alderman Hortsman addressed Mayor Kuspa regarding having an understanding with Economic Development as to where and how projects are going and how they are moving. As a Council, they need to have a better understanding of what the developments are and what is going on with them.

Alderman Wolf asked what the name was going to be on the sign, and Mr. Patel explained there were two signs approved and it will have two names. Community Planner Ruane approached the podium and explained there will be a sign over each unit, and this had been spoken about with the City Clerk and Building Department. Alderman Gray asked if two different licenses were needed for two different business names/corporations. Planner Ruane explained that currently they could function off one license. Mayor Kuspa explained it has to be once license under the restaurant with gaming not to exceed 40%. He also informed Mr. Patel that he (Mr. Patel) would be providing the gaming

**CITY COUNCIL MEETING**

**27 April 2021**

**Page 8**

and restaurant sales information to the city. Mr. Patel stated it would be two signs, but one corporation.

Alderman Emmett asked that Economic Developments be listed in the weekly department updates received from City Administrator Kristin. Mayor Kuspa countered it does not need to be in the weekly report; it needs to be in the support documents for the agenda item.

**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. 2021-04-08340 carried 5/6.

\*\*\*\*\*

**8. FINANCE**

---

A. Approval of Ordinance No. 2021-04-08350, the fiscal year 2021-22 Budget for the City of Oak Forest. The attached memo from Finance Director Julian, dated April 20, 2021, provides supporting details.

---

Alderman Emmett made the motion to approve Ordinance No. 2021-04-08350.

Alderman Hortsman seconded.

Finance Director Julian stepped forward and presented the Fiscal 2021-22 budget that starts May 1st. She presented a slide show that included the summary of all funds, listing the summary of all revenues and expenses. She then broke down the General Fund, MFT, and TIFF categories in detail.



Alderman Hortsman asked if the stipends people were receiving were discontinued and out of this budget. Director Julian said they are.

Director Julian informed Council that the governor of Illinois is proposing a cut of our income tax revenue. She reached out to IML for an update; they do not have anything to share. She joined with many other municipalities to protest this. If the General Assembly agrees to this, then the city will have to make some adjustments. She referred to Alderman Selman's previous comment that the federal government is looking to provide relief to municipalities; Oak Forest is slated to receive \$3.4 million per various sources. There is no guidance on how it can be spent as of yet. It is not a blank check, it cannot be used for operational spending, it needs to be response to COVID or infrastructure.

**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. 2021-04-08350 carried 6/6.

\*\*\*\*\*

**9. INFORMATION TECHNOLOGY**

---

A. Approval of the renewal of a Copier Contract with Proven IT of Phoenix, Arizona for five years at a total budgeted cost of \$11,400.00. The attached memo from Information Technology Director Rieman, dated April 20, 2021, provides supporting details.

---

Alderman Hortsman made the motion to approve the contract renewal.

Alderman Danihel seconded.

**CITY COUNCIL MEETING**

**27 April 2021**

**Page 10**

Information Technology Director Rieman explained that this is a renewal for a copier in the Police Investigation Office that can be accessed by the whole department.

Alderman Selman asked if Proven IT was traveling from Phoenix to service the copier, and Director Rieman said they are coming from a Tinley Park location.

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

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

The motion to approve the contract renewal carried 6/6.

---

B. Approval of installation of 10 new access door card readers for the new server room and City Administration doors by Omega Prosystems of Itasca, Illinois at a total budgeted cost of \$15,431.70. The attached memo from Information Technology Director Rieman, dated April 20, 2021, provides supporting details.

---

Alderman Emmett made the motion to approve card reader installation.

Alderman Selman seconded.

Information Technology Director Rieman explained that there are access card readers on the Police Department side of City Hall. The idea is to protect the new server room and provide security for the Administration side too. Card readers will inform who is coming and going. They are going to provide updates to the existing system in this quote.

Alderman Emmett asked if a reader is going in the Clerk's Office and the rear door. Director Rieman said yes for the Clerk's Office, but

not on the rear door, it will still be a key and possibly done in the next phase. The Building Department may be in the next phase too.

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

| <u>YES</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 card reader installation carried 6/6.

---

\*\*\*\*\*

**10. BUILDING**

---

A. Approval of Ordinance No. 2021-04-08360 authorizing the disposal of a 2010 Ford Crown Victoria due to high mileage and inoperable condition. The attached memo from Building Commissioner Forbes, dated April 21, 2021, provides supporting details.

---

Alderman Emmett made the motion to approve Ordinance No. 2021-04-08360.

Alderman Hortsman seconded.

Building Commissioner Forbes explained the car is leaking gas, leaking oil, leaking brake fluid, is currently broken down and too costly to repair.

**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. 2021-04-08360 carried 6/6.

\*\*\*\*\*

**11. COMMUNITY DEELOPMENT**

---

A. Approval of Resolution No. 2021-04-0399R authorizing a Preliminary Development Agreement with Roberti Investment Fund LLC for City-owned property at 15820 South Cicero Avenue and 4960 West 159<sup>th</sup> Street. The attached memo from Community Planner Ruane, dated April 22, 2021, provides supporting details.

---

Alderman Selman made the motion to approve Resolution No. 2021-04-0399R.

Alderman Wolf seconded.

Community Planner Ruane provided slides to show exactly what area was being referenced and a breakdown of the plans.

**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     |             |                |                |

**CITY COUNCIL MEETING**

**27 April 2021**

**Page 13**

The motion to approve Resolution No. 2021-04-0399R carried 6/6.

---

B. Approval of Ordinance No. 2021-04-08370, a Redevelopment Agreement with HD Hotels, LLC at 4375 Frontage Road. The attached memo from Community Planner Ruane, dated April 22, 2021, provides supporting details.

---

Alderman Gray made the motion to approve Ordinance No. 2021-04-08370.

Alderman Emmett seconded.

Community Planner Ruane said this is to formalize and finalize a redevelopment agreement with the new Holiday Inn Express in the industrial district. He provided slides with the breakdown and image of the property.

Alderman Emmett asked if this hotel would be joining the parking lot with the other hotel. Planner Ruane responded that he is correct.

The applicant, Chirag Patel, owns the Best Western Hotel also. Alderman Wolf asked what the occupancy of the other hotel is, and Mr. Patel informed Council even with COVID they have been able to do 52% with an average daily rate of \$78, while others in the market have been under 30%. Alderman Wolf asked if they offer extended stays. Mr. Patel explained that in 2019 they signed a contract with Canadian National for stays anywhere from a week to a month. He explained other scenarios also.

Alderman Hortsman addressed Planner Ruane with a question about the agreement language, which states the city agreeing to set up a Class 8 for this, and has it been done yet. Planner Ruane said it has not gone through yet. Mayor Kuspa explained that a Class 8 tax incentive is a Cook County tax incentive. The city's involvement is the county will not grant an applicant a Class 8 without city approval.

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

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

The motion to approve Ordinance No. 2021-04-08370 carried 6/6.

\*\*\*\*\*

**12. CITIZENS PARTICIPATION**

Rick Larson stepped forward and told Council he had approached Alderman Emmett about a food truck and music at the gazebo as a community event.

Mayor Kuspa responded that it is a great idea, and his official stance on city events right now is, until we get through COVID, we have been canceling public events sponsored by the City. He seriously hopes to bring back Oak Fest and other events. He and Alderman Emmett will be working on a nice entertainment venue.

\*\*\*\*\*

**13. OLD BUSINESS**

Alderman Wolf had an add on to Alderman Emmett & Alderman Hortsman's comments about Economic Development giving more information and referenced Item 7A as an example.

Alderman Emmett asked what the status is of the storage containers and what type of ordinance or when will there be an ordinance presented to Council. Planner Ruane said this passed through Planning and Zoning on the 21<sup>st</sup>, and will be to Council for their consideration in the next Council meeting.

\*\*\*\*\*

**14. NEW BUSINESS**

None

\*\*\*\*\*

**15. 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 Simon |
| Alderman Wolf     |             |                |                |
| Alderman Selman   |             |                |                |
| Alderman Emmett   |             |                |                |
| Alderman Hortsman |             |                |                |

The motion to enter Executive Session carried 6/6.

\*\*\*\*\*

Alderman Emmett made the motion to end 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 Emmett   |             |                |                |
| Alderman Hortsman |             |                |                |
| Alderman Danihel  |             |                |                |
| Alderman Gray     |             |                |                |
|                   |             |                | Alderman Simon |
| Alderman Wolf     |             |                |                |
| Alderman Selman   |             |                |                |

The motion to end Executive Session carried 6/6.

\*\*\*\*\*

**16. 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 6/6. The Council meeting ended at 8:36 pm. With the Executive Session ending at 8:42 pm.

  
\_\_\_\_\_  
MAYOR HENRY L. KUSPA