

**VILLAGE OF HODGKINS**  
**BUILDING COMMITTEE MEETING**

**January 6, 2016**

Meeting called to order: 7:10 pm

Those present:     Paul Struve, Chairman  
                          Don Cuttill, Member  
                          Dominic Misasi, Member  
                          Larry Rice, Member

Also Present:       Stephanie Gardner, Clerk  
                          Phil Kringlie, Trustee  
                          John O'Connell- Attorney  
                          Dan Tholotowsky- Code/Life Safety Officer  
                          Joe Lyons-Fire Marshall- Pleasantview Fire Dept.

Pledge of Allegiance

Mr. Struve stated that tonight we are here to discuss the business license for Eagle Freight, INC. 6800 Santa Fe Drive, Unit A.

Mr. Lukasz Jedreieck, President of Eagle Freight, INC came to the podium to speak. Tyton Express is moving to let Eagle Freight move in. Mr. Jedreieck said that the business was started in 2011. It is distribution freight. They store the freight. It is all dry freight, no freezer. Mr. Jereiceck stated about 10-20 trailers/containers will be going in and out per day. Mr. Jereiceck also stated there would be about 20 trucks and trailers going in and out. They would be going to the railyard in Bridgeview not to the Hodgkins rail yards.

Mr. Struve wanted to know where the main flow of traffic would be coming from and to. Mr. Doug Hamje, International Airport Centers, came to the podium to speak. The trucks would be coming out of the northern exit of 67<sup>th</sup> St. Then going 67<sup>th</sup> St to LaGrange Road. They will be located at the Northern Entrance closes to the Toyota Dealership. Mr. Struve stated that it is noted on the business license a maintenance department. Mr. Hamje stated that they are leasing portion of the onsite maintenance site they already have. Tyton will occupy the vast majority and Eagle Freight would

approx. 7500 sq. feet of the maintenance area. The total square foot of the company would be approximately 49,000 square feet and 7500 sq. feet of maintenance building.

Mr. O'Connell asked about an attached parking area. Mr. Hamje stated a portion of the lease premises is the new parking lot. Mr. Jedreieck state that there will be approximately 25 trucks and a more trailers. There will not be containers stacked on top of each other. Mr. Hamjel stated there will be 25 trucks in and out daily. Mr. O'Connell wanted to know if all 300 spaces were going to be occupied on the new outside lot. Mr. Hamjel stated that the spaces are being split between Tyton Express and Eagle Freight. Mr. O'Connell wanted to know then why so many spaces if there are only 20 truck and trailers in and out in a day. Mr. Jedreieck said that there are a lot more container that will be stored there. Mr. O'Connell asked if there will be any subleasing of the lots, and Mr. Jedreiceck stated there will not be any subleasing of the spots. Mr. O'Connell stated to make it clear to Mr. Hamjel and Mr. Jedreicek that the lots have to be utilized by Eagle Freight or Tyton Express, there will be no Subleasing of the lots. Mr. O'Connell stated that he wanted to make this very clear and be sure that it was understood that there will be no subleasing of the lots. The lots have to be utilized by Eagle Freight or Tyton Express.

Mr. Kringlie wanted to know where the company was currently located. Mr. Jedreiceck stated the whole operation is moving here from Franklin Park. Mr. Struve stated he called Franklin Park and they had good things to say about the business. Mr. Hamje stated they are looking to move Tyton Express in January and then Eagle Freight will move in sometime in February. Mr. Struve asked about the number of office employees which was at 11 and anticipated to grow to 12 on the application, Mr. Jedreiceck stated he thought the application was asking for the number of office employees. Mr. Jedreiceck never gave an answer as to how many total employees, office plus truck drivers, there will be for the company.

Mr. Struve asked about the type of freight Mr. Jereiceck stated it would be general freight, and there would be no hazardous material. Mr. Hamjel stated they have restrictions in place on hazardous material as well which is not allowed. The last page of the application is to be filled out by IAC properties.

Mr. Lyons asked a question about the type of storage and Mr. Jedreiceck stated it would be pallets on the floor. Mr. Struve made it clear that they have to have an ok by the Fire Department before they can move in. They are hoping to have Eagle Freight ready to move in around February. They will locate the fire department to come in for an inspection prior to moving in.

There was a consensus from all present members to give the Eagle Freight a business license once everything is complete. Mr. Kringlie let them know that the price is determined by square footage and Sherry can let them know what that amount would be. Mr. Tholotowsky let Mr. Hamjel know that a plumbing and electrical inspection would also need to be completed prior to the company moving.

The next topic on the agenda was Tytan Express and there was no discussion needed for this topic.

Mr. O'Connell was next to speak on the Clear Channel Agreement Renewal. They have a bill board in question that was originally established in 1996. It was located on River Road East of I-55. At the time the company was called HARP Advertising and they came to the village and wanted to build a bill board. UPS had been the owner of the plot of land, and they dedicated the road way, but they did not dedicate the land. They came to the village and worked out an agreement with UPS and let UPS get 75% and Village 25% of the revenue of the bill board. In 2004, Mr. O'Connell purchased the land from UPS. Mr. O'Connell then received a letter from UPS assigning Mr. O'Connell the rights to the bill board. So Mr. O'Connell now gets the 75% revenue, and the village 25% from the bill board. Clear Channel has recently come in asking to increase the lease agreement to 10, 20 or even 30 years on the bill board. Mr. O'Connell stated that it usually gets \$2500.00 every 5 years, and he would like it to be 2.5% every year, instead, so they are getting something every year instead of every 5 years. Mr. Struve stated that he would like the agreement to be 20 years. All present board members were in consensus for a 20 year lease agreement. Mr. O'Connell will prepare a ground lease, with the village for that section. Mr. O'Connell will get 75% of the Bill Board revenue and the Village will get 25% of the revenue. Mr. Kringlie wanted to know how the Village is entitled to any of the revenue of the bill board, being that Mr. O'Connell now owns the land. Mr. O'Connell stated that because UPS dedicated the land. It was intended for the roadway purposes. Not knowing there would be revenue involved. This was in 1996. Mr. O'Connell stated that he had no idea that he would one day own the property 10 years later. The sign that is on the property is now digital. Mr. O'Connell stated that they will give us free advertising on that billboard.

Mr. O'Connell stated there was approval at the last board meeting to approve or deny the Clear Channel Agreement. Mr. O'Connell asked for a motion to approve, subject to the change in the way that fees are being paid. 2.5% per year instead of \$2500.00 every 5 years. The motion is for approval of a 20 year lease for billboard east of I-55 on River Road beginning at \$40,000 per year, with a 2.5% increase annually. With 75% going to Mr. O'Connell and 25% going to the Village. Mr. O'Connell has assignee from UPS interest in the property.

Mr. Kringlie made a motion to approve the lease. Second by Mr. Misasi. Voting Aye: Mr. Cuttill, Mr. Rice, Mr. Struve, Mr. Misasi, and Mr. Kringlie. Voting Nay: None. Absent for vote: Mrs. Moxley.

Meeting adjourned at 7:35 p.m. by Mr. Struve. Everyone was in favor of closing the meeting with no other topics to be discussed.

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Stephanie Gardner, Village Clerk