

**MINUTES OF THE REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF FOREST VIEW  
VILLAGE HALL – BOARD MEETING ROOM  
January 14, 2020**

**PUBLIC HEARING:**

There was a public hearing beginning at 7:00 P.M. providing information and allowing for public comment to consider a Zoning Request for a series of Variations to allow a Planned Unit Development (PUD) improvement and use for SSS Real Estate Management, LLC at 4609 and 4615 S. Harlem Avenue, Forest View, IL. (Agenda Item #1).

**1. CALL TO ORDER:**

The Public Hearing was called to order by Village President Powell at 7:00 P.M.

**2. ROLL CALL:**

Present: Trustees Grossi, Sudkamp, Hubacek, Miller, Stimach, Kirchgatterer  
Absent: None

**3. PRESENTATION:**

a.) SSS Real Estate Management, LLC variation requests

Mark Daniel presented the proposal for 4609 and 4615 S. Harlem located south of the Shell Gas Station to create a multi-unit use with a car wash and two commercial units.

- The commercial units will have traditional appearance with stone and masonry construction.
- The car wash will be situated on the south line of the property in an east west fashion.
- The car wash will be an automated tunnel car wash.
- Entrance will flow counter clockwise with the pay station on the north side of the building, wrap around to the back, proceed to the west to enter the wash.
- There will be low intensity lighting in the back of the car wash property.
- There will be an 8 foot solid fence installed along the east side of the property along the residential side.
- Directed lighting not to exceed 8 feet will be installed to avoid glare on the residential side.
- There will be no active use in the rear of the commercial unit property.
- The commercial building will buffer any noise before it can reach the 8 foot solid fence.
- The dryers will be located on the Harlem side of the property.
- The car wash is a conveyor system car wash.
- Staff will control vehicles as they enter and exit the car wash. The system will also have an automated mechanism to control cars entering and exiting. The system will slow down if traffic is backed up for safety and control.

- There will be a review for lighting purposes to ensure the car wash has met the commitment regarding lighting spill over to the residential homes.
- The exterior drive aisle may have lighting typically at 4 feet, well below the 8 foot solid fence.
- Site operations: we hope to have a Cellular Store in one unit and a Gaming Café in the other unit. The Gaming Café will operate in all ordinances that apply.
- The two separate entities will work together. The easement will allow exiting options. The gas station can offer a discount on gas with the purchase of a car wash.
- Modern construction and modern building facades will improve the available square footage in Forest View which will benefit everyone.
- There is an easement along the east side of the property which allows the installation of the solid 8 foot fence.
- A sign package showing signage placement was presented.
- The fence will be removed on the north lot line to allow traffic to exit through the gas station.

#### 4. **QUESTIONS AND CONCERNS FROM THE TRUSTEES:**

- **How do you enforce right turn only at the exit?**  
Mark Daniel explained that vehicles may attempt a left turn. They will be working with the Department of Transportation. IDOT has jurisdiction over Harlem Avenue. IDOT will address safety concerns. There will be signs posted at the exit.
- **Will there be exterior music playing?**  
There are no plans for exterior music.

#### 5. **QUESTIONS AND CONCERNS FROM THE AUDIENCE:**

- **Will there be lighting above the 8 foot fence?**  
Mark Daniel explained that if there were any lights over the 8 foot fence, they would have shields to keep the lighting directed down. There will not be lights shining over the 8 foot fence.
- **There were concerns regarding noise.**  
The noise will be directed toward Harlem by design. When exiting the car wash, the heaters will be on the Harlem Avenue side.
- **The days of operation and hours were discussed.**  
The car wash will be open 7 days per week from 7:00 a.m. – 9:00 p.m. The hours of operation may vary depending on the season.
- **Is there a plan for traffic control on Harlem and 46<sup>th</sup> Street?**
- **Dunkin Donuts has a right turn only sign posted and vehicles still turn left.**  
We hope people will obey the signs. There are not many gaps during peak hours to attempt a left turn. The option to leave the property on 46<sup>th</sup> Street should help with left turns. IDOT will review the exit.
- **Vehicles park along the fence at the gas station and are blocking the sidewalk.**  
The sidewalk should not be blocked. That area can be striped and painted if needed.
- **How will the police handle the backed up traffic entering the car wash and left hand turns exiting the car wash?**
- **Traffic is backed up every day. Concerns about additional traffic.**  
The cross easement will ease some of the extra traffic exiting.

**6. ADJOURNMENT:**

To adjourn at 7:34 P.M.

Motion: Trustee Stimach

Second: Trustee Kirchgatterer

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

**BOARD MEETING:**

**1. CALL TO ORDER:**

The regular board meeting of the Village of Forest View was called to order by Village President Powell at 7:35 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**

Present:        Trustees Grossi, Sudkamp, Hubacek, Miller, Stimach, Kirchgatterer

Absent:        None

**4. PRESENTATION –**

Police Department Commendation to Detective Ryan Wagner

Police Chief Gary Wiseman Jr. called Deputy Chief Salvador Rodriguez and Detective Ryan Wagner to the front for the presentation. Chief Wiseman acknowledged the hard work and dedication of Detective Ryan Wagner. Detective Wagner was assigned to conduct criminal investigations with the Police Department since 2017. Since his assignment he has exceeded expectations of supervisor and colleague.

In October 2018, a FedEx employee received harassing threats. Some texts were of criminal nature. Detective Wagner spent 8 months working and investigating to resolve this case which ended with an arrest. In August 2018, BP Gas Station had a patron damage a slot machine after punching the screen. Detective Wagner obtained the video of the incident. After 1 year of interviews and research, he was able to identify the subject. During the interview, the subject confessed to the damage. In November 2018, Daubert Chemical Company received threats from an employee. Detective Wagner obtained background information on the subject / employee. He executed a plan to ensure the safety of all employees. After conducting interviews, he determined the suspect / employee required medical attention. Detective Wagner worked with the Oak Lawn Police Department and met the suspect / employee at his residence. The suspect was transported to the hospital for evaluation and treatment.

Detective Wagner assists with the training of new police officers. He has created a solid foundation for our training program and our newest future officers.

Chief Wiseman and Deputy Chief Rodriguez presented Detective Wagner with a plaque for outstanding service and dedication to the Forest View Police Department.

**5. APPROVAL OF PREVIOUS MINUTES:**

That the minutes of the regular board meeting of December 10, 2019 be approved as read:

Motion: Trustee Grossi  
Second: Trustee Kirchgatterer

Yes: Trustees Sudkamp, Hubacek, Miller, Stimach, Kirchgatterer, Grossi  
No: None  
Motion Carried.

**6. APPROVAL OF PREVIOUS CHECK REGISTER:**

- A. To approve the check register from the payroll of the December 10, 2019 board meeting in the amount of \$110,442.68

Check # 29826-29832  
Voided: None

Motion: Trustee Stimach  
Second: Trustee Kirchgatterer

Yes: Trustees Hubacek, Miller, Stimach, Kirchgatterer, Grossi, Sudkamp  
No: None  
Motion Carried.

- B. To approve the check register from the accounts payable of the December 10, 2019 board meeting in the amount of \$28,374.23

Check # 29833-29860  
Voided: None

Motion: Trustee Kirchgatterer  
Second: Trustee Stimach

Yes: Trustees Miller, Stimach, Kirchgatterer, Grossi, Sudkamp, Hubacek  
No: None  
Motion Carried.

**7. APPROVAL OF PREVIOUS CHECK REGISTER:**

- A. To approve the check register from the payroll of the December 24, 2019 board meeting in the amount of \$99,103.75

Check # 29862-29869

Voided: None

Motion: Trustee Kirchgatterer

Second: Trustee Miller

Yes: Trustees Stimach, Kirchgatterer, Grossi, Sudkamp, Hubacek, Miller,

No: None

Motion Carried.

- B. To approve the check register from the accounts payable of the December 24, 2019 board meeting in the amount of \$150,076.31

A Trustee had a question regarding a check written to Vickers Consulting Services for the Grant writing and application.

Check #'s: Manual Ck 29825

Manual Ck 29861

Check #'s: 29870-29910

Voided: None

Motion: Trustee Stimach

Second: Trustee Kirchgatterer

Yes: Trustees Kirchgatterer, Grossi, Sudkamp, Hubacek, Miller, Stimach

No: None

Motion Carried.

**8. REPORTS OF EXPENDITURES:**

- A. To approve the village payroll in the gross amount of \$110,507.04. This payroll covers the period from January 1-January 15, 2020 for regular full-time employees. Also covered is the Officials payroll from January 1 – January 31, 2020 and the part-time payroll from December 16 – December 31, 2019. Also included is the quarterly drill pay for the fire department.

Motion: Trustee Kirchgatterer

Second: Trustee Stimach

Yes: Trustees Grossi, Sudkamp, Hubacek, Miller, Stimach, Kirchgatterer

No: None

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Motion Carried.

B. To approve the accounts payable as listed in the amount of \$59,351.98

Motion: Trustee Grossi  
Second: Trustee Kirchgatterer

Yes: Trustees Sudkamp, Hubacek, Miller, Stimach, Kirchgatterer, Grossi  
No: None

Motion Carried.

C. Total Expenditures: \$169,859.02

**9. REPORTS OF REVENUE – As of December 31, 2019:**

Cash Receipts:	\$162,644.37
Sales Tax:	\$ 64,438.20
Home Rule Sales Tax:	\$ 26,589.51
Interest (Investments):	\$ 2,672.35
Local Gasoline Tax:	\$ 18,013.85
Total Revenue:	\$274,358.28

Action Requested: None, informational only.

**10. DEPARTMENTAL CORRESPONDENCE:**

Agenda Item # 1 – Letter from Village Administrator, Mark C. Masciola, regarding the consideration and approval of the SSS Real Estate Management, LLC Planned Unit Development (PUD) and Zoning Variation request.

Action Requested: A.) Direction.

OR

B.) Motion to approve Ordinance No. 20-01.

Village Administrator Mark Masciola spoke regarding the redevelopment of 4609 and 4615 South Harlem Avenue. We have complied with the FOIA request for an environmental review on the property located at 4601, 4609, 4615 and 4635 S. Harlem Avenue. The review was sent to Environmental Consultants. Village Administrator Masciola spoke with some residents from Maple Avenue to address any concerns with the redevelopment. Denise Tennant from 4608 Maple voiced some concerns. Ms. Tennant’s concerns were addressed and she is in favor of the proposal. All legal notices were reviewed and required publications were made. An Ordinance was prepared to approve the development. Additional considerations as condition of approval of the redevelopment proposal were reviewed. The Board had the opportunity to approve the Ordinance for the redevelopment that night or they can give direction to bring this back to the

next Board Meeting on January 28, 2020. There was no objection from any residents living on Maple that were in attendance. One Trustee requested to bring this decision back to the January 28, 2020 Board Meeting. The Board proceeded to vote.

To approve Agenda Item # 1

Motion: Trustee Stimach  
Second: Trustee Kirchgatterer

Yes: Trustees Miller, Stimach, Kirchgatterer, Grossi, Sudkamp  
No: Trustee Hubacek  
Motion Carried.

Agenda Item # 2 – Letter from Village Administrator, Mark C. Masciola, regarding the purchase of an additional computer.

Action Requested: Motion to authorize the Village Administrator to sign the quotation from Current Technologies in an amount not to exceed \$800.00 for the purchase of one additional computer for communications area dedicated to LEADS.

Village Administrator Masciola explained the need for an additional computer in the communications area of the Police Department. We need two computers in the area because one computer must be dedicated to LEADS (Law Enforcement Administrative Data System) only.

To approve Agenda Item # 2

Motion: Trustee Miller  
Second: Trustee Stimach

Yes: Trustees Miller, Stimach, Kirchgatterer, Grossi,  
No: Trustee Sudkamp, Hubacek  
Motion Carried.

Agenda Item #3 - Letter from Village Administrator Mark C. Masciola, requesting approval to authorize a three (3) year support and cloud storage maintenance agreement with Current Technologies for the computer system network Barracuda Backup Server.

Action Requested: Motion to approve a three (3) year support and cloud storage maintenance agreement with Current Technologies in an amount not to exceed \$8,000.00.

Village Administrator Masciola informed the board that the 3 year contract with Barracuda Networks through Current Technologies will expire February 2020 and is up for renewal. A (3) year agreement has been secured for \$7997.00 with a \$483.00 minimum savings compared to (3) 1 year renewal agreements.

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To approve Agenda Item # 3

Motion: Trustee Stimach

Second: Trustee Kirchgatterer

Yes: Trustees Stimach, Kirchgatterer, Grossi, Sudkamp, Hubacek, Miller

No: None

Motion Carried.

Agenda Item # 4 – Letter from Village Administrator, Mark C. Masciola and Village Accountant Joy M. Conklin regarding the Fiscal Year 2019 Annual Financial Report.

Action Requested: None, informational only.

Agenda Item # 5 – Letter from Fire Chief, Thomas A. Heller, requesting the official appointment of John Quigley as Part-Time Firefighter/Paramedic to the Forest View Fire Department.

Action Requested: Motion to appoint John Quigley as Part-Time Firefighter/Paramedic to the Forest View Fire Department.

To approve Agenda Item # 5

Motion: Trustee Grossi

Second: Trustee Miller

Yes: Trustees Kirchgatterer, Grossi, Sudkamp, Hubacek, Miller, Stimach

No: None

Motion Carried.

Agenda Item # 6 – Letter from Fire Chief, Thomas A. Heller, informing the Village Board of the resignation of Part-Time Firefighter/Paramedics Sonny Scardina and Bryant Gomez from the Forest View Fire Department.

Fire Chief Heller explained that both Firefighter / Paramedics accepted full time offers in Joliet and Berwyn. Both towns will not allow their employees to work part-time for another Fire Department.

Action Requested: None, information only.

## **11. APPLICATIONS FOR PERMITS:**

None

## **12. REPORTS OF OFFICERS:**

### **A.) Reports from Department Heads**

January 14, 2020

1. Village Administrator Mark Masciola
  - Video Gaming has started at Hot Shot Gaming Café on January 8, 2020.
  - Chicago's Liquors Inc. is close to opening up. They have completed their review with the Gaming Board.
  - On January 9, 2020 the final inspection of the Butane Blending Facility was conducted at Kinder Morgan. Everything was signed off on that project which was valued at approximately \$275,000.
  - Kinder Morgan will be adding (2) 40 thousand gallon tanks for biodiesel fuel during 2020.
  - Park 'N Fly will be adding a car wash next to the indoor parking garage in 2020.
  - We have received plans from D.F. Chase Inc. on behalf of Old Dominion Freight regarding a 100 truck terminal expansion. The project is an \$8–\$10 million dollar project. The plans have been sent to FSCI for a plan review. Old Dominion continues to expand and redevelop the property.
  
2. Superintendent Water & Public Works Jack O'Donohue
  - On December 6, 2020, an employee accidentally backed the bobcat into the gate/fence at the Oak Park Storage Yard. The fence was rusted at the bottom and did come down. There were no injuries or damage to the bobcat. Several quotes have been secured and also looking into individual material pricing.
  - January 11, 2020 due to the winter storm, Public Works was called out. A text was received approximately at 7:00 p.m. and again at 11:00 p.m. Due to slick, icy conditions, the crew was dispatched and the roads were salted.
  
3. Police Chief Gary Wiseman Jr.
  - Report for the December 2019 Police Department Hours; straight shift - 1256 hours and over time - 134 hours.
  - Provided Police Department Reports for December / January activity.
  - An officer on midnights observed what he thought was a domestic situation at the Shell Gas Station. He then witnessed the driver attempting to drive away with the passenger side door open. There was a four year old child chasing the car and grabbed the open door. The child was being dragged through the parking lot. The driver was arrested for endangering the life of a child.
  - A question regarding police activity between Shell and the residential area was addressed. There was a suicidal subject who had jumped out of the car on Harlem Avenue. The Cook County Forest Preserve Police had requested assistance in the search so that the subject could be taken for medical attention. If any residents ever have a concern or question regarding police activity outside of their home, they should call the Police Department.

4. Fire Chief Tom Heller
- Provided Fire Department Reports for December activity.
  - In November 2019, the Fire Marshal's Office offered free smoke detectors. With the program, the Fire Department has to install the detector in the resident's home and speak to them regarding fire safety. We had 24 smoke detectors and 18 have been installed for residents. When they are all installed, we can request 24 additional smoke detectors.
  - There was a good turn out on Christmas Eve as Santa was escorted through town.
  - There were inspections completed at Old Dominion, Kinder Morgan, Rush Trucking, and the Tanks & Trailers at our businesses.
  - The second winner from the Color Run enjoyed Breakfast and a ride to school in the Fire Truck.

**B.) Reports / Questions from Village Trustees**

- Discussion ensued regarding a letter to the Trustees. President Powell did state that everyone may not have been able to voice their opinion properly. This was tabled per President Powell.
- There was a discussion between a Trustee and President Powell regarding the installation of the gate / fence at the Oak Park Storage Yard.
- Discussion ensued regarding salt storage.
- It was requested that the newsletter be delivered earlier so that the holiday information and garbage pickup dates can be viewed in a timely manner.
- The vacant property at 4503 Wenonah was discussed. Also discussed were the fines, violations and expenses if legal action would be taken. Village Administrator Masciola is checking on the property and will try to reach the family.
- A question was asked regarding a tow hitch on the back of a village vehicle. The hitch came with the package at time of purchase.
- A letter presented to the Trustees regarding the Police Department and over time will be discussed in Closed Session.
- The squad surplus and parking in the Village Lot is being addressed.

**C.) Report from the Village President**

President Powell started a discussion regarding home keys being held in the Police Department for 5-6 of our residents.

Fire Chief Heller mentioned a resident had activated his medical alert and the Fire Department was dispatched. The Fire Department was not advised of any keys being held at the Police Department. After hearing the resident calling for help, they forced entry.

President Powell wanted to address this incident. During the forced entry, the door was damaged. The resident agreed to have the door repaired rather than replaced. The Village agreed to pay the cost of \$200.00 to an outside contractor to make the necessary repairs.

Subsequently, Fire Chief Heller is checking with the residents regarding a Knox Box. The house key would be placed in this secure locked box outside of the resident's home. The Fire Department could enter in an emergency and then secure the residents home once finished.

**13. PUBLIC COMMENT OR QUESTIONS:**

A resident addressed their concern over the traffic on 46<sup>th</sup> Street and Harlem Avenue. A resident mentioned she would like to see a Village website. President Powell mentioned we can look further into this.

**14. ADJOURNMENT:**

To adjourn at 8:47 P.M.

Motion: Grossi  
Second: Hubacek

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

Respectfully submitted,

Joy M. Conklin  
Village Clerk