

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING
October 8, 2020

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

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

Also Present: Noel Cummings, President
 Pat Rodgers, Village Attorney
 Vicky Moxley, Trustee
 Dan Tholotowsky, Code/Life Safety Officer
 Matt Struve, Building Inspector
 Art Peters, Pleasantview Fire Marshal

Pledge of Allegiance

Meeting discussion is regarding:

- 1.) Phone Call- PME, LLC DBA Konnect Transport regarding Business License locating at 7220 Santa Fe Drive, Unit A
- 2.) Phone Call- DDM regarding permanent business license located at 6800 Santa Fe Drive, unit A
- 3.) Discussion regarding permanent business license to Frank Saletta located at 6880 River Road, Unit 15
- 4.) Continuation of discussion from June 29, 2020 with Partners/Santa Fe warehouse located at 7195 Santa Fe Drive.

6:01- Phone Call to PME, LLC- Alexander Valdes- 214-296-2233- No Answer

Phone Call to Christine Cambensy at DDM Logistics- 6800 Santa Fe Drive, Unit A. Ms. Cambensy noted they are a Trucking Company with Warehouse capabilities. They are an Asset Based Carrier. They are located in the IAC building. This is a company that does deliveries and pickup's in the Midwest. Examples of products that are hauled are dry food products, to construction material. Payment and paperwork has been submitted to the Village, and they have a conditional business license. They have 32 trucks, 5 of which go in and out daily. Loads are only for the business. There is question as to if this company is a cross docking company and if they will fit into our Zoning Regulations. They do offer warehousing; products are stored for 2 weeks- 6 months. They do not move product in and out daily. Derrick and Olivia

Mepelanski are the Owners of DDM, Logistics. A temporary license will be left in place for now. There is question if the business has a 2 or 3-year lease. This will be clarified and the building department notified. The Corporate Office is also at the Hodgkins Location. Clarification will be done with the owners of the company to find out exactly what kind of business this is before a decision is made. The business will be allowed to continue to operate until all documents can be reviewed. All documents will be emailed to Joanna Filkins, Office assistant Village of Hodgkins. The Building Department is looking for contracts with business showing they warehouse products. Mr. Kovel would like to speak with the owners regarding what kind of business they run. They need to be sure that the business fits into the Zoning Regulations.

Clerk Gardner asked for a consensus that if DDM, Logistics can provide to correct documentation that this company is a Warehouse vs. Trucking company a Permanent Business can be provided. The main business needs to be warehousing, trucking can be ancillary. Voting Aye: Members, Kovel, Struve, Misasi, and Rice and Trustee Moxley. Voting Nay: None. This item is on the agenda for the October 12, 2020 Board Meeting.

Frank Saletta of 6880 River Road had to cancel due to a family emergency.

Mr. Eric Pitcher of BNSF Railway and Bob Shaughnessy owner/partner of Partners Dimensional located at 7195 Santa Fe Drive were present for the meeting for further discussion from the June 29, 2020 meeting.

Mr. Pitcher is a Regional Manager for Economic Development, Chicago location. Previous requirements of the business were discussed. There is no water, sewer or washroom facilities. This facility does not meet Village Ordinances. The property is Railroad owned, within the Village of Hodgkins. The Railroad then leases to Partners Dimensional. Pleasantview is requiring sprinkler, fire alarms, and fire hydrants. Copies of Ordinances have been provided. Mr. Pitcher has contacted BNSF legal department and corporate real estate department, but he has not heard back.

Mr. Struve clarified there are now sewer and water lines close to the building. Only non-flammable materials were supposed to be stored and if that changed they were to sprinkle the facility. This information was back from 1990's. There is an office trailer also.

Mr. Shaughnessy clarified the port-a-potty has been removed. There is an office trailer on site which has washroom facilities with a holding tank.

Mr. Tholotowsky clarified that the original fire department correspondences said that if anything other than drywall wall is stored then the railroad would need to comply with Fire codes. The variance was read. The variance would no longer be applied. This was from October 10, 1994.

Mr. Kovel clarified in no way is the Village trying to hurt the business of Partners Dimensional, but the Village needs to comply with Village Ordinances.

Mr. Shaughnessy said currently the main business is salt. There are 6-8 loads of lumber outside the building. Mr. Struve explained the situation can be solved by adding a sprinkler system.

Mr. Tholotowsky is concerned about the combustible materials, that are in the facility, not the salt itself. The main point is that the materials are not drywall.

Mr. Pitcher cannot answer if adding water and sewer is a feasible task for the Railroad, he will need more details.

Mr. M. Struve will provide Mr. Pitcher renderings of where the water and sewer lines are. Mr. Peters will provide past flow capacity reading to show if it can support a sprinkler system. They can get current readings if needed.

Mr. Pitcher clarified the village is looking for 1.) water extension to the building 2.) sewer extension to the building 3.) Sprinkler system 4.) Toilets

Mr. Struve would like an Office facility also. Mr. Pitcher asked if a portable office of a Trailer is satisfactory in meeting Village Code requirements. This will need to be researched. Mr. M. Struve is going to look into Code requirements. Mr. Pitcher will be forwarding all this information to the Corporate Real Estate and Law Department for further investigation. Mr. Pitcher is part of the Sales Department for BNSF.

Mr. Kovel explained that the Village is just trying get the building into compliance with the Ordinance. They are not looking to shut the business down, but the Fire Codes need to be complied with for safety issues and eliminate combustibles since there are not sprinklers. Mr. Tholotowsky explained there are only 2 Santa Fe Parcels that don't contain sprinklers this being one of them.

Mr. Pitcher asked when Zoning Code, Chapter 3 waterworks and sewer systems, Article A was adopted. This was not known and can be looked into.

We are part of the MWRD water system.

Mr. M. Struve and Trustee Kovel provided Mr. Pitcher with contact information. He is local and is available for questions. Expected time frame for questions being answered is about 30 days.

6:46 p.m.- Second attempt to contact Alexander Valdes or PME, LLC DBA Konnect Transport. Message was left for them to contact the Village of Hodgkins at 708-579-6700.

Mr. Tholotowsky clarified that PME, LLC is a sub-tenant of Paper Tiger. They aide Paper Tiger in their operations, it is unclear exactly what this business does. Paper Tiger will be contacted to get a contact from PME, LLC DBA Konnect Transport. They do not have a business license yet.

There is a Zoning Committee Meeting on Friday, October 16, 2020 at 10:00 a.m. with Mr. Piccolo.

All members and Trustees in consensus to close the Building Committee Meeting at 6: 51 p.m.
Voting Aye: All. Voting Nay: None

Signed: Stephanie Gardner
Stephanie Gardner, Village Clerk