

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

June 4, 2019

Meeting called to order: 1:03 p.m.

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

Also Present: Noel Cummings, President
 Sharon Wells, Deputy Clerk
 Lida Mills, Trustee
 Dan Tholotowsky, Code/Life Safety Officer
 Matt Struve, Building Inspector

Pledge of Allegiance

Today's discussion is regarding:

- 1.) Rob Cunningham and the Eddie Z's Building- 1 Raquel Way
- 2.) Reimbursement for property located at 6506 Conrad Avenue
- 3.) Revised Title 9 for the Village of Hodgkins Code

Mr. Kovel asked Mr. Rob Cunningham to step to the podium. Mr. Cunningham currently is running a trucking company at the old Horizon Building, Midwest Cargo Systems, RJC 12131, LLC. He is looking for opportunities to expand and for office space. His question is if he were to purchase the old Eddie Z's building or build a new building, would it be ok to make it a multi-tenant building as long as it is up to code. With Eddie Z's he would like his office space on the first floor, then lease the remaining space on the first floor and then also the second floor. They are not planning on parking any semi-trucks at the location. Mr. Kovel asked about the additional tenant's and he said it is office, possibly an Insurance Company, JJ Daley and Associates of Burr Ridge. One possible lease occupant does lease small trucks, box trucks, so if the Village is not interested in this they will tell them no. Mr. Kovel asked about what is going to happen with Mr.

Cunningham's current offices. Mr. Cunningham said they are going to move part of the offices to the new building. At the current building they would look to sub-lease to another trucking company, or another smaller trucking company. Mr. Kovel confirmed at the Eddie Z's building it will just be car parking. Mr. Cunningham said they are looking at an Enterprise rent-a-truck but if the Village does not want that they will not do that. Mr. Kovel said they will look at this. Mr. Struve is concerned that whatever goes into this building is within the Zoning regulations. Mr. Cunningham knows it is zoned light manufacturing, but is not sure of the Zoning regulations. Trustees believe office space fits in, but the Zoning will need to be clarified. Extended truck parking is not allowed there. Regarding signage on the building, it has to be on premise signage. Mr. Struve pulled the code book and confirmed the Zoning is light manufacturing at the Eddie Z's building. The water at this building is currently well water, but with the tollway expansion this could possibly change.

With Mr. Cunningham's current location he has a trailer in the back which is 13x30. Mr. M. Struve said the trailer was not permitted to begin with. The Trailer was supposed to be a temporary thing not, permanent. Mr. Cunningham said they are a permission asking company and they will get the permits needed.

Mr. Kovel asked for a consensus to allow Mr. Cunningham to possibly take over the Eddie Z's Building and rent out part of the facility as long as it is up to code, to an insurance company, office space, as long as everything fits into the Zoning. Voting Aye: Members: Kovel, Struve, Misasi, Rice and Trustee Mills. Voting Nay: None

Mr. Kovel discussed the next item on the agenda is property reimbursement for 6506 Conrad Avenue. Mr. Anthony Carrasquillo owner of the property was present for the meeting. Mr. Carrasquillo explained that the dirt from his property was tainted and would not be accepted at the dump, so it had to be taken to another place. There were 16 extra trucks of dirt that had to be taken out at the cost of around \$6,000.00. Mr. Kovel said his understanding is that the materials that were taken out were clean screenings that had been put into the hole for safety, and could be taken to any dump around. The Builder was not present for the meeting, in which Mr. Carrasquillo said he was supposed to be, so

there is a lot of information that is missing. Mr. Kovel said prior to excavation the Builder should have informed Mr. Carrasquillo there was contaminated material in the soil. Mr. Carrasquillo was not sure if there were issues with the soil or if they were told this. Mr. Kovel explained when the prior home was removed, the hole was filled with clean screenings, any excavation beyond that is not part of the Villages responsibility. Mr. Carrasquillo said that his builder said that the Carrasquillo's bought a lot that they were told was clean and the lot was not clean, according to the builder. Mr. Kovel said the prior basement was filled in with clean material, if there was excavation beyond that point, there should have not been any contamination. Mr. Carrasquillo did not have a lot of information. Mr. Kovel asked that the builder provide the Village all documentation that he has and then another meeting can be setup. Mr. Kovel said unless the material was tested before hand the Village cannot be expected to make every lot that has been here for many years clean. Mr. Carrasquillo will provide all this information to the Village from his builder.

Mr. Kovel explained the last item on the agenda is the revised Title 9 for the Village of Hodgkins Code. Meeting turned over to Mr. Tholotowsky.

Mr. Tholotowsky and Deputy Clerk Wells made some grammatical error changes. The new copy does not have all the corrections. This will need to be changed.

At the last Village Board Meeting, Attorney O'Connell had some concerns on Mobile Home slabs. This is on pg. 34 of current code and all the requirements are spelled out. There are 95 pages of changes. Not all are related to building codes, some are engineering, fair housing etc.

Mr. Tholotowsky invited the Pleasantview Fire Protection District for discussion regarding new home fire sprinkler installation, in which the Fire Chief and Fire Marshall were present for the meeting. Currently new home construction is recommended, but not required. Mr. Tholotowsky feels offering the larger water line is a good idea, but not a great idea. If the Sprinkler is not put in right away it will not be done.

Fire Chief and Fire Marshall explained many towns around us are adopting the Fire Sprinkler Ordinance in new construction homes. Countryside has newly adopted this Code and have 10-12 new homes with sprinklers. This is strictly new homes. LaGrange Park adopted the ordinance in 2002 and has over 100 new homes with sprinklers. They have not had any issues with the sprinklers. The Fire Department feels the line is a great start, but to retro fit a sprinkler system in an existing home is very expensive. A new system is about \$2.50 per square foot. Being about \$4000-7500.00 depending on the size of the home. Plastic CPVC piping is used. It is a life safety device. A house can still burn down with sprinklers, it is meant to get people more time to get out of the home in the case of a fire.

Mr. Tholotowsky said the Village always prides itself on helping and doing what is best for its residents. Mr. Cummings understands sprinkler systems and the lines are much cheaper if they are installed with the building. The Fire Department said Builder's gave some push back at first due to cost, but know being most of the surrounding towns have passed the ordinance there are no complaints. Mr. Cummings asked about Mobile Homes, but most towns have not passed the ordinance for mobile homes yet. Mr. Tholotowsky said that can be done in the future. Mr. Cummings worried about being fair to everyone in the town of Hodgkins, and treating the New Mobile Homes the same as new Home builds. Mr. Tholotowsky said Bridgeview does require sprinklers for new Mobile homes. The Mobile Homes would need to be retrofit, as new Mobile Homes do not come from the manufacture with sprinklers. The Fire Marshall said most mobile home parks are not equipped with the proper water lines. Mr. Tholotowsky feels this issue can be addressed with a pump system. This is a Life/Safety issue.

Mr. Tholotowsky addressed maybe offering a grant system for residents to offset the cost of the sprinkler system. 101 communities have already put the sprinkler ordinance in their communities.

Mr. Cummings thanked the Fire Department for taking good care of our community.

Mr. Rice proposed offering to pay half the cost of the sprinkler system on new homes only. Mr. Cummings does not want to force people to do anything, but would like to offer to pay 50% but make it a choice whether the resident would like the sprinkler or not.

Mr. Struve is in favor of sprinklers. He feels it is worth offering it to anyone in the whole town whether new or existing homes. The work would need to be done by a state licensed contractor.

Mr. M. Struve explained everyone is moving in this direction, but we are only following a building code. This is a Life/Safety measure. Mr. M. Struve explained that you are already forcing people to a point to do things a certain way when you have to follow the building codes and this would just be another code that would need to be followed.

Mr. Cummings asked about the cost of having to have the system checked every year. The Fire Department explained there is a new back flow system that does not need to be checked.

Mr. Misasi liked what is being said about the sprinklers for homes. Mr. Misasi would like more research to be done with the mobile home manufacture companies on how to bring the homes in with sprinklers already installed, or what the cost would be to retrofit a mobile home. If the Village is going to pay half, he would like the cost first.

It was clarified that the sprinklers would be mandatory for new home builds, it would be a voluntary upgrade for existing homes. Mr. Cummings did not completely agree with this.

Mr. Misasi would like the Mobile home answers be tabled until another time, until research is done.

Mr. Tholotowsky would like to approve the building code as it is today. Mr. Struve would like to home portion to be addressed today and the mobile parks be researched and then come back once cost is known.

Mr. Kovel re-clarified that fire sprinklers would not be required, but optional with the Village paying half the cost. Mr. Kovel would like the next person building a home in the town to be brought in and the sprinkler system be explained to them. Mr. Tholotowsky said the village would need to cover themselves by the homeowner/builder signing the waiver if they refuse to install the sprinkler system. Mr. Misasi would like the cost savings insurance wise if a sprinkler system is installed. Mr. Tholotowsky does have these figures in available in his office.

Mr. Kovel proposed the Village paying 50% of the cost of a sprinkler system on a new home build or retro fitting to an existing home. This work would need to be completed by a certified installer. Any new home plans from this point forward, owner's will be brought in to discuss the advantage of the sprinkler system and will be offered the 50% cost savings, or sign a waiver refusing the sprinkler system. Voting Aye: Members Kovel, Struve, Misasi, Rice, and Trustee Mills. Voting Nay: None. This will need to be presented to the full board for approval. This will be presented to the Board at the next official Board meeting, and the Fire Department will be present for any questions.

A motion to approve the Ordinance adopting Title 9 of the Village of Hodgkins Code was made by Mr. Misasi. Second by Mr. Struve. Voting Aye: Member, Kovel, Struve, Misasi, Rice and Trustee Mills.

All members and Trustees in consensus to close the Building Committee Meeting at 2:20 p.m.

Signed: *Stephanie Gardner*
Stephanie Gardner, Village Clerk