



Forest Preserve District of Cook County Procurement Department

Sole Source Justification Form

General Information	Date: 5/30/2025
Department: Facilities and Fleet	Phone: 708-771-1588
Contact Name: Benjamin Novotny	Email: ben.novotny@cookcountyil.gov

Vendor Information	
Company Name: Johnson Controls Security Solutions, LLC Contact person: Annette Wrona	
Address: 2010 Swift Dr., Oak Brook, IL 60523	
Phone: 773-507-5057	Email: annette.wrona@jci.com

Description. Please provide or attach a description of the goods or services required, pricing, the duration or frequency of the requirement, and where will the services or goods be delivered.
Fire alarm monitoring services for Salt Creek Maintenance, 2405 17th Ave, North Riverside, IL 60546. Contract period 7/1/2025-6/30/2030. \$684.00 per year for fire alarm monitoring.

Type. Please select one of the options and explain below.
<input type="checkbox"/> Single Source <input type="checkbox"/> Proprietary/Copyright Restrictions * Equipment Compatibility <input type="checkbox"/> Patented Product <input type="checkbox"/> Exclusive or Unique Capability <input type="checkbox"/> Other, please explain
Explanation: Why is this product or service the only one that would satisfy the requirement(s)? Johnson Controls was selected on a sole source basis to ensure the systems are compatible with the local jurisdictions systems (see attached supporting documentation)

Due Diligence. Describe the due diligence performed that led to the conclusion that this is a sole source.

Department Recommendation		
Requestor: Ben Novotny	Requisition Number: 17000012755	Date: 5/30/2025
Department Head: Eric Pedersen		Date: 5/30/2025

Director of Procurement or Designee Approval	
Signature: <i>Thomas J. Conl</i>	Date: 5/30/2025

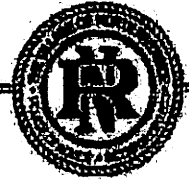
Chief Financial Officer or Designee Approval	
Signature: Damon Howell	Date: 5/30/2025

Digitally signed by Damon Howell
Date: 2025.05.30 11:45:22 -05'00'

Chief Attorney or Designee Approval	
Signature:	Date:

VILLAGE OF

North Riverside



Joseph Mengoni
Mayor

Kathy Ranieri
Village Clerk

Trustees:
Jason Bianco
Deborah Czajka
Fernando Flores
Antonio Santucci
Theresa Sarro
Nick Tricoli

5-1-2025

Cook County Forest Preserve District
2199 S 1st Avenue
Maywood Forest, IL 60153

RE: Fire Alarm Transmitter Requirement – New Facility within North Riverside Jurisdiction

Dear Tonette Elder or To Whom It May Concern

This letter serves as formal notice regarding the fire alarm system installation requirements for your new facility located within the Village of North Riverside.

Pursuant to Section 8.78.020 of the Village Code, any fire alarm installed in a commercial building to which the Fire Department is intended to respond must transmit trouble, supervisory, and fire signals directly to the North Riverside Dispatch Center via wireless transmitter in accordance with NFPA 72.

In accordance with this ordinance:


- Only equipment certified and approved by the North Riverside Dispatch Center or its designated proprietary agent may be installed.
- The designated proprietary agent for the Village of North Riverside is Johnson Controls.
- Johnson Controls is the sole authorized installer of the required radio transmitters.

Please ensure that you coordinate directly with Johnson Controls for the installation of the compliant fire alarm transmitter. This is a prerequisite for Fire Department sign-off and for final occupancy of your facility.

Should you have any questions or need additional clarification, please do not hesitate to contact the North Riverside Fire Department at (708) 447-1981 or the Community Development Department at 708-762-5924.

We appreciate your cooperation in maintaining the highest standards of fire safety and life safety within our community.

Sincerely,


Bob McDermott
Fire Chief
Village of North Riverside


Pete Hughes
Community Development Director
Village of North Riverside



North Riverside, IL
Code of Ordinances

- NORTH RIVERSIDE
 - SUPPLEMENT HISTORY TABLE modified
 - Title 1 - GENERAL PROVISIONS
 - Title 2 - ADMINISTRATION AND PERSONNEL
 - Title 3 - REVENUE AND FINANCE
 - Title 5 - BUSINESS LICENSES AND REGULATIONS
 - Title 6 - ANIMALS
 - ▼ Title 8 - HEALTH AND SAFETY
 - Chapter 8.04 - GENERAL HEALTH REGULATIONS
 - Chapter 8.05 - CHRONIC NUISANCE PROPERTIES
 - Chapter 8.06 - FAIR HOUSING
 - Chapter 8.07 - SINGLE-FAMILY DWELLING RENTAL REGISTRATION AND INSPECTION
 - Chapter 8.08 - CONTAGIOUS DISEASES

North Riverside, IL

Chapter 8.12 - DISEASE CONTROL

Unicode Modification

Chapter 8.16 - GARBAGE AND RUBBISH

Chapter 8.18 - DUMPING OF REFUSE

Chapter 8.20 - LITTER, REFUSE AND WEEDS

Chapter 8.22 - SOLID WASTE MANAGEMENT PLAN

Chapter 8.24 - LOCKER PLANTS

Chapter 8.28 - MILK DEALERS

Chapter 8.34 - MANAGEMENT SANITATION TRAINING AND CERTIFICATION FOR FOOD SERVICE ESTABLISHMENTS

Chapter 8.36 - RESTAURANTS

Chapter 8.38 - FOOD SANITATION CODE

Chapter 8.40 - RETAIL FOOD DEALERS

Chapter 8.44 - MOBILE FOOD VENDORS

Chapter 8.48 - FOOD DELIVERIES

Chapter 8.52 - SCAFFOLDS, LADDERS, AND ARTICLES ABOVE PUBLIC PLACES

Chapter 8.56 - GENERAL STORAGE OF FLAMMABLE LIQUIDS

Chapter 8.60 - MINIMUM SEASONAL TEMPERATURES IN RESIDENTIAL UNITS

Chapter 8.64 - FIREWORKS

Chapter 8.68 - EMERGENCY VILLAGE SERVICES

North Riverside, IL

Unicode Codification

Chapter 8.72 - BURGLAR, HOLDUP AND FIRE ALARM SYSTEMS

Chapter 8.73 - ANNUAL FIRE INSPECTIONS

Chapter 8.76 - SMOKING RESTRICTIONS

Chapter 8.78 - FIRE ALARM SYSTEM

8.78.010 - Fire alarm system.

8.78.20 - Wireless system—Commercial buildings.

Chapter 8.79 - FEEDING OF WILD ANIMALS

Chapter 8.80 - PEST CONTROL

Title 9 - PUBLIC PEACE, MORALS, AND WELFARE

Title 10 - VEHICLES AND TRAFFIC

Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES

Title 13 - UTILITIES

Title 14 - VILLAGE SIGN REGULATIONS

Title 15 - BUILDINGS AND CONSTRUCTION

Title 16 - SUBDIVISIONS*

Title 17 - ZONING*

CROSS-REFERENCE TABLE

ORDINANCE LIST AND DISPOSITION TABLE

[< 8.76.040 - Encouraged voluntary participation.](#)[Chapter 8.79 - FEEDING OF WILD ANIMALS >](#)

Chapter 8.78 - FIRE ALARM SYSTEM



8.78.010 - Fire alarm system.



Ceiling mounted smoke detectors, alarm notification devices, a manual fire alarm box at all exits and a relay for shutting down the mechanical system upon activation of the fire alarm shall be installed in all commercial structures regardless of the size or presence of a sprinkler system.



Exception: Linear beam detectors may be installed in place of ceiling mounted detectors in structures with large areas of coverage.

(Ord. No. 13-O-30, § 2, 12-16-2013).



8.78.20 - Wireless system—Commercial buildings.



Any fire alarm installed in a commercial building to which the fire department is intended to respond shall transmit trouble, supervisory and fire signals directly to the North Riverside Dispatch Center via wireless transmitter in accordance with NFPA 72. Only equipment certified and approved by the remote receiving station ("North Riverside Dispatch Center"), and/or its designated proprietor may be installed. The designated proprietary agent shall be the only authorized installer of the approved radio transmitters.

(Ord. No. 13-O-30, § 2, 12-16-2013).

[< 8.76.040 - Encouraged voluntary participation.](#)[Chapter 8.79 - FEEDING OF WILD ANIMALS >](#)