

Village of Hodgkins
Zoning Committee Meeting
November 15, 2019

Meeting called to order at 10:00 a.m.

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

Also Present: Noel Cummings, President
John O'Connell, Attorney
Dan Tholotowsky, Code & Life Safety Enforcement
Matt Struve, Building Inspector
Rich Piccalo, B&F Construction Code

Those Absent: Vicky Moxley, Member

Discussion regarding the Village of Hodgkins Zoning Code

Mr. Piccalo explained the process of changing a Zoning Code will take at least one year, with Public Hearings along the way.

Mr. Struve does not want to allow motor freight terminals without having an ancillary business. Freight forward is not wanted. He does not want to hinder equipment that may need to be parked somewhere else in the town at times throughout the year. He would like fence height and property setbacks reviewed also.

Problems with previous business not following Zoning Codes were discussed.

Mr. O'Connell explained Heavy Manufacturing Zone is the only one that allows for truck parking ancillary to the primary building. Light Manufacturing does not allow this. Mr. O'Connell would like to see more clear explanations and definitions in Light Manufacturing Zoning.

Mr. Tholotowsky feels we do not want to re-write the entire Zoning Code, but revisit the areas of the Code so they are up to date for today and the future. Mr. Struve feels there are a lot of holes that need to be closed.

Mr. Piccalo feels the first step should be to review the definitions and change them to be up to date. There needs to be rules to define where to start. We go back and review the individual districts and what is allowed. Then there is fine tuning. There are Public Hearing involved each step of the way to get the Public's approval.

Mr. Struve feels there should be exceptions to certain things in the codes. Mr. Piccalo said there can be a small change process that is in the code. There can be a set of rules and if someone wants to go against the rules and make major changes they would need to go in front of the Zoning Board of Appeals. Mr. Piccalo warned against making exceptions to the Zoning Code when they are in place.

Mr. Tholotowsky would like better clarification on what is existing non-conforming. There are questions as to what is and what is not allowed. Mr. Piccalo explained if something is existing non-conforming it has to be continued or written to not allow them anymore. Mr. O'Connell clarified if existing non-conforming is written to not be allowed, there needs to be an amortization schedule. What is non-conforming would need to be looked at and say if things would continue and under what circumstances. Currently, if a building is 100% destroyed it would need to be rebuilt to current zoning codes at 100% of the assessed value. It used to be 50% but this was changed at some point. A current home that was damaged was discussed. This needs to be worked on. 10-11-1 Sub B was read by Mr. O'Connell. Definitions will need to be clarified.

Mr. M. Struve feels there is a need for non-conforming properties. If there is a new home being built it would be to current codes.

Trustees would like the Master Plan to stay the same and just fix what we have. Mr. O'Connell explained a comprehensive plan was done in 1986. At this time there is not much that needs to be changed. In 1986 residential was not addressed and neither was Santa Fe Industrial.

The fence that Fresh Logistics is requesting was discussed. The fence was requested due to a security issue. The size of the truck trailers are now 53ft vs prior 40ft. Mr. Tholotowsky said there is no longer Green space in many spaces. Mr. Piccalo explained the code needs to be written to cover what you want most of the time. Mr. Cummings wants to be sure the town remains business friendly. Mr. Tholotowsky wants clear cut definitions and rules.

Mr. O'Connell would like to meet with Fresh Logistics and review the Codes and Zoning provisions and discuss their need/wants and security issues. He would like input from those affected. Mr. O'Connell would like to John Palmer, of Fresh Logistics to look at

the codes to discuss things the situation. Mr. O'Connell will call Mr. Palmer to discuss and then a hearing can be scheduled.

Mr. Tholotowsky explained signage needs to be looked into. He would like each section looked at and see what is needed.

Mr. Piccalo explained an existing non-conforming buildings stay until as is until a triggering event happens. Nothing changes, this is not retroactive. A triggering event would be defined clearly and then the new building would have to meet new codes and rules. Mr. Piccalo feels our zoning codes are good, we just need clear definitions, and some tweaking. The sign ordinance is an exception to this and needs to be worked on.

Mr. Kovel asked to have a definition on abandonment. Mr. O'Connell explained abandonment means the intent to leave. Properties were discussed. The legal definition needs to be added to the code. Mr. M. Struve and Mr. O'Connell read Code 10-11-1A. There was discussion on non-conforming vs conforming.

Mr. Piccalo needs direction on where the Village wants to go:

- 1.) No change to the Zoning map
- 2.) Clear list of definitions
- 3.) List of non-conforming uses
- 4.) List of things to fix and concerns
- 5.) List of things to address add to or take away from Zoning Code

Mr. Piccalo explained the scope of the work will take about 1 year. There will be a series of Public Meetings, approvals along the way. We are not re-writing the Zoning Code, we are tweaking it. The Zoning districts are staying the same, but will be reviewed and defined what and what is not allowed. Setback and definitions will be fixed. Mr. Piccalo will write a scope of work with fees and present it to the Village. At that point the Village will decide if Mr. Piccalo should move forward with the work.

Mr. O'Connell has gone through Countryside's codes and another municipality, and do comparisons as a start.

Mr. O'Connell would like to have outside storage addressed. He would like to have this phased out. Current businesses were discussed and outside storage areas being very messy. There are businesses with no business license and no leases using outside areas.

Mr. Tholotowsky explained All-Tech has no business license or lease.


Mr. Piccalo asked if zoning approval is required at the time of Business application. Mr. Tholotowsky clarified classifications are just looked at. Mr. Piccalo would like to have this area tightened up.

Problem areas such as the former company known as Partners Warehouse is still using an outhouse. Cars being parked behind businesses was discussed.

Mr. Piccalo asked if Mobile Home Park Zoning should be undertaken in this rewrite. Mr. O'Connell feels the mobile home parks are a massive undertaking and are being worked on. He would like to leave this a separate entity and focus on it by itself. The Mobile Home Park Zoning is going to stay the way it is as of now and will be looked at another time. Mr. O'Connell has been in contact with the owners of Valley Oaks regarding the property swap, so feels at this time this should stay as is for now.

There will be a Building Committee Meeting on November 26, 2019 at 10:30 am with Terry Nelson, President of the Mobile Home Assoc. of Illinois to discuss Mobile Home Regulations.

All Members in consensus to close the Zoning Committee.
Meeting closed at 11:18 am

Signed: 
Stephanie Gardner, Village Clerk