

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

April 26, 2019

Meeting called to order: 10:05 a.m.

Those Present: Tim Kovel, Chairman
 Paul Struve, Member
 Dominic Misasi, Member
 Larry Rice, Member

Also Present: Noel Cummings, President
 Sharon Wells, Deputy Clerk
 Dan Tholotowsky, Code/Life Safety Officer
 Jack Azzarello, Code Enforcement Officer
 Matt Struve, Building Inspector
 Ernest Millsap, Chief of Police

Pledge of Allegiance

Tonight's discussion is regarding:

- 1.) Handicap parking violation fee
- 2.) Revised Title 9 for the Village of Hodgkins Code

Mr. Kovel explained there are different fees for handicapped parking across the Village. There are fines from \$100-\$350.00. The state regulation is \$250.00. Mr. Kovel recommended we stay with state recommended \$250.00. Mr. Kovel asked for a consensus that we revise the Village Ordinance to make all handicapped parking fees \$250.00. A consensus to revise the Ordinance to make all parking fees and signs \$250.00 made by Mr. Rice. Second by Mr. Misasi. Voting Aye: All. Voting Nay: None. This consensus will be place on the May Board Meeting agenda for official approval.

The next item on the agenda is Title 9 of the code for theVillage of Hodgkins. Mr. Kovel, Mr. M. Struve, Mrs. Wells, Mr. Tholotowsky and Mr. Azzarello worked hard on these adjustments. This has been a three (3) year process.

Mr. Tholotowsky discussed area of review:

The first change was in regard to the cost for Building Permits. Section 9-2-21. The fees structure is not to make money, but cover the costs of inspections, personal expenses, etc.

Section 9-7-1 -Adoption of Regulations. This section takes all codes and brings them up to date. The Handicapped accessibility code, which is state mandated and needed to be brought up to 2018. The codes change every three years, but it is still the most current. B & F is okay with these codes.

Section R313.2- In the 2015 Building code was updated to new construction only single family homes requiring automatic fire sprinklers. The Village of Hodgkins Board of Trustees wanted to keep this as a suggestion instead of a requirement. This code was modified accordingly to the Board's suggestions. This was against the advice of B&F Technical. Mr. Tholotowsky spoke on behalf of the Fire District who could not be present for the meeting, and they advised the Board to reconsider this as a requirement on new single family homes being built, not mobile homes. Multiple family homes does require automatic sprinklers. Mr. Cummings wanted larger water lines in place on all the new homes. Mr. Kovel explained the larger water lines have been installed on all the new homes. It is cheaper to install the sprinkler system up front. Mr. M. Struve said he has done some research and feels this needs to be looked at in the future and he feels it is the right thing to do. Mr. Rice would like to do this, but help the people building the homes with the cost of the sprinkler system. Mr. Tholotowsky explained the Fire District passed the requirement, but it is only enforceable in unincorporated communities. The average cost can be anywhere \$3.00-\$5.00 per square foot to install. There are some incentives for having a sprinkler. Mr. Tholotowsky explained Mr. Piccolo of B&F, said he would waive any inspection fees associated with the sprinklers. Mr. Tholotowsky said it is a wave of the future that is going to continue. Mr. P. Struve is for the sprinklers.

Mobile homes are not required have sprinklers. Bridgeview does require sprinklers in Mobile homes. There is a question to the water supply for the Mobile homes. Mr. Tholotowsky said the problem with putting them in a double

wide or mobile home there are two sections one that installs at the factory, the same company has to come out and hook it up, which adds a lot of cost. Mr. Tholotowsky explained in Bridgeview all the work is done on site. Countryside has passed the sprinklers for new single family homes, but not mobile homes. There is concern for cost. Mr. Struve explained it comes down to saving lives. If the Mobile homes cannot be done, at least the single family residents could be started. Mr. M. Struve explained the company installing the new mobile homes in Valley Oaks is charging \$3500.00 for a single wide and \$3900.00 for a double wide for sprinklers. Mr. Tholotowsky is concerned about the overcrowding in Mobile homes and would like to look into changing this for the future to help save lives.

Mr. Kovel would like to get a hard dollar amount on how much it would cost to sprinkle a single family home and then offer the village to pay 50%. Mr. Cummings does not want to force people to put sprinklers systems in. It was explained this would be for new single family home construction only, not existing homes, or mobile homes. Mr. Cummings was for new construction sprinklers.

We will keep in place the recommendations and keep looking into this topic and have a building committee meeting in the future to keep discussing this topic. Mr. Tholotowsky said the Village of Hodgkins is #1 in the fire safety for commercial buildings. The school has been given the lines to the building, but they have not sprinkled the building and it has been 20 years. Mr. Tholotowsky would like to have another building committee meeting in the next 30-60 days to discuss this issue further. Mr. Kovel would like some research done on the approximate cost to sprinkle a 3000 sq. foot home and then see what the Village can afford, on new homes only or remodels from this point forward.

Section 9-7-2- Monitoring of Fire Alarms and Detection Systems- The requirement used to be at Pleasantview Station #1 for monitoring. The courts ruled that the monitoring cannot be done at the Fire Stations. Pleasantview has moved there communications to Addison. This is for Commercial and Multi-family monitoring systems.

Chapter 8- Fair housing section, was moved from another section of code, into the Building Code section.

Chapter 9- Engineering code was also moved into the Building Code section.

Section 33- There was modifications to the foundation, footings and slabs for mobile homes.

Title 9 Chapter 10- Point of Resale Inspection- There was an ordinance passed for Point of Resale Inspections. When someone goes to sell their property and inspection has to take place. This was a chapter that was added. A significant change that was made was the previous code said that inspections would need to be done if the building age was 15 years or older. After discussion this was changed to if the building is over 1 year old then an inspection needs to be done. A new home, existing home, or mobile home needs to be inspected to be sure it is up to code. There was a consensus by all Members to change from 15 years to 1 year for inspections.

The last two pages are a check list format to be followed.

Sterling Codifiers are requesting to add an Ordinance Number, which will be provided with after the May Board Meeting. Any issues in the future can be changed at a later time.

Mr. Kovel said he is having problems with the Railroad, but he has a new contact.

Mr. Kovel is also contacting AMC Theatre regarding a meeting he would like to schedule. Regarding cleanliness, attendance, etc. He spoke with Angela Bolotti, General Manager. Mr. Kovel would like to see if there is anything we can do to assist them. Mr. Misasi thinks we need to go to corporate to discuss all the issues we are having with the theatre. There was agreement that if the liquor license was given they would put work into the building.

Mr. Tholotowsky is going to contact the Fire District and have the Fire Marshall be involved for a future meeting for Residential Fire sprinkler system.

Meeting adjourned at 10:57 a.m.

Stephanie Gardner
Stephanie Gardner, Village Clerk