

**VILLAGE OF HODGKINS  
MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES  
SPECIAL BOARD MEETING  
January 26, 2023**

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

**Those Present:**

**Acting President: Ernest Millsap**

**Trustees: Jorea Touranjeau**

**Tim Kovel**

**Vicky Moxley**

**Lida Mills**

**Dominic Misasi**

**Attorney: John O'Connell**

**Pat Rogers**

**Those Absent:**

**Trustee: Larry Rice**

Also present, Jody Kovel, Ken Tucker, Matt Struve, Dan Tholotowsky, Melody Salerno, Rose Lopez, Joseph Klotz

Pledge of Allegiance

Motion to approve/deny New Public Works Employee. Previous submitted applications have been reviewed by Mr. Kovel, Trustee Kovel and Mr. Tucker. 3 candidates were submitted to Mr. Millsap. Mr. Millsap submitted suggestion to Mr. Rogers for review. This item will be on the February Board Meeting for Vote. Motion to table vote was made by Mr. Misasi. Second by Ms. Touranjeau. Voting Aye: Mrs. Touranjeau, Mr. Kovel, Mrs. Moxley, Ms. Mills and Mr. Misasi. Voting Nay: None.

Motion to approve/deny Intergovernmental Agreement between the Village of Hodgkins, the Hodgkins Park District, and the Hodgkins Public Library. Motion to approve Intergovernmental Agreement with an increase from \$42,000 to \$60,000 for increase in cost, more areas of mowing and help with the Christmas Lights and Winter Fest was made by Mrs. Mills. Second by Mr. Misasi. Voting Aye: Mrs. Touranjeau, Mr. Kovel, Mrs. Moxley, Ms. Mills and Mr. Misasi. Voting Nay: None.

Discussion regarding Code Enforcement Position. Mr. Millsap would like to discuss this in a future closed session as there are a few people interested in the position.

Discussion regarding possible formation of a New Business District on River Road. Mr. O'Connell explained there are 7 acres of land owned by Com Ed on River Road. Com Ed does not sell property, they only lease for 99 years and they will give easements. The land is contaminated. The land cannot be used as any type of residential property, only commercial/industrial. Cook County is offering an incentive for a Brownfield Site participation. Possible options are Condemnation. The Village can condemn the property, and sell immediately to Mooncotech or subdivide. The Village does need authority to condemn. Justification is 1.) Business District 2.) Industrial TIF Zone 3.) Party Agrees to Condemnation. Mr. O'Connell is setting up a meeting for next week with a specialist. Mr. O'Connell will review the case law. He has spoken with a lawyer from Com Ed. This is a developing project and the Board will be updated as necessary.

Discussion regarding Ordinance for Contractor Registration. Mrs. Lopez explained Building Code Book revisions meetings have been taking place. Contract Registration fees are charged by the 7 surrounding municipalities at the cost of a \$100.00 annual fee, 1 municipality charges \$50.00. Any contractor who comes in to the Village and does business would will out the application online and pay the fee. Contractors are required to submit certificate of insurance, license, and \$10,000.00 bond. This would be something that would added to the code book revisions. Mr. Piccolo will supply us with the Ordinance to be used.

Discussion regarding Amendments to the Plumbing/Electrical Code. If the Board desires to make any amendments to the 2022 Plumbing Codes, the State of Illinois would need to be petitioned. Any Electrical Code updates can be done by a Board Vote. Building Commissioner Struve does not recommend making any amendments to the 2022 Codes. Mr. Tim Kovel, Mr. Misasi and Mrs. Mills all agree to not make any amendments.

Discussion regarding Continuation of the Beautification Program. All Trustees in agreement to keep the beautification program as is.

Discussion regarding Residential Fire Sprinklers. Mr. Struve explained if we adopt the 2022 Building Code, the Village would be required to adopt a residential Fire Sprinkler requirement for all new homes. Currently it is required for Village owned lots that the Village sells. If we do not want to require new homes to be sprinkled, the code would need to be amended. Mr. Tholotowsky explained Mr. Piccolo is looking for direction, if the amendment will remain the same as was amended for the 2015 codes or go with the updated 2022 codes. Mr. Tholotowsky gave an update on other communities who have adopted the updated 2022 Code requiring new home Fire Sprinklers systems. Fire Home safety statistics given. If the Village Sprinkler Requirement were passed, it would give the Village the opportunity to include the Modular/Manufacturer Home sites. Currently it is a recommendation, and the Village pays 50% of the cost if anyone were to choose to add to existing or install in new build. No residents have

taken on this incentive, but 2 residential sprinkler installs have been done on Village owned lots that were sold.

The school district is supposed to install air conditioning and Sprinkler system in 2024. Trustees will think about the options.

Discussion regarding Fire Sprinkler Requirements for Village Owned Lots. This will remain as in place.

Comments from the Audience:

Mr. O'Connell explained that Hoffman Development is being sold to Prairie Real Estate Development. They will be purchasing the building and land on 75<sup>th</sup> Street to continue the 75<sup>th</sup> Street project. This has been approved by Countryside. Trustees will be voting on the topic at the February Board Meeting. The property will still be a hotel, gas station, restaurant. It is scheduled to be a Comfort Suites, Mobile Gas Station and Freddie's Restaurant.

Mr. Millsap said U.S. Congressman Sean Casten will be visiting the Village Hall on February 15, 2023 at 11:30 a.m.

Motion to adjourn at 6:30 p.m. was made by Mrs. Moxley. Second by Mrs. Mills. Voting Aye: Mrs. Touranjeau, Mr. Kovel, Mrs. Moxley, Ms. Mills and Mr. Misasi. Voting Nay: None.

Signed: Stephanie Gardner  
Stephanie Gardner, Village Clerk

Date Approved: 2/13/2023

Ayes: 5

Absent: 1

Nays: 0

Abstain: 0