

**MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF FOREST VIEW
January 28, 2025**

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

4. SWEARING IN CEREMONY

Police Officers Gerardo Martinez, Luis Franco, Jessica Sokolovic, Dominique Dickerson, and Jamie Annen were sworn in as Full Time Police Officers by Village Clerk McGuffey. Family, friends, residents, and other Police Officers from the Forest View Police Department were present to congratulate and take photos.

5. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the President and Board of Trustees of the Village of Forest View will conduct a public hearing on January 28, 2025, at 7:00 p.m. at the Forest View Village Hall, 7000 West 46th Street, Forest View, Illinois. The purposes of the public hearing are to consider a proposed Annexation Agreement, annexation, and zoning of the property. The property consists of approximately 15.163 acres, has a common address of 5000 South Central in unincorporated Cook County, and is improved with a warehouse and related facilities. All members of the public will be heard at the public hearing regarding this annexation and zoning request. (Refer to Agenda Item # 1)

The Public Hearing was called to order by President Miller at 7:20 P.M. with the following Trustees in attendance: Trustees Grossi, Sudkamp, Hubacek, Ramirez, Nevarez, Liska.

Agenda Item # 1 – Memo from John Murphey regarding the proposed annexation of the Combined Warehouse property and to summarize the general annexation process and the three ordinance which the Village Board will consider and second to give an overview of this particular agreement and third to explain the relationship between the Village annexation and the Central Stickney Fire Protection District and will explain that the Notices were put into the newspaper as legally required. He will walk the board through the process of adopting the three pertinent ordinances for the meeting and will be available to answer any questions. Village Administrator DuRocher is requesting the board consider approving the following three ordinances:

In the meeting Attorney Murphey discussed the proposed annexation. Carl Ivanelli, owner of Combined Warehouse at 50th and Central since 1993 and his Attorney Peter Veros, who also represents Fed Ex gave a presentation. The village will be adding properties with a total equalized assessed valuation (EAV) of \$675.00 to our current EAV of \$112,857,464. We will be rebating a total of about \$50,000 on new property tax revenues of about \$117,000 over a five-year period for a net increase of \$67,000 and we will generate annual business license revenues of \$3,250 and the issue of de-annexing from the Central Stickney Fire Association. Mr. Ivanell stated that it is important to have Combined as a business partner, to improve our tax base and the long-term health of the village. He currently has (5) tenants who lease units at this property. Attorney Murphey mentioned that under the law the village will not see the taxes until next calendar year. Attorney Murphey asked the board and the public if they had any questions. Trustee Grossi asked Police Chief Zarate and Fire Chief Jones if he had any issues with the annexation. Police Chief Zarate stated that his department patrols and does not see any issues and Fire Chief Jones stated that his department has already been out to the warehouse with his inspector and does not see any issues.

In conclusion Attorney Murphey informed that board that if the board approves the Annexation Agreement, they could vote on all three Ordinances together.

President Miller asked if any member of the public had comment. No comments were received.

A.) Ordinance No. 25-02 Authorizing the Execution of Annexation Agreement.

Action requested: Motion to Approve Ordinance No. 25-02
Authorizing the Execution of Annexation Agreement.

Motion: Trustee Ramirez

Second: Trustee Liska

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

No: NA

Motion Carried.

B.) Ordinance No. 25-03 Annexing certain property to the Village of Forest View
(Combined Warehouse/5000 South Central Ave.

Action requested: Motion to Approve Ordinance No. 25-03 Annexing certain property to the Village of Forest View (Combined Warehouse/5000 South Central Ave.

Motion: Trustee Ramirez
Second: Trustee Liska

Yes: Trustee Ramirez, Liska, Grossi, Sudkamp, Hubacek, Nevarez
No: NA
Motion Carried.

C.) Ordinance No. 25-04 Zoning property newly annexed (Combined Warehouse).

Action requested: Motion to Approve Ordinance No. 25-04 Zoning property newly annexed (Combined Warehouse).

Motion: Trustee Ramirez
Second: Trustee Liska

Yes: Trustee Ramirez, Liska, Grossi, Sudkamp, Hubacek, Nevarez
No: NA
Motion Carried.

President Miller closed the Public Hearing at 7:35 P.M.

4. APPROVAL OF THE MINUTES

That the minutes of the regular board meeting of January 14, 2025 to be approved as read:
Action Requested: Motion to approve.

Motion: Trustee Ramirez
Second: Trustee Sudkamp

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

5. REPORTS OF EXPENDITURES

To approve the village payroll and accounts payable expenditures as of January 31, 2024:

Payroll- FT /PT/Officials	\$ 89,466.78
Bills Payable	<u>\$ 506,765.80</u>
Total Expenditures:	\$ 596,232.58

Action Requested: Motion to approve.

Motion: Trustee Ramirez
Second: Trustee Sudkamp

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

6. TREASURERS REPORT FOR DECEMBER 2024:

Revenues:	\$	415,095.20
Expenses:	\$	<u>-25,265.23</u>
Exceeds Expenses:	\$	440,360.43

Action Requested: None, information only.

Clerk McGuffey stated there was a reimbursement for the Wenonah Sewer Phase 11 Project received in the amount of \$675,000.00. The payment was posted as an offset against prior expenses for the Wenonah Sewer project.

7. DEPARTMENTAL CORRESPONDENCE:

Agenda Item #2 - Letter from Superintendent of Water and Public Works Miller regarding a request to accept a quote from Anthony Roofing to remove and repair roof blisters to the Village Hall and Fire House Roof at a cost not to exceed \$3,600.00.

Action requested: Motion to approve Superintendent Miller to accept the quote from Anthony Roofing to remove and repair roof blisters to the Village Hall and Fire House Roof at a cost not to exceed \$3,600.00.

Motion: Trustee Sudkamp
Second: Trustee Nevarez

Yes: Trustee Sudkamp, Nevarez, Liska, Grossi, Hubacek, Ramirez
No: NA
Motion Carried.

8. APPLICATION FOR COMMERCIAL BUILDING PERMIT:

F25-01 Property owner DCT 4800 Central LLC for business at FedEx Freight 4800 S. Central Ave, Forest View. Install 2 new 120V circuits (20AMP dedicated circuit from the closes EC panel & duplex receptacle between the set doors listed under locations) & 4 new CAT6 lines. Door locations: 138/140. 245/247.

Action Requested: Motion to approve commercial building permit F25-01.

Motion: Trustee Grossi
Second: Trustee Sudkamp

Yes: Trustee Grossi, Sudkamp, Hubacek, Ramirez, Nevarez, Liska
No: NA
Motion Carried.

9. APPLICATION FOR RESIDENTIAL BUILDING PERMITS:

No residential building permits.

Action requested: No action, information only.

10. REPORTS FROM THE VILLAGE ADMINISTRATOR:

- He was pleased to report that the Village had not received any reportable workers comp claims and congratulated the departments stating it helps with our insurance rates. It was suggested that we do provide a safety meeting and have lunch for all the employees. Chief Jones mentioned that he would contact his Insurance representative

11. REPORTS OF OFFICERS:

A) REPORTS FROM DEPARTMENT HEADS

Superintendent of Water and Public Works Miller reported:

- The water break that was located under the tracks has been fixed. MWRD had to shut down the train on Friday to install a new valve and break.
- It is mentioned that with the new valve Apex water will not have to be turned off when there is a problem
- Requested a proposal from ABT to upgrade the sound system for the boardroom.

Police Chief Zarate reported:

- Discussed issues with a business on Forest View Terminal Drive, which continues to rent spaces without notifying the village for businesses licenses. He stated that he is still waiting for a report from EPA.
- Commented that it was good turnout for swearing in of the five officers and would like to hire 3 more officers.
- He is working on getting them all fully trained.
- He mentioned that an outside agency has been reaching out and he may be losing a few officers.

Fire Chief Jones reported:

- Stated that everything is good.
- Reported that his department received a check from Stickney for assisting with a lithium battery response at Fed Ex.

B) REPORTS FROM VILLAGE TRUSTEES:

- Trustee Sudkamp asked about the sign on 45th street.
- Trustee Nevarez commented about standing water on Harlem and Terminal Drive and that at night the road is icy.
- Trustee Ramirez thanked Administrator for providing the audit proposals. Administrator DuRocher stated that the audit proposal will be on the next agenda and said that going forward we should go out for proposals every four years.

C) REPORTS FROM THE VILLAGE PRESIDENT:

- Superintendent Miller was asked if he spoke to the Mayor of McCook to see if they have any issues with the streetlight at Forest View Terminal Drive. He told her that this intersection is not in McCook.

12. QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:

- None.

13. MOTION TO ADJOURN TO CLOSED SESSION AT 7:52 PM:

Motion: Trustee Liska
 Second: Trustee Grossi

15. ROLL CALL

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

14. MOTION TO RETURN TO REGULAR SESSION AT 7:55 PM:

Motion: Trustee Liska
 Second: Trustee Grossi

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

15. ROLL CALL:

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

PURPOSE OF THE MEETING:

Agenda Item # 4 – Requesting the board review and take action to approve the minutes the Closed Session Minutes from 7/23/24, 9/17/24, 10/08/24, 10/17/24 and 11/12/24 pursuant to Section 2 (c) (21) of the Open Meetings Act.

Action Requested: Motion to approve the Closed Session Minutes from 7/23/24, 9/17/24, 10/08/24, 10/17/24 and 11/12/24 and not release them.

Motion: Trustee Liska
Second: Trustee Grossi

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

Motion Carried.

18. MOTION TO ADJOURN:

Motion: Trustee Ramirez
Second: Trustee Sudkamp

19. ROLL CALL:

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

20. ADJOURNMENT:

To adjourn at 7:56 P.M.
Respectfully submitted,

Laura D. McGuffey

Village Clerk