

# Special Board Meeting

HEARING BEFORE THE PRESIDENT AND VILLAGE BOARD OF THE  
VILLAGE OF HODGKINS, ILLINOIS

Public Hearing was held in the Hodgkins  
Village Hall, 8990 Lyons Street, Hodgkins, Illinois,  
commencing at 6:50 o'clock p.m. on the 17th day of  
April, 2014 regarding Motion to Approve/Deny Ordinance  
#14-05, authorizing the filing of complaint for Eminent  
Domain.

## APPEARANCES:

MR. CUMMINGS, President  
MR. CLAUDE SEXTON, Clerk  
MS. VICKY MOXLEY, Trustee  
MR. DONALD CUTTILL, Trustee  
MR. PAUL STRUVE, Trustee  
MR. HUGH RHODES, Trustee  
MR. PHILLIP KRINGLIE, Trustee.  
MR. JOHN O'CONNELL, Attorney for Board  
MR. TIMOTHY CALLAGHAN, Attorney for Board

REPORTED BY LYN DOERING, CSR.

1           MR. SEXTON: The public hearing having been  
2 concluded, Mr. Cummings will preside over a special  
3 board meeting to discuss the ordinance that's before  
4 the Board of Trustees.

5           MR. CUMMINGS: Okay. Thank you. The motion to  
6 approve or deny Ordinance --

7           MR. SEXTON: I need to take roll call.

8                   Mr. Cummings?

9           MR. CUMMINGS: Yes.

10          MR. SEXTON: Mr. Cuttill?

11          MR. CUTTILL: Present.

12          MR. SEXTON: Ms. Moxley?

13          MS. MOXLEY: Present.

14          MR. SEXTON: Mr. Rice?

15                   Mr. Struve?

16          MR. STRUVE: Present.

17          MR. SEXTON: Mr. Rhodes?

18          MR. RHODES: Present.

19          MR. SEXTON: Mr. Kringlie?

20          MR. KRINGLIE: Present.

21          MR. CUMMINGS: Thank you.

22                   A motion to approve or deny Ordinance 14-05  
23 authorizing the filing of complaint for eminent domain.

24          MR. SEXTON: Mr. Cummings entertains a motion.

1 MR. CUMMINGS: Okay. Make a motion.

2 MR. STRUVE: I make a motion that we approve  
3 Ordinance No. 14-05.

4 MR. KRINGLIE: I will second that.

5 MR. SEXTON: Motion is seconded.

6 Mr. Cuttill?

7 MR. CUTTILL: Yes, sir.

8 MR. SEXTON: Mrs. Moxley?

9 MS. MOXLEY: Yes, sir.

10 MR. SEXTON: Mr. Struve?

11 MR. STRUVE: Yes, sir.

12 MR. SEXTON: Mr. Rhodes?

13 MR. RHODES: Yes, sir.

14 MR. SEXTON: Mr. Kringlie?

15 MR. KRINGLIE: Yes, sir.

16 MR. SEXTON: Motion carries.

17 MR. MAGNUSSON: Jon Magnusson, member of the  
18 Dostal family. I am married to Al's sister, Linda  
19 Dostal. I married her, and in fact the first of May we  
20 will be married 43 years.

21 And my wife has an interest in this property,  
22 and I think all anybody here is asking is for fair  
23 market value; okay.

24 You can get an appraiser to come in and

1 almost do anything you want them to do, all right, but  
2 I think the market is based on the sales. In other  
3 words, sales create the market. So it's all about fair  
4 market price.

5 Nobody is trying to get, you know, rich on  
6 this. They just want -- we want a fair market price.  
7 You know, if you guys can come to some kind of  
8 agreement there. This just don't make sense.

9 MR. O'CONNELL: We have submitted an appraisal. I  
10 don't know if you have a copy.

11 Your last name is Magnus?

12 MR. MAGNUSSON: Magnusson.

13 MR. O'CONNELL: Did you get a copy of the  
14 appraisal that we submitted?

15 MR. MAGNUSSON: No.

16 MR. O'CONNELL: Here is an extra copy.

17 MR. MAGNUSSON: Is this based on the sales?

18 MR. O'CONNELL: I am submitting to you,  
19 Mr. Magnusson, we did that. It's November, 2013, so  
20 it's not long ago. It's a recent appraisal.

21 MR. MAGNUSSON: Okay.

22 MR. O'CONNELL: We submitted our prices, our  
23 properties, our comparable properties, vacant  
24 properties. We welcome your counter to that.

1           And I think it's fair to say, we don't want  
2     to just say, "no," just to say "no." We are offering  
3     you what we think is a fair market value. We will be  
4     entitled -- you will be entitled to say what you think  
5     is a fair market value.

6           MR. MAGNUSSON: Right.

7           And you have your appraiser. We have our  
8     comps, and you have your comps. They should be the  
9     same, because the properties adjoining.

10          MR. O'CONNELL: Well, that's why we welcome your  
11     comps.

12          MR. CUMMINGS: We want to give you a fair price  
13     for your property, but we have to follow whatever the  
14     people who appraise the property, that's what we have  
15     to use. We can't appraise it ourselves.

16          MR. MAGNUSSON: The market sets the value.

17          MR. CUMMINGS: We want to be fair and give a fair  
18     price.

19          MR. MAGNUSSON: The market sets the value.  
20     Whatever has been selling in the surrounding area, that  
21     created the market.

22          MR. O'CONNELL: We totally agree.

23          MR. MAGNUSSON: Okay. Then it should be in this  
24     appraisal.

1 MR. CUMMINGS: Okay. Anybody else?

2 Okay. I am going to ask for a motion to  
3 adjourn.

4 MR. RHODES: I will make the motion to adjourn the  
5 meeting.

6 MR. CUTTILL: Second.

7 MR. SEXTON: Mr. Rhodes makes the motion.

8 Mr. Cuttill seconds.

9 Mr. Cuttill?

10 MR. CUTTILL: Yes, sir.

11 MR. SEXTON: Mrs. Moxley?

12 MS. MOXLEY: Yes, sir.

13 MR. SEXTON: Mr. Struve?

14 MR. STRUVE: Yes, sir.

15 MR. SEXTON: Mr. Rhodes?

16 MR. RHODES: Yes, sir.

17 MR. SEXTON: Mr. Kringlie?

18 MR. KRINGLIE: Yes, sir.

19 MR. SEXTON: Motion carries.

20 THE COURT: Okay. Thank everyone for coming.

21 (Proceedings adjourned at

22 6:58 p.m.)


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1 I, LYN DOERING, Certified Shorthand Reporter  
2 and Notary Public in and for the State of Illinois do  
3 hereby certify that the foregoing proceedings were  
4 reported stenographically by me, was thereafter reduced  
5 to a printed transcript by me, and constitutes a true  
6 record of the testimony given and the proceedings had;

7 That I am not a relative or employee or  
8 attorney or counsel, nor a relative or employee of such  
9 attorney or counsel for any of the parties hereto, nor  
10 interested directly or indirectly in the outcome of  
11 this action.

12 IN WITNESS WHEREOF, I do hereunto set my hand  
13 at Chicago, Illinois, this 12th day of May, 2014.  
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18 Certified Shorthand Reporter  
19 State of Illinois  
20 CSR License No. 084-003037  
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