

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

May 16, 2017

Meeting called to order: 7:00 pm

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

Also Present: Stephanie Gardner, Clerk
 Vicky Moxley, Trustee
 Lida Mills, Trustee
 Tim Kovel, Building Inspector
 Joe Lyons-Pleasantview Fire Department
 Dan Tholotowsky- Code/Life Safety Officer

Pledge of Allegiance

This Building Committee meeting will discuss a Business License for Summit Cold Storage, the Village working with contractors to build homes on vacant lots, building code, and the laundromat.

Mr. Robert Beczarski was present from Summit Cold Storage. This facility is to be located at 6800 Santa Fe Drive, Suite W16. The facility will be approximately 24,000 square feet and will be an over flow for their present location. Mr. Lyons asked about the number of wood pallets that will be in the location and Mr. Beczarski said it should be less than 800 pallets, there will not be any empty pallets. Mr. Struve asked for a motion to make a recommendation to the Board to approve the business license for Summit Cold Storage once the fire inspection and building inspections have been completed. A motion to make a recommendation to the Board for approval of the business license was made by Mr. Misasi. Second by Mr. Cuttill. Voting Aye: Mr. Struve, Mr. Cuttill, Mr. Misasi, Mr. Rice, Mrs. Moxley, and Mrs. Mills. Voting Nay: None

Mr. Struve discussed the Village working with contractors to build homes on vacant residential lots. Mr. Kovel has been in contact with Martin Garza. Mr. Garza is a retired

construction worker who is looking to go into the business of General Contracting. He has not made an effort to buy any of the lots yet. They discussed with him an approximate square footage size of 1,640 square feet for the homes. Mr. Misasi and Mr. Kovel discussed Mr. Andy Chrobak has put a down payment on 6608 Conrad and Mrs. Rebecca Carrasquello has put a down payment on 6606 Conrad Avenue. There are four remaining lots. All trustees were in favor of having a contractor come in to build houses. The Village Employees will not be part of the building process, the building would be done by a contractor. The Contractors will not be charged for the lots until the houses are built and sold. The contractors do need to be financially sound so the project can be finished.

There was discussion regarding the vacant residential lot located at 6601 Kane Avenue. Mr. Tim Kiel owns this property. Mr. Kiel was supposed to build on the property but never did, and he is just using the garage as storage. This garage is out of code, since it is a secondary structure. If a house is built the garage would need to be torn down or moved. Mr. Misasi would like a letter mailed to Mr. Tim Kiel from the building inspector letting him know the garage is out of code. Mr. Misasi made a motion to send Mr. Kiel a letter informing him of the non-compliant garage. Second by Mr. Struve. Voting Aye: Mr. Struve, Mr. Cuttill, Mr. Misasi, Mr. Rice, Mrs. Moxley and Mrs. Mills. Voting Nay: None. Mr. Tholotowsky did remind everyone that Mr. Kiel is operating a business out of the garage and does not have a business license. They would give him a reasonable amount of time get this issue solved. Mr. Kovel said he did see the lot for sale on a website. Mr. Kovel wants to be sure that Mr. Kiel knows the lot cannot be sold with the non-conforming garage in place, it would have to be torn down or moved.

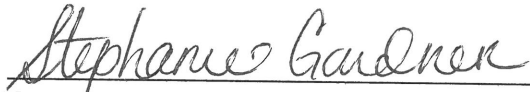
Mr. Tholotowsky discussed the next item on the agenda which is building codes. There is a new version available in Mrs. Salerno's office. The books still need to be prepared to hand out. We have purchased books for 2015. There are a few issues that need to be resolved. Mr. Tholotowsky will discuss these with Mr. Rich Piccolo, and they are awaiting for a few things from the Fire Department. Mr. Tholotowsky hopes to have things ready for the board by the end of summer. Mr. Tholotowsky said changes should be reviewed twice yearly if not more by the clerk department, to be sure things are up to date with the codes.

The final item on the agenda was discussion regarding the laundromat. Mr. Cuttill said he received complaints that it was very dirty, there was no soap available, and no soda available for purchase in the soda machine. There are broken machines that are taped up. These machines are too old to be repaired. The Committee would like to see these machines removed. Mr. Struve explained we took back maintenance on the building and we no longer supply soap to be sold. The Police Department was in charge of the

Coke machine. Mrs. Salerno was going to notify the Police Department and see what they are going to do with this machine. The cleaning lady is getting paid \$100.00 to clean three times weekly. She does not clean on the weekends. Four machines are broken and were going to be repaired May 17, 2017. Mr. Struve and Mrs. Salerno felt summer help could participate in the cleaning of the laundromat this summer. It has not been determined how many people are actually using the laundromat. The doors are automatic and close at a certain time of night and reopen in the morning. Mr. Rice did say the back door is broken and needs to be repaired. The Committee agreed to pay Claudia \$50.00 per time cleaned and would like it cleaned 3-4 times weekly. Mr. Cuttill was in favor of closing the laundromat. Mr. Struve, Mr. Misasi, Mr. Rice, Mrs. Moxley, and Mrs. Mills were in favor of keeping the laundromat open through summer and then reevaluating. Mr. Struve brought up seeing if someone can come in and take over the entire building in the future. The owner of the little store does not want to take over the laundromat.

Mr. Struve asked for a motion to close the meeting. A motion to close the meeting was made by Mr. Struve. Second by Mrs. Moxley. Voting Aye: All. Voting Nay: none

Meeting adjourned at 8:01 p.m.



Stephanie Gardner, Village Clerk