

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

January 31, 2019

Meeting called to order: 6:00 p.m.

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

Also Present: Noel Cummings, President
 Stephanie Gardner, Clerk
 Vicky Moxley, Trustee
 Lida Mills, Trustee
 John O'Connell, Attorney
 Melody Salerno, Comptroller

Pledge of Allegiance

Tonight's discussion is regarding:

- 1.) Runnion and Advantage properties on East Avenue
- 2.) Property Swap with Valley Oaks Mobile Home Park

Mr. Kovel explained that at this time Runnion's building permit has not been paid for. Advantage Chevrolet has paid for theirs. Runnion helped pay for a lot of things on the Advantage property so they are looking to reduce the cost of building permit fees.

Mr. O'Connell explained the PUD project was split up 1/3 each way, with the Village of Hodgkins, Runnion and Advantage Chevrolet. It turned out that the south portion of the land needed a lot more environmental work and it costs a lot of money. The cost to restore the south land was \$87,542.00. The cost to build the retaining wall for the south property was \$75,602.00. The retaining wall for the north property was \$10,800.00. Mr. Runnion paid his 1/3 without any

hassle. Advantage Chevrolet is a good corporate constituent. They have been provided with the old fire station, parking in various areas throughout the town. Mr. O'Connell was asked by Mr. Runnion if there could be some leniency in the cost of the building permit.

Mr. O'Connell asked Mrs. Wells and Mrs. Lopez for an itemization of outside cost that the Village encouraged, and this came up to about \$5,800.00. Mr. Runnion had to pay a large amount of money for fixing the property that did not directly benefit him, so Mr. O'Connell asked for leniency in the \$34,000.00 building permit fee. Mr. Runnion asked to pay \$5,800.00 in consideration of a waiver for the balance. Mrs. Salerno asked about the cost to the Village and if Mr. Runnion would cover our employee costs. This would need to be itemized and could be added to the cost.

Mr. Cummings discussed the TIF district and how we were able to construct the shopping center. He would like to use the TIF district to help out Runnion with the building permit fees. His property is not as valuable without the set back.

Mrs. Mills asked if Runnion has paid any building permit fees and was told they have not. Mrs. Mills explained she thought we discussed this previously and said they needed to pay the fees. Mr. O'Connell explained since that time Runnion has incurred a lot of other costs. Mrs. Mills questioned if the property was given to Runnion. Mr. O'Connell explained it was given to them. Mrs. Mills explained that her son is building a home now and he has had to pay a lot of fees, and the property was not given to him. She feels if her son has to pay the fees then Runnion should also.

Mr. Misasi is in favor of giving leniency after the explanation from Mr. O'Connell, but he would like to incorporate the cost of Village Employees.

Mr. Kovel explained there were a lot of other costs that Runnion incurred from the Advantage property. Advantage Chevrolet has paid their building permit fee.

Mrs. Moxley questioned if it was Advantage Chevrolet that came to the Village with Runnion and asked the village to be a 1/3 partner. Mr. O'Connell explained

the Village recruited Runnion, as it was referred to us from a resident. Advantage came to us with the idea of having his dealership there and then the Village added in Runnion. Two business were needed to make the property work, business wise. Mr. Roberts of Advantage Chevrolet proposed ½ the property for development and then Runnion was recruited.

Mrs. Moxley asked what Advantage is providing to the oversight. Mr. O'Connell explained Advantage has been given the Old Fire Station to use at modest to little rent. He has also been given parking to use along Santa Fe Drive, Lenzi Avenue and by the movie theatre. Looking at the entire project there were approximately \$394,000.00 in extras. Approximately 80% of that was for the south property. Mr. Runnion never complained about these extra charges, because this was the agreement. Mr. O'Connell explained Mr. Roberts and Advantage are a wonderful business and we appreciate them, but Runnion will be a good resident also. Mrs. Moxley wants to know what is going to prevent Advantage Chevrolet from coming back to ask for his Building permit fees back? Mr. Struve feels relieving fees may open up more problems.

Mr. Cummings explained with TIF 3 we had to borrow \$42 million to finish the TIF district. We got all this money back plus more.

Mr. O'Connell explained this property had been for sale for 18-20 years and the owner wanted a lot of money for it. This was a difficult task and took a lot of work and money to make this project happen. It has been ongoing for 4 years. This property is going to generate hundreds of thousands in property and sales taxes. This was a group project, and he feels giving a break to this is going to benefit everyone in the Village. Each business has spent approximately \$5-6 million so far.

Mr. Struve is concerned about refunding the building permit fees, and would like to be consistent with fees. He would like to be fair to tax payers and other businesses. Mr. Kovel feels this project is a little different as the Village is a part of this project. Mr. Struve would like to give something to the PUD development to cover the cost then having to justify Runnion not paying their permit fees.

Mr. Misasi explained both parties owe money in regards to 1/3 of each portion. Mr. Misasi suggested looking at what Runnion owes in the extras to the south lot, and adjust a portion of this amount instead of reducing the building permit. Mr. Struve agreed. Mr. Misasi explained the money Runnion owes for work down at the south property has nothing to do with Runnion or his property, so we can relieve him of this portion of cost, and have him still pay his building permit fee. It would have to be determined what the Village costs were subtracted from cost of building permit fee. This is where we would need to find cost savings for Runnion.

Clerk Gardner asked for a consensus for Runnion to pay their permit fees but be reimbursed for money spent on south lot projects. A consensus was made by Mr. Kovel, and agreed upon by members, Mr. Struve, Mr. Misasi and Mr. Rice. Also in agreement were Trustees Moxley and Mills.

Mr. O'Connell explained in regards to the Old Fire Station, in tax year 2012 the property tax bill of \$24,182.00 has not been paid. Mr. O'Connell explained Mr. Roberts had hired an attorney to get this resolved, but the concern is that this property could become a tax sale. He would like to send a formal letter to Mr. Roberts explaining this needs to be paid. Mr. Roberts offered to pay \$12,000.00 for this back in 2012, because back at this time it was part of the Fire Protection District. It is unknown what the results were from him hiring an attorney. Mr. Struve and Mr. Kovel suggested the business license for the new Advantage Building be contingent on Mr. Roberts paying this tax bill.


Mr. Kovel explained the next item on the agenda is a possible property swap with Valley Oaks and the Village of Hodgkins. The Village would obtain the property across the front in order to build a strip mall or other options and give Valley Oaks the property in the back and to the south. No figures or exact details have been discussed. A plat of survey would need to be completed so we know what the Village owns and what Valley Oaks owns. There is also property along Lawn Avenue that the Village owns. Mr. O'Connell said he would like to be given the authority to call in the Village surveyor, Morris Engineering, to see what property the Village does own.

Mrs. Mills asked what would happen to the mobile homes that are in the location where the property swap would take place, and it was explained they would be moved to another location in the Mobile Home Park. Mr. Struve explained they would be moved to a vacant spot in the park.

Mr. Kovel explained there is potential for some complications with a property swap, because he thinks there may be a sewer main down Lawn Avenue. He thinks it may have been the intention of Valley Oaks to add some homes in this location. Mr. Kovel explained a plat of survey is needed. Currently the home to home distance is 10 feet box to box, it can only be taken from the north and south of the mobile home. If these are not in the correct location then the measurements are off.

Mr. Kovel said this is just a discussion and asked for a consensus to proceed with a potential property swap. The consensus is to proceed with a potential property swap was made by Mr. Kovel, and agreed upon by Mr. Struve, Mr. Misasi and Mr. Rice. Also in agreement were Trustees, Mrs. Moxley and Mrs. Mills.

Meeting adjourned at 6:33 p.m.


Stephanie Gardner, Village Clerk