

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

**May 19, 2016**

Meeting called to order: 6:00 pm

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

Also Present: Noel Cummings, President  
Stephanie Gardner, Clerk  
Phil Kringlie, Trustee  
Vicky Moxley, Trustee  
John O'Connell- Attorney  
Dan Tholotowsky- Code/Life Safety Officer  
Tim Kovel, Building Inspector  
Melody Salerno, Comptroller

Mr. Struve explained that we are here tonight to Lenzi Avenue relocation expenses. He let everyone know that 5 buildings have been purchased from RNT management. Three of the buildings are unsafe and need to be demolished.

Mr. O'Connell explained that there was consensus that relocation would be assisted financially by the Village. The immediate relocation will be the three buildings that we were in court with proving to be unsafe. The building owners were supposed to make repairs over 1 1/2 years ago. The cost was too great to repair the building. The amount of relocation assistance has not been determined. It is the Village Commitment to provide relocation assistance. This is going to take a while to complete the entire process. Most of the tenants are month to month leases at this time. A meeting is scheduled for June 1, 2016 at the school for tenants of 6024, 6026, 6022, 6027, 6028, 6029, 6030 Lenzi Avenue. There has been discussion about having 2 trustee, Mr. O'Connell, and Mrs. Salerno, to make up a sub-committee to arrive at a proper financial assistance for the residence. Mr. O'Connell suggested that Mr. Kringlie and Mr. Struve be on this sub-committee being that they have been so involved in the process already.

Mr. O'Connell explained that for the residence to be eligible for financial assistance, the residences need to be current on their rent, there would be a proper rent roll, and proper notice would be given to all residents. There was discussion as to how to financially assist the families. A lot of the residents have students at the school. Mrs. Salerno spoke with LaGrange Community Foundation, the president of this organization discussed wanting to assist in helping residents relocate. There is a meeting setup for May 20, 2016, at 2:00. There has also been discussion with a realtor in the area who has openings in the area. Mr. Struve feels that it is important to help the families relocate to other areas in District 105. Mr. Struve feels we may need to help families financially with rent deposits.

Mr. O'Connell discussed how some of the residents feel they were surprised with this. Mr. O'Connell said it was anticipated that there was going to be a long drawn out trial, but it all turned around in a short period of time. The owners decided to drop any demands they had and the bank just wanted to collect the collateral they had invested. This was a window of opportunity the Village had to take.

Mr. Struve discussed for almost 2 years the Village has tried to work with RNT management to repair the buildings. The only repair that was made was to put a scaffolding under the support, and RNT made no attempts to repair the buildings. The important thing is that the three structurally unsafe buildings need to be vacated as quickly as possible for safety issues. Public works has made a few repairs in the interim. Mr. O'Connell stated we had a structural engineer come in and have had multiple inspections done, and have the evidence to show the buildings are structurally unsafe, and that is why we had filed a case in court. These three buildings are unsafe and beyond repair.

Mr. Kringlie discussed that the goal is to put together a relocation assistance fund. The money for the fund would come from some of the funds we received from the casinos. There is going to be an incentive that is given to residents that can find a new place to live as soon as possible. We are coming up with a plan to help families relocate, so they can delay any hardship they may have the longer they wait. The plan needs to be completed prior to the June 1, 2016 meeting at the school for all the residents. The residents need to know where they stand and the Village is here to help in any way they can to help them find a new residence. A notice will be sent out in English and Spanish. It is important that they continue to pay their rent, and come to the meeting. Marcy Ortiz, will be there to interpret for the residents.

Mr. Struve discussed the possibility of the different amounts of money for when the residents relocate. The sooner the residents move the more money they would get, the longer the time goes on, the lower the amount of money the residents would receive. Mr. Struve feels the latest the people should be vacated from these three buildings is August, so that any families can have their children established at a new school.

Mr. Rice gave thoughts about if all three buildings should be taken down at one time, or if it should be one building at a time. Mr. Struve feels all three need to be done at one time, so all the families in the buildings have equal opportunity to relocate.

Mr. Cuttill wanted to know how many children were involved. Approximately 46 children will be affected from these 3 buildings. Mr. Struve feels sorry for everyone, due to the fact it is hard for anyone to have to relocate, but we want to try and make this as easy as possible for everyone.

All notifications that are going out to inform residents are in English and Spanish. The meeting on June 1, 2016 at the school will be for residents of all 7 buildings, 5 that the Village has purchased and two that are going to be purchased.

Mrs. Moxley asked about if the rates or stiffens will be for families with children only or all residents. Mr. Struve clarified that it will be a stiffen per apartment. The stiffen will also be by if rent is paid or not. If they pay their rent in the end it will ultimately come back to them in the end if not more.

Mr. Lopez, clarified that the residents are aware to keep paying their rent. Residents are worried about the deposits they have paid. Mr. Lopez said residents have paid different amounts of money for their security deposits. Some have paid one month's rent, some paid 2 months' rent for deposits. Mr. Lopez, said he has been informing residents to save their receipts, so they have proof of what they paid. Mrs. Salerno let Mr. Lopez know that he mailbox where rent was being collected prior has been taken down. The residents should be going to the Village to pay their rent. Mr. Lopez said at first the residents tried to blame the Village, but he explained that this has been going on for a long time and they should be happy that the Village was able to take over and help them relocate. Mr. Lopez asked about 6030 Lenzi being taken down also, since it is in the same block as the 3 that need to come down, and Mr. Struve, said at this time we want do not want to rush people out. We want to give people time to find other places to live. Mr. Lopez clarified that 6030 Lenzi is made up of single and double bedroom apartments.

Meeting adjourned at 6:30 p.m. by Mr. Struve. Everyone was in favor of closing the meeting with no other topics to be discussed.

Stephanie Gardner

Stephanie Gardner, Village Clerk