

**MINUTES OF THE REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF FOREST VIEW  
June 27, 2023**

**PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the President and Board of Trustees of the Village of Forest View, acting as the Hearing Board in the absence of a Planning and Zoning Board, will hold a public hearing at Village Hall, 7000 West 46<sup>th</sup> Street, on June 27, 2023, at 6:30 p.m. The purpose of the public hearing is to consider a variation request filed by Kathy Ehresman, 4601 Wisconsin Avenue, to construct an accessory shed of 12 feet, 6 inches in height, 16 feet wide, and 16 feet in length instead of the required 12 feet in height, 10 feet wide, and 10 feet in length. All members of the public will be heard regarding this variation request. (Agenda Item # 1)

1.) Call to Order

The special board meeting of the Village of Forest View was called to order by Village President Miller at 6:32 P.M.

Present: Trustee Liska, Nevarez, Sudkamp, Grossi, Attorney Murphy, Administrator Dropka, President Miller, Clerk McGuffey

Absent: Trustees Ramirez, Hubacek

2.) Presentation

- *Kathy and Jeff Ehresman spoke to the board requesting a variance to build a shed that had been previously approved by the Board on June 9, 2020.*
- *Discussion ensued.*
- *Administrator Dropka stated that a motion for a variance would be presented to the Board at the regular board meeting at 7:00 pm.*

3.) Questions from the Audience

4.)

- None

5.) Adjournment

Motion: Liska

Second: Nevarez

To adjourn at 6:35 pm.

**BOARD MEETING:**

**1. CALL TO ORDER:**

The regular board meeting of the Village of Forest View was called to order by Village President Miller at 7:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

President Miller led the Board Trustees and audience in the Pledge of Allegiance.

**3. ROLL CALL**

The Roll Call of Board Trustees by Clerk McGuffey is as follows:

Present: Trustees Grossi, Sudkamp, Hubacek, Ramirez, Nevarez, Liska  
Absent: None

**4. APPROVAL OF MINUTES**

That the minutes of the regular board meeting of May 23, 2023, to be approved as read:

Motion: Trustee Grossi  
Second: Trustee Ramirez

Yes: Trustees Grossi, Ramirez, Nevarez, Liska, Sudkamp, Hubacek  
No: None  
Motion Carried.

**5. REPORTS OF EXPENDITURES**

To approve the village payroll and accounts payable expenditures as of June 30, 2023:

1.)	Payroll - FT/PT/Officials	Jun 01 - Jun 15, 2023	\$ 108,023.50
2.)	Payroll - FT/PT/Officials	Jun 16 - Jun 30, 2023	\$ 104,578.97
3.)	Bills Payable	Jun 01 - Jun 15, 2023	\$ 73,060.13
4.)	Bills Payable	Jun 16 - Jun 30, 2023	<u>\$ 192,462.13</u>
5.)	Total Expenditures:	Jun 01 - Jun 30, 2023	\$ 478,124.73

**Action Requested:** Motion to approve.

Motion: Trustee Ramirez  
Second: Trustee Nevarez

Yes: Trustees Ramirez, Nevarez, Liska, Grossi, Sudkamp, Hubacek  
No: None

Motion Carried.

**6. REPORTS OF REVENUES AS OF MAY as of 31, 2023**

Cash Receipts:	\$	554,003.68
Sales Tax:	\$	37,523.69
Home Rule Sales Tax:	\$	33,321.46
Local Gas Tax:	\$	40,384.36
Interest:	\$	<u>15,013.92</u>
Total Revenue:	\$	680,247.11

**Action Requested:** None, informational only.

**7. TREASURERS REPORT FOR MAY 2023**

Revenues:	\$	684,343.25
Expenses:	\$	<u>415,551.95</u>
Exceeds Expenses:	\$	268,791.30

**Action Requested:** None, informational only.

**8. DEPARTMENT COORESPONDENSE:**

**Agenda Item # 1** - Letter from Administrator Dropka regarding a request for a variation to the Village Ordinances, and therefore explaining the reason for a Public Hearing. Notices were put into the newspaper as legally required and written notice was served to the owners of the property located adjacent to the location for which the variation is requested. In his letter he calls attention to Section 10-16-6, "Authorized Variations." The variations which are allowed to be granted fall under very limited circumstances. This request does not appear to fall within those criteria. As part of an approval ordinance, the Board would need to waive this requirement.

**Action requested:** Motion to authorize approval of the variation request and direct preparation of an approval ordinance.

➤ *Administrator Dropka stated that if the board decides to allow the variation, the appropriate motion would be to authorize approval of the variation request and direct preparation of an approval ordinance that will be presented at the next meeting and allow the resident to start work on the shed.*

Motion: Trustee Liska  
Second: Trustee Nevarez

Yes: Trustees Liska, Nevarez, Grossi, Ramirez  
No: Trustees Hubacek, Sudkamp

Motion Carried.

**Agenda Item # 2** – Letter from Special Counsel John O’Connell for the Central Avenue Condemnation discussing the 49<sup>th</sup> and Central top light and is requesting the Board approve Resolution No. R23-11 authorizing the donation of a certain property interest held by the Village of Forest View to the Illinois to the Illinois Department of Transportation (49<sup>th</sup> and Central Ave Easement).

**Action requested:** Motion to approve Resolution No. R23-11 authorizing the donation of a certain property interest held by the Village of Forest View to the Illinois to the Illinois Department of Transportation (49<sup>th</sup> and Central Ave Easement).

Motion: Trustee Sudkamp  
Second: Trustee Ramirez

Yes: Trustees Sudkamp, Ramirez, Nevarez, Liska, Grossi, Hubacek  
No: None  
Motion Carried.

**Agenda Item # 3** - Letter from Administrator Dropka requesting the Board approve Resolution No. R23-10, approving an agreement with the Illinois Central Railroad Company for improvements on the Wenonah Avenue basin flood relief and is requesting the Board approve the License agreement and easement application for underground pipelines, cables, and conduits with Canadian National.

➤ *The board requested that Action (1) and Action (2) be voted together as one.*

**Action (1) requested:** Motion to approve Resolution No. R23-10 approving an agreement with the Illinois Central Railroad Company for improvements to the Wenonah Avenue basin flood relief.

**Action (2) requested:** Motion to approve the License agreement and easement application for underground pipelines, cables, and conduits with Canadian National.

Motion: Trustee Liska  
Second: Trustee Hubacek

Yes: Trustees Liska, Hubacek, Ramirez, Nevarez, Grossi, Sudkamp  
No: None  
Motion Carried.

**Agenda Item # 4** – This Agenda item was removed.

**Agenda Item # 5** – Letter from Administrator Dropka to discuss a property tax intervention and is requesting the Board approve Resolution No. R. 23-09 Authorizing Elizabeth Shine, Esq. to

intervene on behalf of the Village of Forest View in the State Property Tax Appeal of First Midwest Bank, 5504 W. 47<sup>th</sup> Street, Forest View, IL 60402.

**Action requested:** Motion for the Board to approve Resolution No. R. 23-09 Authorizing Elizabeth Shine, Esq. to intervene on behalf of the Village of Forest View in the State Property Tax Appeal of First Midwest Bank, 5504 W. 47<sup>th</sup> Street, Forest View, IL 60402.

Motion: Trustee Sudkamp  
Second: Trustee Liska

Yes: Trustees Sudkamp, Lisa, Grossi, Hubacek, Ramirez, Nevarez  
No: None  
Motion Carried.

**Agenda Item # 6** – Letter from Administrator Dropka to discuss the quote for a HVAC Preventive Maintenance Contract for the Municipal Building and Firehouse from Air Comfort Corporation with a four-year price freeze for an annual cost of \$7,050.

**Action requested:** Motion to approve quote for a HVAC Preventive Maintenance Contract for the Municipal Building and Firehouse from Air Comfort Corporation with a four-year price freeze for an annual cost of \$7,050.

Motion: Trustee Hubacek  
Second: Trustee Ramirez

Yes: Trustees Hubacek, Ramirez, Nevarez, Liska, Grossi, Sudkamp  
No: None  
Motion Carried.

**Agenda Item # 7** – Letter from Superintendent of Water and Public Works Filec requesting the purchase a flushing diffuser, flow test gauge, ascorbic acid for de-chlorinating potable water, 40 Ascorbic Acid tablets to remove chlorine from water and a 10 ft hose from Core and Main for a cost of \$1,962.45 to properly perform the flushing/inspections of the hydrants.

**Action requested:** Motion to approve the purchase a flushing diffuser, flow test gauge, ascorbic acid for de-chlorinating potable water, 40 Ascorbic Acid tablets to remove chlorine from water and a 10 ft hose from Core and Main at a cost of \$1,962,45 to properly perform the flushing/inspections of the hydrants.

Motion: Trustee Nevarez  
Second: Trustee Sudkamp

Yes: Trustees Nevarez, Sudkamp, Grossi, Hubacek, Ramirez, Liska  
No: None

Motion Carried.

**Agenda Item # 8** - Letter from Superintendent of Water and Public Works Filec requesting the board approve a proposal from Associated Technical Services (ATS) to perform our 2023 leak survey at a cost of \$5,004.60 to keep our water accountability moving towards the EPA's standard of 90% water accounted for.

**Action requested:** Motion to approve Superintendent Filec to approve the proposal with Associated Technical Services to perform the 2023 leak survey.

Motion: Trustee Grossi  
Second: Trustee Sudkamp

Yes: Trustees Grossi, Sudkamp, Hubacek, Ramirez, Nevarez, Liska  
No: None  
Motion Carried.

**Agenda Items # 9** - Letter from Superintendent of Water and Public Works Filec requesting the board approve a proposal from Bluder's Tree Services to remove remnants of tree debris in the back of the Oak Park Ave lot in preparation for the Village new salt dome at a cost of \$3,500.00.

**Action requested:** Motion the Board to allow Superintendent Filec to accept the proposal from Bluder's Tree Service to remove tree debris in the back of the Oak Park Ave lot in preparation for the new salt dome in the Village at a cost of \$3,500.00.

Motion: Trustee Sudkamp  
Second: Trustee Ramirez

Yes: Trustees Sudkamp, Ramirez, Grossi, Hubacek, Nevarez, Liska  
No: None  
Motion Carried.

## **9. APPLICATIONS FOR NEW BUSINESS LICENSE**

**Agenda Item # 10** – Letter from Administrator Dropka to discuss a new business license request from Robert M. Fletcher, owner of 6500 Canal Bank Road. He is requesting to use a small portion of his property to lease out parking for six to eight trucks doing business as I55 LLC.

- Discussion ensued that several weeks ago the business owner came to the village hall asking about a business license. He was given the information and did not see him. Building Commissioner Brniak followed up on the property and discovered that he was parking trucks on the property without the license. Acting Chief Zarate stated that since the trucks were parked on private property the police could not do anything. Trustee Grossi asked if he was fined for operating a business without a license.

**Action requested:** Motion to approve a new business license request from Robert M. Fletcher, to use a small portion of his property to lease out parking for six to eight trucks doing business as I55 LLC at 6500 Canal Bank Road.

- Trustee Grossi motioned to table this agenda item, the owner needs to pay a fine and then it could be brought up at the next meeting.

## 10. APPLICATIONS FOR VILLAGE HALL/ART TRECKLER ROOM RENTAL

**Agenda Item # 11** –Cristina Median, 4613 Clinton Avenue is requesting the Boards approval to rent the Art Treckler Room on Sunday August 20, 2023. The request is for a baby shower which would be held from 12:00 pm to 4:00 pm for one hundred guests.

**Action Requested:** Motion to approve a request from resident, Cristina Medina, 4613 Clinton Avenue is requesting the Boards approval to rent the Art Treckler Room on Sunday August 20, 2023.

Motion: Trustee Nevarez  
Second: Trustee Ramirez

Yes: Trustees Nevarez, Ramirez, Liska, Grossi, Sudkamp, Hubacek

No: None

Motion Carried.

## 11. APPLICATIONS FOR RESIDENTIAL BUILDING PERMITS

F23-10- Giovanni Montes De Oca, 4516 S. Clinton Ave. Run new electric line to exterior pool using EMT with compression fittings to a wet box and Wet cover using GFDL (WP).

F23-11- Johnny Garcia, 4529 Wisconsin Ave. Building an 18 ft by 9 ft deck in the back yard with two sets of stairs forty-two inches wide.

F23-12 – Cristina Banda, 4519 Home Ave. Adding a piece of cement to extend current patio area (7 inches down) 13’ x 26’.

F23-13 – Randy Boyd, 4512 Kenilworth. Installing a new swimming pool.

NF23-12 – Christopher J. Spears, 4620 S. Maple Ave. Install a 51-foot-high white vinyl fence that is five feet high and install a 102-inch-wide chain link gate 4-foot-high.

NF23-13 – Ed Ashe, 4505 Maple Ave. Tear off and install new roof on house and garage, replace fascia and siding, gutters, and downspouts on house only. The homeowner will replace the awning over door once the job is completed.

NF23-14 – Eduardo Marquez, 4521 Clinton Ave. 4521 Clinton Ave. Installing a front porch that was previously removed.

NF23-15 - Primitive Salto, 4515 Grove Ave. Replacing floor tile in kitchen and replacing the wall and floor tile in bathroom.

NF23-16 – Daisy Fernandez, 4528 Oak Park Ave. Remove and replace existing driveway from sidewalk to garage.

**Action Requested:** None, informational only.

## **12. REPORTS FROM VILLAGE ADMINISTRATOR:**

Village Administrator Mike Dropka provided the following details:

- Thanked the Board for allowing him to go to Gettysburg PA for the ICMA leadership institute.
- Reported that at the next regular board meeting in July, he will have an ordinance for the board to consider creating a business license for fuel distributors. The license fee will be nominal and is only to use for tracking purpose which will address the issue that he mentioned last month in regard to finding other companies in Forest View who supply gas to their employees, workers, or trucks as they have gas tanks on site but are not reselling.
- Stated that the red-light camera project continues to be ongoing.
- Reported that he continues to meet with Muniweb, sending documents for the website.
- Reported that he has been meeting with the department heads to put together a budget for next year. The final budget meetings are set for this week and then he would like to have a special meeting on Tuesday July 11<sup>th</sup> to go line by line with Trustees and department heads.

### **A) DEPARTMENT HEADS:**

Superintendent of Water and Public Works Filec provided the following details:

- Reported that Public Works has been busy with the paving project that started two weeks ago and is going well. They are in the first phase ripping out the curbs and hoping that in the next week or two they will start excavating and setting up structures. He stated that they are on schedule and should be completed by early August. He said that the residents have been great with everything going on and knows it is not usual to have all four streets work on in a row. He also wanted to thank the Police for being so accommodating.
- Mentioned that all fire hydrants have a fresh coat of paint on them and look great.
- Working with National Steel after they ran into a few snags with their safety equipment.
- Scheduling to pump out the tunnel and reline it in July.

Acting Police Chief Zarate provided the following information:

- Reported that there was nothing major and that the village has been quiet.
- He spoke with a resident who had issues with parking and stated that any parking related tickets during the construction would be dismissed.

Fire Chief Jones provided the following details:

- Reported that he and Building Commissioner Briak inspected the warehouse at 5240 47<sup>th</sup> Street and observed that they had cleaned up both the outside and inside of the building. They found no safety issues and that the owner of the property hired someone to



come out and clean the outside areas once a week and another person will oversee the inside of the building daily to comply.

- Reported that the 1999 refurbished fire truck is back at the station.

#### **B) REPORTS FROM VILLAGE TRUSTEES:**

- Trustee Grossi mentioned that the parking passes that were in progress are being held until the construction is over. He wanted to express thanks to our resident Patty Nitka for all her work creating and printing the passes.
- Trustee Liska reported that 4528 Oak Park Avenue has a resident parking a trailer on the grass. He reported it to the police and was told that the resident was not in violating any laws. Administrator Dropka stated that the village has a code.
- Trustee Liska and Grossi stated that the village has an ordinance that states that this is a code violation. He stated that we should send out a letter to this resident stating that he cannot park on the grass and going forward he would get a ticket.
- Trustee Grossi was concerned that the officers did not know there was a code.
- Trustees Liska and Grossi discussed that there are several houses that should receive a blight notice because of the piles of junk that are on front porches and/or in yards and suggested that Public Works walk around and do a town inspection. Administrator Dropka asked them to give him a list of addresses. During this discussion, a resident on 45<sup>th</sup> and Wenonah stated that her neighbor double parks on the grass, blocks the parkway and that they drive on her grass. She stated that she had complained before and brought pictures, but nothing was done. It was also mentioned that there is a home next to the village hall that parks cars on the grass.
- Trustee Sudkamp asked what time the village bars closed. President Miller stated that they close at 2 AM and patrons need to be out by 2 am. Acting Chief Zarate stated that after 2 AM only the bartenders are allowed to stay and clean up. The gas stations are not allowed to sell liquor after 2 AM.

#### **C) REPORTS FROM THE VILLAGE PRESIDENT:**

### **13. QUESTIONS, COMMENTS, AND ANNOUNCEMENTS**

- Dawn, a resident in the village inquired if the Fire Department does CPR classes. Chief Jones stated that he is arranging to get a trainer to come in the fall. Trustee Grossi stated that the classes should also include CPR for everyone including kids and babies and suggested it would be nice to have a class for kids to be certified to babysit. Also suggested was CPR for dogs.
- Trustee Grossi inquired if we could include a section going forward in the agenda to include reports from the park district since Dawn, one of the park representatives, is always at the meeting. He suggested it could be noted as Park District Representative Reports. Dawn stated that she would discuss this with the Park District Board and let us know if this something they would approve of.

### **14. MOTION TO GO INTO CLOSED SESSION AT 7:50 PM**

Motion: Trustee Sudkamp  
Second: Trustee Grossi

Yes: Trustees Sudkamp, Grossi, Ramirez, Nevarez, Hubacek, Liska  
No: None  
Motion Carried.

**15. ROLL CALL**

Present: Trustees, Grossi, Sudkamp, Hubacek, President Miller, Trustee Ramirez, Nevarez, Liska, Attorney Murphy, Administrator Dropka, Clerk McGuffey

**Agenda Item # 12** - To consider individual employee personnel matters, pursuant to Section 2 (c) (1) of the Open Meetings Act.

**16. MOTION TO RETURN TO REGULAR SESSION AT 8:50 PM**

Motion: Trustee Sudkamp  
Second: Trustee Grossi

Yes: Trustees Sudkamp, Grossi, Ramirez, Nevarez, Hubacek, Liska  
No: None  
Motion Carried.

**17. ROLL CALL**

VOICE VOTE: AYES: ALL NAYS: NONE Motion Carried.

**18. ADJOURNMENT**

To adjourn at 8:59 pm.

Respectfully submitted,

Laura D. McGuffey  
Village Clerk