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BEFORE THE ZONING BOARD OF APPEALS COMMISSION  
OF THE VILLAGE OF HODGKINS, ILLINOIS

Hearing was held in the Hodgkins Village  
Hall, 8990 Lyons Street, Hodgkins, Illinois, commencing  
at 7:00 o'clock p.m. on the 24th day of April, 2017  
regarding a request for variance by a Stonetown  
Parkview, LLC.

APPEARANCES:

- MR. EDWIN BELKA, Chairman
- MS. STEPHANIE GARDNER, Clerk
- MR. RICK CAMBONI, Commissioner
- MR. MARK MAYER, Commissioner
- MR. JOHN O'CONNELL, Attorney for Board

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN BELKA: Could I have roll call please?

2 CLERK GARDNER: Mr. Belka?

3 CHAIRMAN BELKA: Present.

4 CLERK GARDNER: Mr. Mayer?

5 COMMISSIONER MAYER: Present.

6 CLERK GARDNER: Mr. Salerno? Absent.

7 Mr. Urban? Absent.

8 Mr. Camboni?

9 COMMISSIONER CAMBONI: Present.

10 CLERK GARDNER: And Mr. Buralli is absent.

11 CHAIRMAN BELKA: All right. Good evening, ladies  
12 and gentlemen, my name is a Edwin Belka, Chairman of  
13 the Zoning Board of Appeals.

14 This evening we are dealing with a request  
15 for variance by a Stonetown Parkview, LLC, address will  
16 be located at 8783 Canary Lane in Hodgkins, and there  
17 has been a public notice which appeared at the Village  
18 and also in the DesPlaines Valley Newspaper. And we  
19 will go ahead and get started.

20 MR. O'CONNELL: This will be an informational only  
21 discussion tonight. Two reasons; one, we don't have a  
22 quorum, but more importantly and more relevantly,  
23 because we may have another person come in later, is  
24 that through no fault of anyone the notice to residents

1 within 250 feet were not sent out in the proper  
2 fashion.

3 So there were prior discussions with  
4 management and the Village, and it was our decision,  
5 given the fact that one of the principals flew in from  
6 Colorado, that we would have an informational  
7 discussion. We have a court reporter to have available  
8 for you when you wish to pursue an actual hearing  
9 itself.

10 So with that in mind we will not have to have  
11 a vote, Mr. Chairman. We won't have to address the  
12 issue of lack of quorum. It is strictly an  
13 informational-only discussion.

14 CHAIRMAN BELKA: I thank you, Mr. O'Connell.

15 Just for clarification for people who are not  
16 aware of it, our vote for the Zoning Board of Appeals  
17 is a recommendation to the Trustees of the Village.  
18 Our vote is not the final one. Ours is informational  
19 for the Trustees, which they have the right to change,  
20 if they so choose. So they have the final authority,  
21 and the final say so. Ours is an attempt for  
22 clarification and resolution to any and all issues  
23 prior to that.

24 So having stated that, do we have a

1 representative from Stonetown Parkview here? Could you  
2 step forward and give your name please, sir?

3 MR. NOLEN: Sure. My is name Dax Nolen. I am  
4 with Stonetown Parkview, LLC. We are a mobile home  
5 park operator out of Denver, Colorado. We own and  
6 operate roughly 60 communities across the country, a  
7 handful of which are in the State of Illinois and  
8 furthermore a handful here in Cook County.

9 CHAIRMAN BELKA: All right. Would you go ahead  
10 and proceed with your request to the Zoning Board of  
11 Appeals please, sir?

12 MR. NOLEN: Yes.

13 Our variance request is pretty  
14 straightforward, and one thing that I did want to  
15 address today was when we do send out these notices to  
16 the 250 feet, which we are learning as well here, but  
17 the address that we're kind of -- that's in question in  
18 this case is part of the issue, I think.

19 What I would prefer to do is in the notice to  
20 use the address of 20 Robin Street versus using the  
21 Lyons address. I believe the parcel, the PIN number,  
22 that would be on the Cook County Assessor's website may  
23 reference the Lyons address, but in reality what we are  
24 trying to do is essentially reactivate a mobile home

1 site that was once used behind what is now a garage  
2 structure on the property for the purpose of putting a  
3 brand new leasing office in that location.

4 Yeah, so part of the transformation of this  
5 property -- We purchased it in the fall of 2015. Our  
6 intention was to try to revitalize the community, and  
7 part of the thing that we are trying accomplish is a  
8 better front door.

9 The office as it exists today is a mid 1980's  
10 single-wide mobile home. Our office operates out of a  
11 kitchen in the mobile home. Mr. Camboni would  
12 understand that.

13 But part of what we are trying to do is  
14 create a more professional environment for not only our  
15 residents coming in to pay rent but also prospective  
16 people coming in to look at homes. We have done this  
17 in a variety of our other locations with good success,  
18 and we saw an opportunity to not only be able to kind  
19 of isolate a section of the community that's a little  
20 bit safer as well, for people walking in and out of the  
21 office, but also to have the opportunity to bring in a  
22 brand new structure, bring it fully up to ADA code. We  
23 have a lot of older residents that are struggling  
24 sometimes with some of the stairs and things of that

1 nature at the community. So it serves a lot of  
2 different purposes.

3 I believe one of the first discussions we  
4 ever had at the Village was to address the  
5 single-family home that's on-site as well, that's been  
6 there forever. Our intention was originally to remove  
7 that structure and put a manufactured house in its  
8 place to serve as the office.

9 And subsequently because of the concern in  
10 the Village, especially along Lyons Street -- and  
11 that's why I emphasize switching kind of the notice to  
12 Robin Street -- is that I think people assume that we  
13 were planning on just slotting mobile homes in right at  
14 the end of the street there, and that wasn't the  
15 intention.

16 Since then we have decided we are going to  
17 refurbish that home. We have submitted building plans,  
18 and we are in -- kind of in back and forth with that.

19 But again, the purpose of this is to  
20 essentially allow us to reactivate a site that was once  
21 a site actually even not too long ago, because when we  
22 were originally underwriting the property, doing our  
23 due diligence, there was a mobile home on the site on  
24 Google Earth. I don't know the exact date of when that

1 house was removed, but again, the idea would be to put  
2 a doublewide structure there that would serve as the  
3 leasing office for the community.

4 CHAIRMAN BELKA: The information that we have is  
5 that the -- on the particular map for those of you who  
6 need or would like to see a drawing of what is  
7 happening.

8 The request is for a variance for a Parcel 3,  
9 Lot 8. The area is zoned currently as R-2. You are  
10 requesting special use for that, so a basic change in  
11 variance.

12 Is that still true? Is that correct or is  
13 that in debate at this point as to how you wish to  
14 proceed?

15 MR. NOLEN: That is correct.

16 We are looking for a special use to be able  
17 to use that section as a mobile home site that would be  
18 a leasing office. I think currently it's zoned R-2,  
19 that parcel.

20 CHAIRMAN BELKA: Right.

21 You are looking for a special use to have it  
22 rezoned. I just wanted clarification of that based on  
23 the informational proceedings we are going through now,  
24 to see if any of that has changed or if there is any

1 option or possibility of change based on information  
2 that we may be receiving at this point.

3 MR. NOLEN: Yeah. There wouldn't be any further  
4 changes.

5 MR. O'CONNELL: Mr. Chairman, if you would add  
6 Mr. Urban to the role. So we do have a quorum.

7 The notice which is required by statute that  
8 residents within 250 feet receive a certified letter  
9 receipt requested notifying those residents of the date  
10 and time of this hearing, as well as the location of  
11 the site that is subject to the request for special  
12 use, that did not occur. So this is strictly  
13 informational.

14 And out of deference to Mr. Nolen, who flew  
15 in from Colorado, this is just a question and answer  
16 discussion. We are being transcribed, so that's for  
17 your benefit in the future.

18 But what I handed to you, Mr. Urban, was a  
19 Sidwell of the area the work that is going to --  
20 correct me if I am saying this wrong -- the request is  
21 that a special use, which is in the form of a variance,  
22 be granted to put a doublewide mobile home manufactured  
23 unit in the back of Parcel 3, Lot 8.

24 So it would be behind -- There's two



1 structures there now. To the west, closest to Lot 7,  
2 is a vacant home that's to be renovated and eventually  
3 occupied. To the east is a garage which is about  
4 20 years old, I believe.

5 So the request tonight would be that the work  
6 be done toward the rear of Parcel 3 or Lot 8. Is that  
7 a fairly accurate description?

8 MR. NOLEN: Yes, that's fair.

9 And unlike a lot of these cases where I have  
10 been a part of a few different similar situations, we  
11 are not in the process of developing a mobile home  
12 site. In this particular case there is already an  
13 electric pedestal there from the previous one, there is  
14 even an old concrete pad, there is service to the site.

15 It's just basically simply -- with obviously  
16 bringing things up to the new, you know, HUD standard  
17 and what not for concrete pads and what not, it's just  
18 reactivating the site that was once there for that  
19 purpose.

20 MR. O'CONNELL: Question, just for informational  
21 purposes.

22 If you look on the Sidwell to right above the  
23 word, the No. 3, is that the old pad?

24 MR. NOLEN: Yep.

1 MR. O'CONNELL: Okay.

2 CHAIRMAN BELKA: We will add Mr. Urban to our  
3 meeting here, and this now constitutes a quorum.

4 COMMISSIONER URBAN: Just a question for clarity.

5 Density and coverage on the land, I was under  
6 the impression the house was coming down, but if the  
7 house, the garage and the doublewide are on that site  
8 what kind of coverage do we have percentages wise?

9 MR. NOLEN: I do not have that in my head, but I  
10 know that we went through that, as far as the ratios,  
11 the structure to the land.

12 In this particular case are you inferring  
13 that if we carve that piece out that the structures  
14 would be over a certain allotted amount?

15 COMMISSIONER URBAN: If the lot is all-inclusive,  
16 there is a ratio that says you can have. What does  
17 that number come out to be? Is it compliant?

18 MR. NOLEN: Okay.

19 MR. O'CONNELL: Well, if the question is a valid  
20 question, because that would be the basis basically for  
21 the variance, because normally there aren't three  
22 structures on one residential unit. There is not a  
23 mobile home, a manufactured unit on an R-2. So therein  
24 lies the discussion about granting a variance or a

1 special use for that reason alone, and again, no votes  
2 are going to be taken, but I think questions like that  
3 are appropriate.

4 MR. NOLEN: Yeah. That's a valid question, and we  
5 can do the math on that quickly.

6 COMMISSIONER URBAN: This is just informational or  
7 whatever? We are going to have another meeting after  
8 everybody has been served and --

9 MR. O'CONNELL: Yes.

10 COMMISSIONER URBAN: It needs to be addressed.  
11 That's all.

12 MR. NOLEN: No, it's a good .

13 COMMISSIONER CAMBONI: I have a question.

14 If you put the manufactured home on this  
15 parcel the setbacks for a manufactured home would be  
16 fine?

17 MR. NOLEN: Yes. We would comply with the  
18 existing requirements.

19 COMMISSIONER CAMBONI: In the sense for a  
20 manufactured home there is plenty of room in that spot?

21 MR. NOLEN: Yes.

22 COMMISSIONER CAMBONI: You would use it just as a  
23 sales unit?

24 MR. NOLEN: The plan would be to use it as a

1 leasing office, yes.

2 COMMISSIONER CAMBONI: So it wouldn't be -- It  
3 wouldn't in the future be a home for a manager or  
4 anything like that?

5 MR. NOLEN: That's a great question.

6 What we would do -- and even now, I mean  
7 obviously the HUD specifications for building  
8 manufactured homes, they are obviously built for  
9 single-family dwellings. Our intention in the near  
10 term would be to use it as a leasing office.

11 The only situation that could potentially  
12 arise where we would have anyone living at the  
13 residence would be if it was our property manager or  
14 office manager, an employee of ours.

15 COMMISSIONER CAMBONI: Which is very common. It's  
16 a way of having security on premises.

17 COMMISSIONER URBAN: Correct me if I am wrong, but  
18 I thought the impression was that it was going to be  
19 the manager's residence, not just possibly?

20 MR. NOLEN: Our primary goal is to create a  
21 leasing office.

22 Our secondary -- I mean, if we have a  
23 structure there that has the accommodations to do so  
24 and the manager is living on-site, then it would make

1 sense for us to have the person living there, you know,  
2 not only for security but also for the -- you know, the  
3 standpoint that it's a site.

4 Typically managers that live in our  
5 communities are also getting a free-rent concession as  
6 part of their compensation.

7 COMMISSIONER URBAN: And the facility that's the  
8 manager's office currently is?

9 MR. NOLEN: Currently is just an office.

10 MR. O'CONNELL: It's not enough?

11 MR. NOLEN: Just open from 8:00 to 5:00.

12 It's not that it's not enough. It's just  
13 part of it is you are operating, you are signing leases  
14 in the kitchen. It's not built for that use.

15 COMMISSIONER CAMBONI: The lot that this  
16 manufactured home would go on, it's empty, and there is  
17 an old pad on it, so it might actually be an upgrade  
18 for the piece of property?

19 MR. NOLEN: It would be a significant upgrade.  
20 There is an existing pad, but the pad would be removed  
21 and built up to the standards of today.

22 CHAIRMAN BELKA: Where would the pad be located or  
23 --

24 MR. O'CONNELL: Based on this.

1           CHAIRMAN BELKA:  -- based on the map or the parcel  
2 here that we have in front of us?

3           MR. NOLEN:  It would basically be located really  
4 close to where you can see kind of a fading line, as  
5 is.  The -- call it the -- "end of the pad" would be  
6 somewhere in where it says 3, the No. 3.  It would be  
7 shifted a little bit to allow for ample parking.

8           And I think most of you are aware of the  
9 median we put in where that storage tank was removed  
10 during the acquisition.  We would be adding to that  
11 area to make it useful for the residents and kind of  
12 more of a centralized location.  It's closer to the  
13 mailboxes as well.

14          CHAIRMAN BELKA:  In this particular case there  
15 would be no issues with police, fire or access water  
16 mains, things of that nature?

17          MR. NOLEN:  I know that we went through a pretty  
18 strenuous process with the fire department when we  
19 built the median to make sure the turning radiuses were  
20 ample and what not.  We would do the same thing for  
21 this, just to make sure.

22          CHAIRMAN BELKA:  Do we have anyone here that has  
23 any opposition that would like to step forward, that  
24 has any concerns about the particular parcel and the

1 request for the special use?

2 If there is, could you please stand up, sir,  
3 and state your name?

4 MR. JONES: My name is Ed Jones. I own the  
5 property just to the west of where this property is. I  
6 am not really anywhere for putting another structure on  
7 that property. I am not sure, but I think our  
8 ordinances say you can't have three structures on a  
9 residential lot. I could be wrong.

10 The place right now looks like a junkyard. I  
11 mean, if any of you people have ever ridden by there in  
12 the back it's stacked full of wood, there's dirt piles.  
13 I mean, it's just an eyesore.

14 Thankfully there is a fence between my  
15 property and theirs, but it's just -- the people that  
16 owned this park before, I mean they were old, they  
17 didn't really take care of it, but it was far better  
18 shape than what it is now. It's just gone to hell.  
19 Like I say, I am totally against it.

20 COMMISSIONER URBAN: My primary concern when you  
21 brought up the three improvements on the property, I  
22 thought that the existing home would have to come down,  
23 and that it was not able to be resurrected.

24 MR. NOLEN: That was our first intention in the

1 first week of ownership. We tried to have it  
2 demolished, in other words to remove it, to replace it  
3 to be an office, and we were told we could not.

4 COMMISSIONER URBAN: Well, what I am saying is if  
5 your intention is to develop that parcel or the  
6 existing or resurrect it and do this, I am not sure  
7 about compliance and density and everything, but I  
8 again was under the impression that that was leaving,  
9 you were putting in the doublewide and not increasing  
10 coverage and everything.

11 MR. NOLEN: Yeah. Our intention would be to leave  
12 the single-family home and fix it up.

13 MR. O'CONNELL: Mr. Nolen, maybe I didn't hear you  
14 right.

15 You said initially what were your plans to do  
16 with regards to the unoccupied home?

17 MR. NOLEN: Okay. Originally our plan was to  
18 demolish the home and bring in a structure that could  
19 be -- you know, essentially attach to the garage that  
20 we use for a lot of various projects at the community  
21 and have the leasing office -- have that be our front  
22 door.

23 We were told we could not put a manufactured  
24 home on R-2, and so we decided, instead of demolishing



1 an asset that could be of value, that we would put some  
2 significant dollars into fixing it up and leasing it.

3 CHAIRMAN BELKA: Mr. Jones?

4 MR. JONES: Yes.

5 CHAIRMAN BELKA: Would there be any situation, if  
6 this were to proceed in some form, that would alleviate  
7 any of your concerns about the -- about this parcel,  
8 structure and the potential variance for this to  
9 proceed? Is there --

10 MR. JONES: If they are granted a variance to him,  
11 could I get a variance and put another structure on my  
12 property?

13 CHAIRMAN BELKA: Well, you would have to submit  
14 the proper paperwork and come before us, but that is  
15 always a possibility.

16 However, the biggest concern that I have is,  
17 I, make sure the residents and the local people here  
18 understand what is happening, and also we are trying to  
19 see if there can be an accommodation. You have some  
20 special or real concerns. We certainly wish to hear  
21 them.

22 MR. JONES: I have been born and raised in this  
23 town, and behind my house and going north to south  
24 where that structure is was always an alley, an

1 alleyway that ran from Kane to the end of Lyons and  
2 south along Kimball all the way to Cobb. Well, over  
3 the years that kind of disappeared.

4 The sewer line has to run -- I am sure --  
5 probably right through the middle of that property. I  
6 am not sure, but the way it was put in.

7 The sewer line right now, when I had my home  
8 built, they had to dig by hand underneath the mobile  
9 homes behind me in order to get to the main sewer line.  
10 Originally our property was 135 feet deep. We had to  
11 give a 10-foot easement which cut it down to 125.

12 CHAIRMAN BELKA: Thank you for the information.

13 Mark, do you have any observations, concerns,  
14 questions?

15 COMMISSIONER MAYER: I said the same thing  
16 earlier, like Bill said. If you allow one then the  
17 other neighbors are going to want to do it too. So  
18 with three things on the property, I don't know. Like  
19 you said, this is just information.

20 CHAIRMAN BELKA: Anyone else in the audience?

21 MR. ADAME: Jeremy Adame, I am a property manager  
22 on site.

23 We did measure the front area, which is  
24 currently 8787 Lyons and 8785 Lyons, according to the

1 old address of what the garage is. That area does meet  
2 the requirements for R-2 all by itself, without  
3 including the pad area in the back. I believe it's  
4 5,000 square feet is what's required for R-2 with an  
5 ample amount of parking space, which is met on the four  
6 parking spots in front of the garage.

7 So I believe what Dax is trying to say is on  
8 the back half, by using a site that is already marked  
9 as "20 Robin," we are not encroaching at all on the  
10 space requirements of an R-2 in the front area  
11 specifically. I think that's why our initial plan was  
12 to ask for a subdivision of allotting 20 Robin back to  
13 the community where it's still listed as a mobile home  
14 site with both the post office and Nicor Gas, as an  
15 active residence of 20 Robbin.

16 CHAIRMAN BELKA: So if I understand you correctly  
17 are you stating that a variance may not be needed for  
18 this to proceed?

19 MR. ADAME: That would be obviously our hope,  
20 being that like I said with Nicor Gas the main utility  
21 and with the United States Postal Service it is listed  
22 as 20 Robin, as an active mailbox slot still in our  
23 mailboxes, as well as we have keys for it and  
24 everything for that unit.

1           Like Dax said, all active utilities are  
2 there -- sewer, water, electric, gas are all there  
3 currently, still active, still usable. Simply there is  
4 no home over the top of it.

5           MR. O'CONNELL: Why can't you use the inactive  
6 site?

7           MR. ADAME: That would be 20 Robin.

8           MR. O'CONNELL: I notice that you have it in front  
9 of you. What is that diagonal piece right behind Lot  
10 7?

11          MR. NOLEN: That's 18 or 19 Robin.

12          MR. ADAME: 18 Robbin.

13          MR. O'CONNELL: Is that occupied now?

14          MR. ADAME: Yes. Oh, yeah, that home has been  
15 there for quite some time. That's probably a  
16 mid-eighties home, if I am not mistaken.

17          MR. O'CONNELL: Behind Lot 7?

18          MR. ADAME: Yes. Yes, that is an active site.

19          CHAIRMAN BELKA: There is someone then occupying  
20 that and someone living there; correct?

21          MR. ADAME: On 18 Robin the site behind Lot 7;  
22 correct, yes. It's a mother and her son, I believe,  
23 yes.

24          CHAIRMAN BELKA: Thank you.

1 MR. ADAME: Most welcome.

2 CHAIRMAN BELKA: Do we have anyone else who would  
3 like to express an opinion or concerns or issues  
4 favorable or unfavorable at this time?

5 Is there anyone here on the Board that would  
6 have any additional objections, concerns, any Board  
7 Members?

8 COMMISSIONER CAMBONI: The only thing I would say,  
9 today we are not going to take a vote; correct?

10 CHAIRMAN BELKA: Correct.

11 COMMISSIONER CAMBONI: Just information.

12 With respect to the gentleman in the  
13 audience, I want to go there, and I want to look at it,  
14 because I look at somebody -- it does sound like they  
15 are rehabbing the house and bringing a manufactured  
16 home in for a sales lot, possibly an office with  
17 somebody living there, which I think is a good thing.

18 But with respect to you, sir, I want to take  
19 a look at the lot, but the town has always been good  
20 for somebody that's making improvements too, but make  
21 sure it works for the residents also. Thank you.

22 MR. NOLEN: Just to address one other comment to  
23 the gentleman in the crowd.

24 I understand that, you know, again we

1 purchased this community in the fall of 2015. Since we  
2 have owned the property we have brought in 30 brand new  
3 houses from a manufacturing plant, we have made  
4 significant investments in the community.

5 We also inherited what some may call a  
6 disaster with the upgrade of the fire suppression  
7 system that was done by the seller prior to the sale.  
8 There's a lot of obstacles when we first go over the  
9 property.

10 Some his concerns I believe are very  
11 temporary in nature. The construction concept with the  
12 new requirements of digging out and putting in brand  
13 new concrete pads, the lumber with building decks,  
14 things like that with that type of volume is something  
15 that will be going away.

16 So I totally understand his comments, and I  
17 think I actually said the exact same thing came out of  
18 my mouth today -- we have to clean this up, and we need  
19 to continue to improve it, but I think that most of the  
20 people that have witnessed kind of the transformation  
21 have also seen some of the positive things we have done  
22 as well.

23 CHAIRMAN BELKA: Thank you.

24 Do we have any other observations or

1 comments?

2 COMMISSIONER MAYER: Yeah, I have a question for  
3 the gentleman.

4 How many homes did you have when you first  
5 bought it and how many do you have in there now?

6 MR. NOLEN: Total owned by the community?

7 COMMISSIONER MAYER: Yeah.

8 MR. NOLEN: Roughly 5 when we bought it. Today  
9 35.

10 COMMISSIONER MAYER: What's the capacity?

11 MR. NOLEN: Roughly 165.

12 CHAIRMAN BELKA: Do we have anyone else?

13 Yes. Could you state your name, sir?

14 CHIEF MILLSAP: Yes. My name is Ernest Millsap.

15 Part of the confusion they keep bringing up  
16 was that there used to be gas or electricity to that  
17 property, but it used to be a mobile home on that  
18 property, but now there is a garage that they use as  
19 their company garage, and they came to the board back  
20 when Sam and Syd owned it.

21 Most of us remember when we were kids, and  
22 that old mobile home -- I think it was a doublewide;  
23 wasn't it? It was pretty wide. They had a lot of junk  
24 in there and stuff like that. That's what the Yzermans

1 used, and they had the other one as their home office,  
2 and it's worked for them for, what, 40 years?

3 They put the garage there. It's a big  
4 garage, and you are not supposed to put garages on lots  
5 without property attached. You are telling me today  
6 there's two parcels of land there, one with a house,  
7 one with a garage.

8 Like Mr. Jones is bringing up and the Mayor  
9 said to me too, "How many other lots in town can people  
10 put mobile homes now if we are doing this?" There was  
11 a mobile home there. The previous owner decided they  
12 wanted it out of there, and they wanted a garage. I  
13 wanted to point that out to the Board.

14 CHAIRMAN BELKA: Mr. Millsap, since you represent  
15 the police department here, do you have any concerns  
16 from the prospective of the police department on any  
17 particular issues?

18 CHIEF MILLSAP: From the police department aspect,  
19 no.

20 CHAIRMAN BELKA: Thank you.

21 Well, do we have anyone else? Any additional  
22 comments or observations please?

23 MR. ADAME: Just a question, it was our  
24 understanding that where the garage sits at the moment



1 there was a separate mobile home, aside from 20 Robin.  
2 There was two mobile homes back to back. The one in  
3 the front on Lyons Avenue was removed first, the garage  
4 built, and after that the one at 20 Robin was removed.

5 CHAIRMAN BELKA: Anyone?

6 COMMISSIONER URBAN: At that time -- I am not  
7 clear on that, but I mean, there should be documents  
8 about that timeline. I do not believe you are correct.

9 So here is what I am trying to figure out.  
10 As far as the timeline going forward, when are we going  
11 to post a new notice notification, and when can they  
12 prepare for a better presentation on coverage, exact  
13 location and the improvements for ratios, etc. that can  
14 be a complete package to be viewed?

15 MR. NOLEN: Mr. O'Connell gave us some direction  
16 today on the notices. Thank you for doing so.

17 We can have -- we have done the measurements  
18 and located any families or residents that live within  
19 250 feet. We can have those notices ready as soon as  
20 tomorrow.

21 I would like to send them your direction, so  
22 you can kind of bless them, make sure they include  
23 everything that's listed there, which we can pull off  
24 online and what not. The calculations we can do, but I

1 think you can tell us when the next meeting will be. I  
2 don't know how often these are held.

3 MR. O'CONNELL: It cannot exceed 30 days, nor be  
4 less than 15 days from the date that the resident  
5 receives the notice, the letter.

6 COMMISSIONER MAYER: I have one other question.

7 If your first intention was to tear down that  
8 one building, and then you are going to remodel it, why  
9 can't that be a beautiful office? And you have ample  
10 parking and you have your garage for your stuff. What  
11 happened there? I understand you are looking for more  
12 income.

13 MR. NOLEN: Yeah. Our first meeting with the  
14 Village we were told that that was not a use that we  
15 could use at the end of that street. So this is coming  
16 full circle, kind of as our reaction to that through  
17 time.

18 COMMISSIONER MAYER: Well, can that be changed  
19 through zoning on that to make that an office and have  
20 ample parking and have the garage, and really, you  
21 don't have three structures on that? That's just for  
22 information, asking a question.

23 CHAIRMAN BELKA: Can you address that,  
24 Mr. O'Connell?

1           MR. O'CONNELL: I don't believe I was at your  
2 first meeting. I am not aware of who it was that  
3 indicated that that unoccupied building as it sits now  
4 could never be adapted to be a leasing office.

5           MR. NOLEN: That's correct, yes. That's what we  
6 were told.

7                     And so we brought up the idea, if it was an  
8 issue as far as when it was built and what not, we  
9 would at least try to understand the cost of knocking  
10 it down and replacing it, and it was a definite "no,"  
11 but that was more so because of the concept of putting  
12 a manufactured house on that site.

13           MR. O'CONNELL: I think what Mr. Mayor was --  
14 Mark, were you saying rehab the building to be a  
15 leasing office?

16           COMMISSIONER MAYER: Yeah. I mean, they are going  
17 to have it a residential anyway. Already stated that  
18 with management.

19                     So no matter what they are doing the kitchen  
20 now. They would be doing the kitchen anyway. You  
21 don't have three structures being on it. You would  
22 only have two. It's just a question.

23           MR. NOLEN: Yeah, it's a fair question.

24           MR. O'CONNELL: Is that out of the question?

1           MR. NOLEN: I mean, it's not completely out of the  
2 question. It would be -- We would consider it.

3           At this point it would be frustrating. We  
4 have already started some of the refurb work on that  
5 house. We have done asbestos removal.

6           MR. O'CONNELL: Could it not serve the same  
7 purpose as the leasing office, as well as the residence  
8 for the manager?

9           MR. ADAME: The size wouldn't fit it. The home is  
10 too small to accompany a combination use like that.

11          MR. O'CONNELL: So the upstairs couldn't be the  
12 living area for the manager and the downstairs couldn't  
13 be the office?

14          MR. NOLEN: I mean, that would be something we  
15 could discuss internally, but again, this would be kind  
16 of -- I don't know -- resurrecting the first  
17 conversation.

18          CHAIRMAN BELKA: I have a question, and this could  
19 be directed to those here on the Board --  
20 Mr. O'Connell, possibly yourself as well.

21                 Do these structures, are they required to  
22 remain in place and intact? We understand that cost  
23 and money, other issues may arise. But do all the  
24 current structures on the property -- do they need to

1 remain there? Is it your intent that it remains there?

2 MR. NOLEN: Our intent, just like any other  
3 investment, would be if we have a affixed asset that we  
4 believe can be income generating and be safe and be  
5 compliant with Code we would bring it to that Code and  
6 lease it.

7 CHAIRMAN BELKA: Understood. I just thought I  
8 would bring that up since there seems to be a number of  
9 issues or discussion here concerning three structures  
10 on this property here.

11 All right. Do we have anyone else? Don't be  
12 shy, people. If you have concerns or issues, please  
13 speak up. That's what we are here for.

14 Very well, if we have no other comments,  
15 concerns or questions, since this is not going to be  
16 brought to a vote today and it's for informational  
17 purposes only, it appears we have a lot to chew on. I  
18 move that we go ahead and adjourn this meeting for the  
19 time.

20 MR. NOLEN: I have one quick thing.

21 CHAIRMAN BELKA: Yes, very good.

22 MR. NOLEN: On the actual notices that we hand out  
23 I do want to talk to you about whether or not -- what  
24 address we should be using for those. To the extent we

1 use an address on Lyons Street, I think it's going to  
2 create a little more hoopla than necessary, and we are  
3 more than willing to speak to each individual resident  
4 that falls within that radius to explain the actual  
5 case at hand, but I don't want people thinking that we  
6 are slotting mobile homes in right at the end of Lyons  
7 Street.

8 MR. O'CONNELL: My suggestion would be, for the  
9 purposes of the notice, that you indicate it is Lot 8,  
10 a property lying between Robin Street on the north and  
11 Lyons Street on the south. There is no -- technically  
12 no address any longer on Lot 8, so you can't give an  
13 address on Lyons or Robin. It is however at the end of  
14 Lyons between Robin and Lyons Street.

15 MR. NOLEN: Yes. And we can highlight the pad  
16 that's on the diagram where former house was.

17 MR. O'CONNELL: And I think the diagram would be  
18 good.

19 COMMISSIONER MAYER: You had it at Robin Lane in  
20 the first variance, and then you crossed it out and  
21 went 8787. Did you change your mind about that?

22 MR. NOLEN: No.

23 There was some confusion back and forth with  
24 the ALTA survey that was provided, and again I was

1 actually trying to take it further to call it 20 Robin,  
2 because that was the site originally. But again I was  
3 doing it more so for communication sake than anything  
4 else.

5 MR. O'CONNELL: But for notice purposes, if you  
6 describe parcel that should be sufficient for you.

7 MR. NOLEN: That makes sense.

8 CHAIRMAN BELKA: Well, thank you very much. I  
9 appreciate all who have participated and all concerns.  
10 Once again, are there any other questions, observations  
11 or concerns?

12 All right. I move that this meeting -- Yes.

13

14 MS. WELLS: Would you adjourn this meeting or  
15 would you postpone it?

16 MR. O'CONNELL: The meeting will be recessed --

17 MS. WELLS: Recessed.

18 MR. O'CONNELL: -- for purposes of notice. So  
19 it's recessed until the proper notification could go  
20 out.

21 And I think what we will do is once we get  
22 your notice, we will comply with it in another notice  
23 in the Suburban Life.

24 MS. WELLS: Okay.

1 CHAIRMAN BELKA: Very well. I move that we recess  
2 this meeting.

3 COMMISSIONER CAMBONI: So moved.

4 COMMISSIONER MAYER: Second.

5 ALL PRESENT: Aye.

6 CHAIRMAN BELKA: This meeting is now recessed.

7 (Proceedings recessed at 7:45 p.m.)

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1 I, LYN DOERING, Certified Shorthand Reporter  
2 and Notary Public in and for the State of Illinois do  
3 hereby certify that the foregoing proceedings were  
4 reported stenographically by me, was thereafter reduced  
5 to a printed transcript by me, and constitutes a true  
6 record of the testimony given and the proceedings had;

7 That I am not a relative or employee or  
8 attorney or counsel, nor a relative or employee of such  
9 attorney or counsel for any of the parties hereto, nor  
10 interested directly or indirectly in the outcome of  
11 this action.

12 IN WITNESS WHEREOF, I do hereunto set my hand  
13 at Chicago, Illinois, this 21st day of May, 2017.

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Certified Shorthand Reporter  
State of Illinois  
CSR License No. 084-003037

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