

VILLAGE OF HODGKINS
MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES
SPECIAL BOARD MEETING
February 26, 2020

Meeting called to order: 7:00 P.M.

Those present:

President: Noel Cummings

Trustees: Tim Kovel

Vicky Moxley

Larry Rice

Paul Struve

Dominic Misasi

Attorney: John O'Connell

Those absent:

Trustee: Lida Mills

Pledge of Allegiance

Motion to approve/deny Business License to Defiant Motors Located at 6880 River Road. Mr. Klimek Bachleda was present for the meeting. Defiant Motors is a pickup truck repair and maintenance business. The business passed Fire and building inspections. Motion to approve business license was made by Mr. Kovel. Second by Mr. Struve. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

Motion to approve/deny recommendation from the Zoning Board of Appeals regarding 8784 Martin Drive in Parkview Mobile Home Park. Mr. Kovel met with Mr. Hartman and there is a proposed plan that will allow the mobile home to fit on the lot with parking without needing a recommendation from the Zoning Board of Appeals. Mr. Kovel did made a recommendation to refund Parkview Mobile Home Park the money that was paid for the Zoning Board of Appeals meeting since he will not be building over a sewer that is owned by the Village and the meeting was not necessary. A motion to refund Parkview Mobile Home the \$400.00 for the Zoning Board of Appeals Meeting was made by Mr. Rice. Second by Mr. Struve. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

Motion to approve/deny recommendation from Zoning Board of Appeals regarding Special use for Sale and Cultivation of Recreational Cannabis at 6101 East Avenue and 6119 East Avenue. Mr. Edwin Belka, Chairman Zoning Board of Appeals was present for the meeting. Mr. Belka explained the findings of the Zoning Board of Appeals. There was a vote to approve with 3 Ayes and 2 Nays. Mr. Belka explained the objections: parking for employees and patrons, and if the Company was a legal company. Additional information was provided with sufficient information obtained. Blue Nose Brewery also had questions as to where they stand if approved. The Lessor is responsible for notifying the lessee. Mr. Belka said issues of security were addressed and no objections were received from the Police, Fire, or residents. Mr. O'Connell clarified the registration of Zakdel Partners, LLC. This was completed February 25, 2020. The new name is Zakdel, LLC. Business name changes can be made while pending approval by the state. Drawings have been presented regarding parking. The craft grow facility is only for employees registered by the state. Ordinance #20-07 was created authorizing a special use for purposes of an adult-use cannabis craft grower establishment at 6119 East Avenue, Hodgkins. Mr. O'Connell read the Ordinance aloud.

Mr. Ben Shipper, owner of the property at 6119 East Avenue was present for the meeting. Mr. Shipper clarified that he is ready to enter into an agreement with Zakdel, LLC in the event that the petitioner receives a license from the State of Illinois for a Grow facility. Mr. Shipper is ready to enter a legal documentation to convey to another party regarding a lease arrangement with the petitioners. Blue Nose is a month to month tenant and received documentation of the Zoning Board of Appeals meeting. Mr. Shipper said he was well aware of the Meeting as he has been trying to sell the building.

Motion to approve deny Ordinance #20-07. The Ordinance accepts the recommendation from the Zoning Board of Appeals. Motion to approve Ordinance #20-07 was made by Mr. Rice. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

Motion to approve/deny Resolutions #2020-02 Village Authorization of Financial Assistance to California State Teachers Retirement System ("CALSTRS"). Mr. O'Connell explained this Resolution. All Trustees previous concerns have been addressed. Motion to approve Resolution #2020-02 was made by Mr. Misasi. Second by Mrs. Moxley. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

Mr. O'Connell amended the agenda on its face to change listed Resolution #2020-03 to Ordinance #20-05, and Resolution #2020-04 to Ordinance #20-06.

Motion to approve/deny Ordinance #20-05 for an Intergovernmental Agreement between the Village of Hodgkins and the City of Countryside. Mr. O'Connell explained Ordinance #20-05, the 75th Street Development Project and how revenues are going to be split. A motion to approve Ordinance #20-05 was made by Mr. Struve. Second by Mr. Misasi. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

Motion to approve/deny Ordinance #20-06 for a Redevelopment Agreement between the Village of Hodgkins, the City of Countryside and the Hoffman Group. Mr. O'Connell explained the incentives being offered. Countryside may have some minor changes. Mr. O'Connell asked for an expedited method of review if a new Ordinance is needed. Mr. O'Connell asked for a motion to approve Ordinance #20-06 as it exists at this time and then ask for the Finance Committee to convene and make changes if needed and allow the Finance Committee to approve changes and Finalize. A motion to approve Ordinance #20-06 as it exists today was made by Mr. Misasi. Second by Mr. Rice. Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

New Business

Old Business

Motion to adjourn was made by Mr. Misasi. Second by Mrs. Moxley Voting Aye: Mr. Kovel, Mrs. Moxley, Mr. Rice, Mr. Struve, and Mr. Misasi. Voting Nay: None

Meeting Adjourned at 7:33p.m.

Signed: Stephanie Gardner
Stephanie Gardner, Clerk

Date Passed: 3/9/2020

Voting Aye: 6

Absent: 0

Voting Nay: 0

Abstain: 0