

VILLAGE OF HODGKINS

MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES

May 14, 2018 Meeting Resumed on May 24, 2018

Resumed Meeting Called to Order: 7:00pm

Those Present:

Trustees: Timothy Kovel
Vicky Moxley
Paul Struve
Dominic Misasi
Lida Mills

Attorney: John O'Connell

Those Absent:

President: Noel Cummings
Trustee: Larry Rice

Clerk Gardner asked for a motion to resume recessed meeting from May 14, 2018. A motion to resume the meeting was made by Mrs. Mills. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Clerk Gardner asked for a motion to appoint Mr. Struve President Pro-Temp for the meeting. A motion to appoint Mr. Struve President Pro-Temp was made by Mr. Kovel. Second by Mrs. Moxley. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Pledge of Allegiance

Mr. Struve asked for a motion to approve/Deny Ordinance #18-10 adopting Chapter 8, Mobile Homes and Mobile Home Parks. Mr. O'Connell discussed ordinance #18-10. In 2017 BN&F made some recommendations to insert a portion of Title 10, Chapter 8, Mobile Homes and Mobile Home Parks. These recommendations have been discussed in past committee meetings. A motion to approve Ordinance #18-10 was made by Mr. Misasi. Second by Mrs. Mills. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. O'Connell explained ordinance #18-11, inserting requirements for point of resale inspection. This ordinance provides individual resident's brick and mortar or mobile homes to pass an inspection of the structure prior to sale. Mr. O'Connell said we have tried to do this over the past few years, with some success, but this is a result of review of several significant legal opinions. This provides the legal authority for a Municipality or Home Rule Municipality that transcends brick and mortar to include mobile homes.

In Ordinance #18-11 it requires the manager of the mobile home notify the Village of Hodgkins as soon as they are notified of someone's intent to sell. Excluded was any park that already does an inspection. 2 of the 3 parks do not do inspections. If inspections are not done unsafe living conditions will continue. Mr. O'Connell said there have been 4 fires in the last 6 years. 2 structures were destroyed in the last 2 months. Mr. O'Connell has had meetings with Valley Oaks and made clear the Villages intentions of inspections. To make it fair to the park, Mr. Piccolo from B&F provided us with a check list on 15 points of inspections for the Building Inspectors. This includes electrical, plumbing, life safety, etc. The mobile homeowner will know what will be inspected prior to resale. This will be sent to all three mobile home parks.

Mr. O'Connell stressed that all the items found in the Ordinance are reflective of the City of Calumet City. They were challenged on their authority to make home inspections. Their ordinance was found legal and constitutional by the appellate court of Illinois. The items we have in the check list are specific and necessary, being the mobile home park does not do inspections.

Mrs. Mills asked if any of the mobile home parks have given us any trouble on this topic. Mr. O'Connell said he had a productive meeting with Zeman Homes. Zeman homes did not want to see the Village go on a "Witch Hunt." Mr. O'Connell explained this is the matter of a life safety issue.

We are a home rule community. Home Rule communities are excluded from the Mobile Home Act of Illinois. On April 23, 2018. Mr. Dan Tholotowsky provided a notice to the clerk that in 30 days of April 23, 2018 the Village was going to adopt by reference the 2-10 ILCS Chapter 115, the Mobile Home Park Act. This notice has been posted for 31 days.

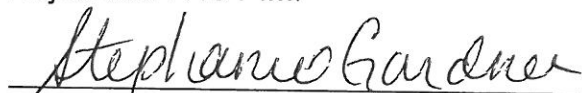
Mr. O'Connell asked for a Motion to enact by reference the Illinois Mobile Home Park Act. A motion to adopt the Illinois Mobile Home Park Act was made by Mr. Misasi. Second by Mrs. Moxley. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. O'Connell asked for a motion to approve/deny Ordinance #18-11 Inserting Point of Resale Inspection Requirements in Title 9, Chapter 14 in the Hodgkins Village Code. A motion to approve Ordinance #18-11 was made by Mrs. Moxley. Second by Mr. Kovel. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Mr. Struve commented that this is the first time we as a Village have been able to do anything. The Building Department has worked diligently over the last few years to come up with a working ordinance. He feels this helps preserve the housing in our community and helps people from being taken advantage of. Mr. Struve thanked the board.

Mr. Struve asked for a motion to adjourn the meeting. A motion to adjourn was made by Mrs. Mills. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Struve, Mr. Misasi and Mrs. Mills. Voting Nay: None

Adjourned 7:15 P.M.



Stephanie Gardner, Clerk

Date passed: 6-11-18

Voting Aye: 4

Absent: 2

Voting Nay: 0

Abstain:

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