

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

May 25, 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
 John O'Connell- Attorney
 Dan Tholotowsky- Code/Life Safety Officer
 Melody Salerno, Comptroller
 Joe Lyons, Pleasantview Fire Marshall
 Richard Piccolo, President B&F Construction Codes

Pledge of Allegiance

Tonight's meeting will entail discussion on the Noise Ordinance for Salerno's Restaurant, disposition of Village owned residential lots and building codes.

Mr. Andrew Salerno of Salerno's Restaurant spoke regarding the noise ordinance. He discussed that right after 10:00p, 2-3 times a week office are being called due to a noise ordinance. This is a disruption for business and does not look good on the restaurant. He stated that the officers come and test and they are not over the decibel level. When they receive the calls they are anonymous. There is nothing being done on the restaurants part that is different than in the past. Most of the bands are in doors, and the music is being heard when people open the door to go outside on the patio. Mr. Salerno asked that the noise ordinance be adjusted for the summer months to midnight on Friday and Saturday nights. There was consensus by the committee to adjust the noise ordinance in Commercial areas to midnight on Friday's and Saturday's during the summer months. Mr. O'Connell wanted to be sure that midnight was the latest the bands would be playing and Mr. Salerno assured they were and they are inside anyway.

Next on the agenda was discussion of the Village Owned Residential lots. Mr. O'Connell stated there is interest by at least one party to purchase residential lots. There are currently 5 lots for sale. The suggestion is to get an appraisal on the lots and

then advertise in the newspapers that the lots are for sale, on a closed bid bases. The town of Summit is advertising they have lots for sale, but there is a stimulation on the amount of time that someone has to build, and there is discussion that we possibly do the same thing.

There was discussion as to the lots that were privately bought and then the Village paid to demolish the homes on the lots. These lots had contracts signed by the owners that they would build on the property within 5 years or the residents were to have to reimburse the Village for the cost of demolition. This was to be discussed at another time as to what will be done with this. At this time discussion was asked to stay with the Village owned lots.

There was consensus to get appraisals on the lots, advertise in the paper and then do a closed bid for the lots. The people would pick which property they would like to bid on and the person who bids the highest lot would get to purchase the property. They would like to put a stimulation on the lots that people must start building within one year of purchase. There was also discussion about possibly putting a stipulation on the sale of the lots, the money would be put in an escrow fund, and if the person who purchased the lot did not start to build within one year then they would be refunded the purchase price of the property, and the property would be returned to the Village. There was discussion regarding putting signs in the yards to advertise the property. Ms. Marina Álvaro was in the audience and she is interested in purchasing one of the lots, possibly 6510 Chester Ave. Mr. O'Connell has her information and the Village will stay in touch with her regarding the sale of the lots.

The final item on the agenda was regarding Building Codes. Mr. Tholotowsky introduced Mr. Rich Piccolo who is the president of B&F Construction Codes. He has been working closely with Mr. Tholotowsky on updating these codes. They are working on updating the codes to be sure they are up to date and non-redundant.

Mr. Struve wanted to discuss what needs a permit and what does not need a permit. Sheds need to have permits. If a garage is more than 960 sq. feet then a resident is not allowed to have a shed in addition to the garage. There can only be one shed on a property. Mr. Struve would like additional terminology added to this section on sheds, so that is more clear.

Mr. Tholotowsky had concern about the roofing portion. He suggests there be some type of permit on this so it can be regulated. It can be a no fee or low fee permit, just to be sure the work is being done correctly, and residents are not being taken advantage of.

The next discussion was regarding bond release. Mr. Piccolo recommends you have some type of Bond release, so contractors can be held responsible for the work that they do.

Foundation Location and Elevation was discussed next. Mr. Struve discussed the importance of correct elevation for all the houses are at the same level. Mr. Struve would like the language updated, to have the building commissioner look at the foundations for approval and if needed the inspection will go to the Village Engineer to look at. Chairman Struve would like the frost line depth be changed to 42" which is the standard depth, or national requirement. There was a consensus to change this frost line depth to 42".

Discussion regarding fire sprinklers was discussed. Mr. Piccolo says for the sprinkle code section that nationwide codes now requires all new homes and constructions to have sprinkler systems. Mr. Piccolo says there are two sides. The fire safety advocates say that it is very important to have these and the homeowner are having to pay about \$2.50 a square foot to sprinkle a home, so it is expensive. Mr. Tholotowsky and Mr. Lyons, discussed that the fire sprinklers are for the safety of the home owner and the property safety. Mr. Struve advocates fire safety and smoke detectors in the home for fire safety, but as a trustee cannot advocate having to add the extra cost of a sprinkler system on the home owner. Mr. Piccolo says he is advising that the nationwide minimum for the fire codes are requesting fire sprinklers and this may open the Village open for some liabilities if there was some type of fire disaster and deaths, if this was to be taken out of the codes. Mr. Struve begs to differ that there is nothing that can prove that we caused the fire if there were to be one. Mr. O'Connell asked if there were any legal cases for instance where a municipality did not adopt a national code and were sued. Mr. Piccolo says he cannot answer that, he can just bring this up for discussion, and he has to be sure the nationwide minimum code is discussed. He said they do have clients who follow the codes and he has clients or homeowner's who sign waivers saying they refuse to have the sprinkler system. Mr. Tholotowsky discussed neighboring communities are adopting this ordinance, and also for mobile home parks. Mr. Tholotowsky is concerned and feels this should be adopted. He wants everyone's home to be safe. There was discussion regarding the mobile home sprinkler installation. Mr. Tholotowsky feels we have an opportunity to advance codes and do them for the right reasons. Mr. Tholotowsky says home and commercial sprinkler systems are very different. Home systems require less water. They are for the safety of the residents not to save the structure.


All members were in consensus to leave the decision of a sprinkler system up to the decision of the home owner based on the amount that would cost a home owner. Sprinkler requirements are being left to commercial, industrial and multi-family homes, which they would like to add an exception for less than 1500 square feet. Single family homes will be omitted from the sprinkler requirement.

Mr. Tholotowsky clarified with multiple family home there will need to be sprinklers. Anything more than a three flat needs to have sprinklers.

If any code is to be adopted the state has to be notified 30 days ahead of the code being enforced. If a code is passed at a board meeting, it cannot be enforced for 30 days after the approval.

The rest of the sections will be reviewed in the next few weeks, and will be discussed at a later meeting.

Meeting adjourned at 8:19 p.m. by Mr. Struve. Everyone was in favor of closing the meeting with no other topics to be discussed.


Stephanie Gardner, Village Clerk