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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 5th day of June, 2017
regarding a request for variance by a Stonetown
Parkview, LLC.

APPEARANCES:

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

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN BELKA: The meeting will come to order.

2 Good evening, ladies and gentlemen. My name
3 is Edwin Belka, Chairman of the Zoning Board of
4 Appeals. This evening we are dealing with a request
5 for a variance originally submitted by a Parkview
6 Stonetown Parkview, LLC. The variance was R2 to
7 special use, a change to special use being 9300 square
8 feet on 67th Street. This is a continuation of the
9 meeting on the 22nd of May.

10 And I understand that the representatives are
11 not here. Mr. O'Connell will explain.

12 Could I please have roll call?

13 CLERK GARDNER: Mr. Belka?

14 CHAIRMAN BELKA: Present.

15 CLERK GARDNER: Mr. Mayer?

16 COMMISSIONER MAYER: Here.

17 CLERK GARDNER: Mr. Salerno?

18 MR. SALERNO: Here.

19 CHAIRMAN BELKA: Mr. Urban?

20 COMMISSIONER URBAN: Here.

21 CLERK GARDNER: Mr. Camboni?

22 COMMISSIONER CAMBONI: Here.

23 CHAIRMAN BELKA: I will now turn this over to
24 Mr. O'Connell -- Oh, we need to have the pledge of

1 allegiance. Sorry I forgot that, people. My
2 apologies.

3 (Pledge of Allegiance).

4 CHAIRMAN BELKA: This is a continuation of the
5 meeting on the 22nd of May. This was postponed due to
6 several issues; overall density, expansion of
7 nonconforming use, multiple dwelling units, issues of
8 adjacent property and existing property possibly with a
9 lot of clutter. So at this point I understand there
10 has been a bit of a change, and I will now turn this
11 over to Mr. O'Connell, who will go ahead and explain
12 the situation to you.

13 MR. O'CONNELL: What everybody in the audience as
14 well as the Commissioners should have are two aerals
15 of the area under consideration for a special use or
16 variance. The reason we have this is that I was
17 directed to call the owners of the property on Friday
18 to discuss the concept of providing property on -- for
19 lack of a better terminology -- property owned by
20 Mrs. Ruth Doyle that the Village has contracted to
21 purchase.

22 What the proposal that we had for Stonetown
23 Capital, owners of Parkview, was that we would offer to
24 trade approximately 11,300 square feet for the 9,300

1 square feet represented by the R-2 property that
2 presently houses the house, a garage and a proposed
3 mobile home unit that they wish to have as an
4 office/residence for the management.

5 If you would refer to this photograph which
6 has that property we will discuss this first.

7 Everybody okay? Everybody have it?

8 So I had spent about an hour on the phone
9 Friday with the owner, Mr. Roy Lapidus -- or the CEO --
10 and also Mr. Dax Nolen, who was at our hearing
11 two weeks ago.

12 They went back and forth. Dax had a lengthy
13 discussion about what's transpired over the past two or
14 three years. They indicated to me that they would
15 think about what the offer was and get back to me on
16 Monday, today.

17 What I received is what we will discuss right
18 now. So this is an either/or. We either select one of
19 the options. Not both. One. Either this option that
20 I am going to discuss or a second option which I will
21 discuss after this.

22 The first option would be Stonetown or -- for
23 lack of a better, I will say -- Parkview would keep the
24 R-2 subject property that has the old house, the garage

1 and a slab that used to have a mobile home unit on it.

2 What they are proposing is the following:

3 They would remove the old house. They would have it
4 torn down. It would be replaced by either landscaping
5 or a gazebo. It would not be a dwelling.

6 As to the garage, they would eliminate the
7 access from the garage doors to Lyons Street. They
8 would either remove the doors or they would keep the
9 doors locked and replace the doors with a frontage
10 on -- I believe it's -- Flamingo Drive to the east. So
11 the view from Lyons Street to the internal of this
12 garage would be precluded. That would be changed.

13 What they are suggesting on what we will
14 refer to as the northeast corner of the property, they
15 propose for the office/residence of the manager would
16 be a modular home, and they did give us some copies of
17 what the modular home might look like.

18 I have got it in my office. I will give it
19 to Sherri to distribute as we get going in the
20 discussion.

21 This would alleviate/eliminate the trade for
22 the Ruth Doyle property, but they would make changes to
23 the property. They indicated that they would clean up
24 the property. They indicated that the use of the

1 garage would be far less than it is right now, and they
2 indicated that it would -- access to the office/modular
3 home would be off of the -- I think it's called --
4 Robbin Street, so that there would be no frontage on
5 Lyons Street.

6 So this was one proposal. It replaces the
7 proposals that they had.

8 They will not try to renovate that old
9 building. They will tear it down. They will not put a
10 mobile home unit doublewide, but rather they would put
11 this modular home, which looks like a home, but it's
12 not a foundation home, and that would serve as the
13 office, and they would make the changes to the garage,
14 which I have mentioned, so that that nuisance would be
15 mitigated.

16 If the Village says, "No, we don't want to do
17 that," they proposed alternative -- I will call --
18 Alternative 2, which means -- if you look at the second
19 sheet it means that the land would go to the Village
20 for R-2 use, which could be a two flat, no more than
21 two apartments, but we would then have title to that
22 property.

23 In return what Parkview is offering is that
24 they would extend Flamingo Drive into the Ruth Doyle

1 property, that we would trade 11,000 square feet for
2 the 9300 square feet.

3 One question that a couple of Trustees and I
4 discussed today along with our Building Inspector was
5 it's not clear what this property would be used for.

6 So I called this afternoon, and I did talk to
7 Stone Capital/Parkview. They plan on putting five
8 mobile homes on that site.

9 I asked, "What about storage?" They said
10 that they have closed on property in one of the suburbs
11 where they would do most of their storage and would
12 also -- they could put a storage facility up there, but
13 most of their storage would be in this suburb. I
14 forgot the name of it. So basically those are the two
15 proposals.

16 Now, how this relates to us tonight, in our
17 discussions they indicated that they wanted to use this
18 as a proposal for us to discuss. So tonight would
19 be -- there would be a thorough discussion amongst the
20 Commissioners of the ZBA, have input from the audience,
21 but tonight it's important that we have a thorough
22 discussion of the two options. So why don't we begin
23 that right now.

24 Perhaps, if we want to start out we have had

1 two of our Trustees and our Building Inspector discuss
2 this throughout the day. It's open to the entire
3 audience, but some of the Trustees, if you wanted to
4 discuss this, the floor is open. And we would ask that
5 everybody comes to the microphone.

6 CHAIRMAN BELKA: All right. Do any of the
7 Trustees have any comments, opinions or things they
8 would like to say?

9 Mr. Struve, could you stand up, state your
10 name, and let us have it?

11 MR. STRUVE: Paul Struve, Resident of Hodgkins and
12 Trustee.

13 John is correct in his explanation of what's
14 been going on.

15 A little history, we felt that since we were
16 purchasing the Doyle property anyway the park was going
17 to use the frontal portion of the properties along
18 Kimball Avenue, so the expansion that John is talking
19 about, that they want to put I guess five -- I just
20 heard that tonight -- mobile homes on would not be in
21 close proximity to Kimball Avenue. It would be on the
22 back end or the very east end of the southern lots,
23 just for clarification.

24 But originally the thought process was,

1 because they have no storage space, that's the reason
 2 why everything is so crowded over on the first picture
 3 you were looking at, we felt that maybe we could swing
 4 a deal with them, and we offered them to -- we had an
 5 excess of land from what we are going to be purchasing
 6 the deal we had from the park.

7 We offered to take the land at the very east
 8 end of the south portion to allow them to use that
 9 property, that new property that we would trade for,
 10 from the Lyons Street property, and trade with them on
 11 that other property I just described, so they could use
 12 that for storage, a storage area to get all that junk
 13 away from their main entrance right now.

14 That we would originally -- The original
 15 thought process was just a trade, and then we realized
 16 there are some other pieces go that along with that
 17 that they have a garage there that they would no longer
 18 have use, and we had no need for it.

19 But that was the original thing, it was to be
 20 used for storage, and it was offered to them to be used
 21 for storage, and that it would remain R-2, and we would
 22 not fight them if they wanted to get a special use on
 23 that property on the south end of the Ruth Doyle
 24 property.

1 That's where it was left when I was aware of
2 what was going on. There was nothing to be -- No
3 mobile homes were to be put there. It was strictly for
4 storage, and if they wanted to put a garage there they
5 would be able to do that, but not for expanding the
6 park. I wanted to make sure that everyone knew that
7 circumstance.

8 So if anybody has any other questions about
9 what I might be able to tell you, I am more than
10 willing to try to fill you in.

11 COMMISSIONER URBAN: First of all, for the record
12 I would like to declare that that same piece of
13 property for the past six years I was trying to buy it,
14 and still that is the only piece of property within the
15 village that will support my house.

16 You currently have the whole hilltop vacated
17 except for me, and it's always been our intention,
18 multiple contacts with the Village, that we wanted to
19 move our house to that area. I want that property. So
20 therefore, my vote would automatically be no.

21 And I thought the Village all agreed on not
22 expanding the trailer park in any way shape or form.

23 MR. STRUVE: It was never the intent, other than
24 they have a problem, and I tried to correct the

1 problem, just so you are aware.

2 COMMISSIONER URBAN: I am fully aware of it, as I
3 brought it up with John and Timmy Kovel and everybody
4 about the sewer issue that you guys had.

5 My primary concern is Ruth Doyle not dying
6 and having to end up in probate or whatever or
7 purchasing the land without an agreement, because the
8 first thing I would have done was say we need to do
9 something about the sewer.

10 I have since had plans drawn up that would
11 allow the house to be behind the sewer, with just the
12 20-foot easement or whatever, in case anything needed
13 to be done, and thought that we should have
14 conversations about this, since it's been clearly
15 defined as our intent for multiple years. We want to
16 keep our house, we want to move it within the Village,
17 and everything south of the fence was what we always
18 said we want.

19 MR. STRUVE: John would like to respond to this.

20 MR. O'CONNELL: If we can, Bill, let's keep that
21 discussion --

22 COMMISSIONER URBAN: I agree. We should have had
23 it first, but before we talk about any of this, I think
24 ...

1 MR. O'CONNELL: I think the real question here is,
2 our discussions with Stonetown Capital was that we
3 would trade that property currently owned by Mrs. Doyle
4 for office and storage. This proposal which is
5 reflected in the drawings is to have -- they
6 suggested -- five new mobile homes.

7 So that isn't a direct response to our
8 request to trade, to provide them with an office and
9 storage space. So it's a whole --

10 MR. STRUVE: That's a rebuttal to our original
11 offer. Basically they are saying, "We reject your
12 offer, but if you did this we would" -- that's what I
13 am assuming.

14 MR. O'CONNELL: Yes.

15 So I think, Trustee Struve, you made your
16 views known that you did not support anything other
17 than office or storage as a --

18 MR. STRUVE: Basically, had I thought that this
19 was going to lead to the expansion of the park, I would
20 have never made the offer to begin with. To me it was
21 either take it or leave it.

22 Okay. Thank you.

23 MR. O'CONNELL: Any other thoughts?

24 MR. SALERNO: I have a question, John.

1 So they are going to tear down the house you
2 said; right?

3 MR. O'CONNELL: Yes.

4 MR. SALERNO: So they are saying that they have
5 enough storage on another facility. Why don't they
6 just tear down the garage also?

7 MR. O'CONNELL: Well, what the garage would be
8 used for is the incidentals. The indication they gave
9 to me that those cars would be out of there.

10 So the cars take up all three portions of
11 that garage right now. They have skirting, they have
12 other things that are not -- would not be put into this
13 larger facility they have, which would be motorized
14 winter equipment.

15 MR. SALERNO: So that would still stay here;
16 correct, all that stuff?

17 MR. O'CONNELL: Yeah.

18 MR. SALERNO: The skirting and everything?

19 MR. O'CONNELL: Yeah.

20 CHAIRMAN BELKA: Are we looking at the second --
21 from what we discussed -- the second page, the removal
22 of the building?

23 MR. O'CONNELL: We can discuss either option.

24 CHAIRMAN BELKA: All right. The first option or

1 the second that would still require a zoning change but
2 not for the planned office and mobile home, it is just
3 for storage; is that correct?

4 MR. O'CONNELL: No, no.

5 For purposes of this hearing the first
6 option, which included Parkview retaining the R-2 9300
7 square foot lot which contains the old building, the
8 garage and the proposed office, that will be Option 1.

9 So in looking at Option 1, the legal
10 discussion would be a special use to put a modular home
11 on that site. It would not be changing it. It would
12 be a special use.

13 And you can provide restrictions on that
14 special use. As a special use it is not a blanket
15 utilization of modular homes anywhere other than this
16 location, simply because of its proximity to property
17 that this applicant owns. It's within 20 feet or so
18 of -- well, it's adjacent to the mobile home park.

19 Any zoning enactment would provide those
20 limitations and would zero in on this location only.
21 It would not apply to anyplace else in the Village.
22 There would be a unique distinction between this
23 property and this use and everything else. So it's
24 unique, which is the essence of the special use.

1 CHAIRMAN BELKA: So this would -- This would be
2 part of the -- This would be the second page you
3 provided and the house removal; correct or not?

4 MR. O'CONNELL: It's the house removal which is
5 being defined as Option 1 for purposes of this
6 conference.

7 CHAIRMAN BELKA: Got you.

8 MR. O'CONNELL: Again, just to reiterate, the
9 legal criteria that we discussed at our last meeting in
10 offering a special use.

11 So the special use of putting this modular
12 home here along with all the other conditions --
13 removing the house, changing the opening to the
14 garage -- it would have to be so that it does not
15 damage the property values of the surrounding area.

16 It would place a burden -- if it was
17 denied -- place a burden on the applicant and overall
18 conformity with the surrounding area.

19 So those are legal considerations. Frankly,
20 those legal considerations did not exist at the last
21 proposal that they had.

22 CHAIRMAN BELKA: Can I ask, since the special use
23 you mentioned we could have restrictions, what
24 restrictions would be under consideration at that

1 point?

2 MR. O'CONNELL: Well, one of the conversations is
3 presently that property is a mess, for lack of a more
4 diplomatic word. All the tented area or whatever is in
5 that would have to be removed. All the dirt and
6 debris, all the construction material would have to be
7 removed. It would have to be maintained.

8 You could remove the apron to the garage on
9 the south end to make certain that it would not be
10 accessed off of Lyons Street, and there's any number of
11 issues that the Village Board and somebody could place
12 on that special use. It's a special use with
13 restrictions.

14 It would be helpful if someone could suggest
15 that option No. 2 should be further entertained. I
16 know one of our trustees made it clear that he would
17 not vote for opening that area up for additional mobile
18 homes or expanding the mobile home park.

19 CHAIRMAN BELKA: May I request that you discuss
20 Option No. 2 or explain it again please briefly.

21 MR. O'CONNELL: So Option No. 2.

22 The Village would obtain title to the
23 property in Option No. 1. In return, first of all, the
24 mailboxes that presently abut the property in Option

1 No. 1 would be shifted to the south, so that the
2 mailboxes would be on Flamingo Drive, but it would be
3 on the south of Canary Lane or Lyons Street.

4 They would also provide for expansion or
5 extension of Flamingo Drive, and on this drawing
6 Flamingo Drive would be an expansion of the park to
7 include -- the number of units told to me was -- five
8 mobile home units that would be rented or leased out
9 similar to the other. Basically amounts to an
10 expansion of the park. That's Option No. 2.

11 CHAIRMAN BELKA: Would this require a change to
12 any of the existing zoning?

13 MR. O'CONNELL: Yes.

14 CHAIRMAN BELKA: All right. Would that go to the
15 Zoning Board as opposed to --

16 MR. O'CONNELL: No, it's here. It's already in
17 the Zoning Board.

18 CHAIRMAN BELKA: All right.

19 MR. O'CONNELL: But it would -- It could be a
20 special use for mobile home parks -- mobile home units
21 rather. It could be a total transfer of zoning from
22 R-2 -- which is what it is right now -- to T for
23 trailers.

24 CHAIRMAN BELKA: Just for clarification, people,

1 what is being referred to Option 2 is the first page
2 probably of your stapled unit. So we have a
3 clarification.

4 This is Option 2 on Page 1, and Option 1 is
5 on Page 2. So you understand exactly what is being
6 stated here.

7 So at this point may I entertain any
8 questions, any concerns, any preferences what people in
9 the Village might prefer concerning this?

10 Option No. 1 would possibly request or
11 require a special use with restrictions of the existing
12 parcel in question.

13 And then Option No. 2 would possibly require
14 a special use or a change to R-2 to T for trailers with
15 the property existing in question being deeded over to
16 the Village.

17 So hopefully that's clear as mud to everybody
18 and people can understand exactly what the options are
19 here before we discuss them.

20 Mr. Struve, you have a comment or question?

21 MR. STRUVE: I want to clarify.

22 We are looking at two options. Neither one
23 of them have to be accepted. Just so everyone
24 understands.

1 COMMISSIONER URBAN: First of all, Tracy, do you
2 have anything to say?

3 CHAIRMAN BELKA: Tracy, if you could please state
4 your name please?

5 MRS. URBAN: Tracy Urban, Resident from Hodgkins,
6 plus an owner of the one of the mobile homes in that
7 park.

8 My questions are for Option 2, the mobile
9 homes that they would be putting there -- if that's
10 something that is going to take place, are those
11 doublewides, are they manufactured homes, or are they
12 going to be single?

13 MR. O'CONNELL: They will be manufactured homes.

14 As to the doublewides or single, I am not
15 certain, but there's only 11,000 square feet
16 thereabouts.

17 MRS. URBAN: Well, you could probably fit five
18 doublewides in that area.

19 MR. O'CONNELL: I think a doublewide takes in 2500
20 square feet. There would have to be room for a road.
21 You may be right. That wasn't specified.

22 MRS. URBAN: You don't know if they are
23 considering doublewides or single-wides?

24 MR. O'CONNELL: No.

1 MRS. URBAN: Is that sewer a concern for putting
2 doublewide or single-wides there?

3 MR. O'CONNELL: I think there is a concern for
4 expansion of the park, for the mobile home park. I
5 think that concern was demonstrated when we had a
6 hearing -- I think it was in February or maybe it was
7 January -- when they wanted to acquire the Ruth Doyle
8 property and expand the mobile home park to Kimball.

9 MRS. URBAN: So what's changed? Why wouldn't it
10 still be a concern?

11 MR. O'CONNELL: It may well be.

12 COMMISSIONER URBAN: For the record, as soon as
13 somebody wants to talk about a planned unit development
14 or whatever and what we have going on at the house. We
15 are interested in everything south of that fence line.
16 We would develop the whole street, Kimball.

17 Tracy has -- Do you have the drawings with
18 you?

19 MRS. URBAN: No, I don't.

20 MR. O'CONNELL: I really think this is an
21 application from Stonetown Capital. This is a proposal
22 made which may or may not be accepted.

23 But Bill, with all due respect, your
24 discussion is a whole new meeting, and this is on

1 record --

2 COMMISSIONER URBAN: I know, but it's --

3 MR. O'CONNELL: This is on record, Commissioner,
4 and if it goes to court, I don't want to be discussing
5 your properties.

6 COMMISSIONER URBAN: I want to keep everybody up
7 to speed and everything.

8 MRS. URBAN: Sure. It's a discussion for another
9 time.

10 COMMISSIONER URBAN: My opinion would be "no" on
11 the trailer park expansion because I thought we already
12 went through that.

13 MR. O'CONNELL: The whole discussion is amongst
14 the ZBA of which you are a member, but it's on what has
15 been proposed by Stonetown Capital, who paid for the
16 ZBA application. Please, let's discuss your matter at
17 another time. Not tonight.

18 MRS. URBAN: My last question is for the
19 possibility of the manufactured home, where the manager
20 would live, why is that necessary? Why isn't a regular
21 mobile home acceptable for that person?

22 MR. O'CONNELL: They didn't dismiss a mobile home,
23 but we have already -- I think the discussion -- It's
24 just never been brought up until now. So this is their

1 first proposal.

2 They could -- You know, what's more -- I
3 think what they are trying to do is find something
4 that's more palatable to the Village and the Village
5 Board and Village ZBA.

6 MRS. URBAN: It just seems kind of odd to have a
7 manufactured home, one, in the rest of the park.

8 MR. O'CONNELL: I think it emanated -- was it a
9 year or two years ago -- they originally proposed that
10 they would replace the old house with a modular home,
11 and I believe that the reason why that was rejected is
12 because it would front Lyons Street.

13 MRS. URBAN: Sure.

14 MR. O'CONNELL: This would be a different
15 configuration. It would front Robbin Street.

16 MRS. URBAN: Just one half dozen or the other.
17 It's still just one in the mobile home park.

18 MR. O'CONNELL: Right.

19 MRS. URBAN: And I am trying to get my mom's house
20 all set to sell, but the park is just horrible. The
21 facilities are terrible. They are not following any of
22 the rules and the regulations.

23 I have got her lease and all the information
24 in there, and I went through everything on that lease

1 of all the violations I am seeing, and it's just
2 incredible. So that's my piece.

3 MR. O'CONNELL: How old is your mom's house?

4 MRS. URBAN: It's an '88. So I know if it's a '77
5 or earlier --

6 MR. O'CONNELL: So it's the modern HUD?

7 MRS. URBAN: Yes, yes.

8 Just my 2 cents.

9 CLERK GARDNER: Can I speak as a resident?

10 CHAIRMAN BELKA: Of course.

11 CLERK GARDNER: I would be against the expansion
12 of the trailer park because of the traffic that we are
13 seeing now on 67th Street -- and I am sure Tim can
14 vouch too -- and down Lyons here.

15 The cars just fly up and down these streets
16 in the morning, in the afternoon, at night, and if we
17 put any more mobile homes in that just means more
18 families that are going in there. So I would be
19 against that expansion.

20 MR. O'CONNELL: And just to reiterate what
21 Commissioner Urban said at our last hearing, there is a
22 density question too. The new doublewides make it very
23 difficult -- from what our inspector -- Building
24 Inspector said -- even if the cars -- get the car doors

1 open.

2 CLERK GARDNER: They come down 67th Street and cut
3 over on Kane over that way and they just fly up and
4 down. Even standing by the park the other day there's
5 cars, you see them coming out of the trailer court, and
6 they blow all the stop signs, and the kids are playing
7 at the park. So I just don't think it's a good idea.

8 MR. MAYER: Excuse me, Mr. Belka, Chairman. I
9 heard a lot of descent on Option 2. Anybody from the
10 resident, objection to where the house is going to be
11 tore down and this first option, any residents against
12 that?.

13 CHAIRMAN BELKA: That's a good point, Mr. Mayer.
14 We actually have really three things we are initially
15 looking at here.

16 The original proposal which was to change the
17 zoning from R-2 to special use and put in the mobile
18 home and office with the renovation of the existing
19 home there and with the cleanup of the garage facility
20 and any debris in the area. That is actually the first
21 thing that was initially proposed, and that is
22 something that we have to decide on.

23 We have three options really here. The first
24 one, the original proposal, and then we have Option 1

1 and Option 2 which has been specified here.

2 We have Option 1. We have any concerns or
3 issues with the removal of the existing house, where
4 the mail facilities would be put and the office? If we
5 have any concerns, issues, questions, please step
6 forward and express them.

7 MR. CAMBONI: Mr. Chairman, Item No. 1, I believe
8 they are giving nice concessions here. The removal of
9 the old house, the dressing up of the garage in the
10 view from Lyons Street is a nice concession, moving the
11 doors either to the --

12 MR. STRUVE: East.

13 MR. CAMBONI: -- east side so for the towns people
14 it wouldn't be viewed I think is another nice
15 concession, and then putting a new modular home, we
16 know that lot is a mess, and I am afraid it will
17 continue to be a mess, unless they are allowed to dress
18 that up.

19 And with putting a new modular home in there,
20 that will be their show home, it will be their office,
21 and it will also be the manager's residence, can only
22 be good for a community on all sorts of levels, with
23 safety and having a place for the seniors to actually
24 go to pay their rent or voice their opinion.

1 I think this Position 1 is the best option.
2 I think they are giving concessions.

3 Option 2, I mean I just can't understand
4 why -- I can't consider that one. You are adding
5 homes, you are removing storage, which they need
6 desperately. I don't think Option 2 for myself is an
7 option that I could even consider.

8 Option 1 I think has a lot of positives that
9 could be not only for the community, also for the
10 owners, I suppose, but I think more it would be
11 beneficial to the town and the residents of that
12 community.

13 CHAIRMAN BELKA: Mr. Camboni, thank you.

14 Do you have any suggestions for a special use
15 with restrictions, since this would be a vote for
16 special use with restrictions?

17 MR. CAMBONI: We have to make sure that somebody
18 who has an open lot in the middle of the town can't use
19 these -- can't put a modular home on that sort of lot.
20 So the restrictions would have to be pertaining to, you
21 know, 20 feet, the owner of a mobile home park.
22 There's got to be ways to make sure that somebody in
23 the middle of town can't ask for a special use for a
24 modular home.

1 CHAIRMAN BELKA: That would be the only
2 restriction you would suggest?

3 MR. CAMBONI: Well, I hadn't actually thought
4 about the restrictions. I think there's got to be ways
5 of --

6 MR. O'CONNELL: I think the restrictions can be
7 developed when we finally have the vote, and if there
8 is, but there's any number of restrictions that can be
9 placed on it.

10 But what I would like to ask, Mr. Chairman,
11 Mr. Jones, you live right next door?

12 MR. JONES: Yes.

13 MR. O'CONNELL: Could you comment on what your
14 views are to Option 1, especially Option 1 versus
15 Option 2?

16 MR. JONES: If the Village ends up with that
17 property --

18 MR. O'CONNELL: Skipper, can you come up here.

19 CHAIRMAN BELKA: Please state your name clearly.

20 MR. JONES: My name is Ed Jones.

21 On Option 1, if the Village ends up with that
22 property would it still be R-2, where they can put
23 another four flat on there, like they did two doors
24 away from me?

1 MR. O'CONNELL: Well, first of all, Option 1 is
2 where we allow Stone Capital to remain as owner.

3 MR. JONES: Okay. I have the wrong sheet then.

4 MR. O'CONNELL: Our code does not allow for a four
5 flat.

6 MR. JONES: There's one two doors away from me.

7 MR. O'CONNELL: Yeah. But that was put in before
8 we changed the code. We changed the code so that there
9 would be nothing more than a two flat.

10 MR. JONES: That would be my concern, if they did
11 swap for that property, that they would put in some
12 kind of monstrous building in there.

13 MR. MAYER: Mr. Jones, how do you feel about them
14 tearing down that house?

15 MR. JONES: It should have been torn down 40 years
16 ago.

17 MR. MAYER: How do you feel about that idea?

18 MR. JONES: It's a good idea to tear it down. I
19 am not crazy about the modular, but the way John is
20 saying it now, if there's restrictions on it where
21 somebody else can't put something on a lot within the
22 Village. You know, it definitely would look nicer, but
23 that would be one of my concerns, where somebody buys a
24 lot for 50 grand now and put a modular home on it. I

1 mean, there's a surefire way that that wouldn't happen?

2 MR. O'CONNELL: If we put restrictions on it. And
3 special use is only for this property. It would not be
4 for any other property.

5 But just to reiterate what we said before, we
6 have eliminated anything more than a two flat. So even
7 if we were to acquire that, the Village, it could only
8 be a two flat.

9 MR. JONES: Yeah. That would be my concern. Like
10 I say, that house should have been torn down.

11 CHAIRMAN BELKA: Would you find this option more
12 favorable?

13 MR. JONES: If push came to shove, where I would
14 have to choose on option, it would be this one. I
15 don't know if that's 1 or 2.

16 MR. O'CONNELL: That's 1.

17 MR. JONES: I am not crazy about either one of
18 them, but if I had to choose. Anything is better than
19 what's next door to me now.

20 I just got reassessed on my house. It went
21 up \$111,000, and there is no way in the world somebody
22 is going to pay \$364,000 for that house, even though
23 it's a duplex. But if somebody offered me 300 they
24 could own it in a heartbeat. Thank you.

1 CHAIRMAN BELKA: Mr. Urban, you have a comment
2 please?

3 COMMISSIONER URBAN: So the big concern that
4 everybody has is that it's an R-2, where the trailer is
5 going to go, which was the special-use type of
6 agreement because of the ownership before with the
7 Yzermans. Does this lot need to be changed to trailer?

8 MR. O'CONNELL: No.

9 COMMISSIONER URBAN: With special uses or
10 considerations?

11 MR. O'CONNELL: No.

12 COMMISSIONER URBAN: Leave it R-2?

13 MR. O'CONNELL: It would remain R-2, but there
14 would be a special use with the restrictions that we
15 would place on it, that the proposal was a modular unit
16 go on the northeast corner of that lot.

17 COMMISSIONER URBAN: Right.

18 MR. O'CONNELL: If you remember, the original
19 proposal was there would be two dwellings on that lot,
20 but the fact that we -- they are eliminating the old
21 house, there would only be one dwelling.

22 MR. SALERNO: So the modular home they are putting
23 up, John, are they going to have a garage on it?

24 MR. O'CONNELL: No.

1 MR. SALERNO: They are not?

2 MR. O'CONNELL: No.

3 I should have brought -- If you can bear with
4 me, I will get pictures that they gave.

5 MR. SALERNO: The reason why I was asking, if they
6 put a two car garage on there would they be able to
7 eliminate this garage and just use the modular?

8 MR. O'CONNELL: What I saw did not have a garage.

9 TRUSTEE MOXLEY: I am Vicky Moxley. I have lived
10 across the street caddy-corner from the property for
11 28 years. My parents have lived in Parkview for
12 40 years. So I have a lot of history with the area.

13 I have seen over the past two years garbage,
14 trash, car repairs, just all kinds of bad things for
15 our Village going on right across the street from our
16 housing, and it just seems like it just gets worse.
17 When people come that are management and leadership of
18 the area, it gets better, and then it gets worse again.

19 I took a picture on Tuesday. It looks like a
20 garbage bin all over the place. Now, it's cleaned up
21 again, because there is a meeting going to be
22 happening.

23 I think when I am looking as an owner -- when
24 I am looking at these options, Option 1, the second

1 page?

2 CHAIRMAN BELKA: That is correct.

3 TRUSTEE MOXLEY: Going by history and track record
4 I really would be concerned, could they keep it up,
5 could they keep it nice, could they do what they say
6 they are going to do when they are having trouble doing
7 what they say they are going to do now.

8 I have problems with Option 1 because of the
9 density issue. I thought that was a very good issue
10 that was brought up at the last meeting, and I wanted
11 to hear more about that. So adding more mobile homes
12 to the site, I don't know if that's going to be
13 feasible.

14 MR. O'CONNELL: Vicky, that's Option 2.

15 TRUSTEE MOXLEY: Yes, Option 2 with the five
16 mobile homes. Thank you.

17 MR. O'CONNELL: Right.

18 TRUSTEE MOXLEY: Thirdly, you are looking for
19 storage? I am not quite sure what's going on at 6504
20 Kimball Avenue, next door to me, but there is a big
21 trailer there, there's big pallets there with green
22 tile on top of them, green carpet, which is the same
23 that's in front of the garbage at this property, the
24 R-2 property.

1 So have we added more storage on a
2 residential area for the mobile home court? That's
3 something that needs to be looked into as well. I
4 don't know what kind of deals have gone on to make that
5 happen, but I have seen the management of the property
6 over on that site hauling things back and forth, and if
7 they eliminate their storage on this property is it now
8 going to be moved over to Kimball Avenue, 6504? I
9 think we should look into that as well.

10 Any questions for me?

11 MR. O'CONNELL: The 6504, is that considered Ruth
12 Doyle's property?

13 TRUSTEE MOXLEY: No. That is the Ms. Crane's
14 property. It's the three story next door to my home.

15 And there is a big trailer there that gets
16 moved back and forth by the tractor that's owned by
17 Parkview, and those giant wooden pallets with the green
18 carpet on them that are in front of Lyons Street,
19 there's a stack of them now on the gravel driveway in
20 6504.

21 And again, I don't know. I don't know what's
22 happening there. I don't know if there's some deal
23 been made to get some construction done, some repairs
24 to the home, letting them use that area, but that

1 driveway, because it is a three-flat, is supposed to be
2 used for residential parking in there, and if they have
3 a big trailer there, they have just congested that
4 parking for their residents as well.

5 MR. O'CONNELL: Who owns the trailer?

6 TRUSTEE MOXLEY: I believe it's owned by either
7 the park or somebody that works for the park.

8 MR. O'CONNELL: Parkview?

9 TRUSTEE MOXLEY: Uh huh.

10 So thank you.

11 CHAIRMAN BELKA: Bill Urban, you have a statement,
12 question?

13 COMMISSIONER URBAN: On another note, the last
14 meeting that we had, the Dax and crew said they were
15 going to provide the Village with letters of
16 recommendation and how happy the residents are or
17 anything. Did you ever get anything in that aspect or
18 whatever?

19 MR. O'CONNELL: No. But again, they may have been
20 bringing it here tonight, but no, the answer is no.

21 CHAIRMAN BELKA: Do we have any other comments,
22 questions, concerning these issues?

23 MR. MAYER: I do.

24 CHAIRMAN BELKA: Yes.

1 MR. MAYER: Can this be voted on tonight or is
2 this just informational?

3 CHAIRMAN BELKA: We can vote on this, and in fact
4 we can vote to either accept, agree to or deny any and
5 all of this. We can vote yes on all of them and leave
6 the option to Stone Park, LLC or we can vote to deny
7 all of them or we can vote to accept one or two of
8 them.

9 This will be -- We will put this to a vote
10 and agree to either suggest to the -- or recommend to
11 the Trustees to either accept or deny any or all of
12 them.

13 MR. O'CONNELL: Well, for clarification purposes,
14 No. 1, you don't have to accept either option, as
15 Trustee Struve pointed out before.

16 Again, for clarity purposes we are looking at
17 Option 1, which is the property that the old house
18 would be torn down.

19 Option 2 is basically the adding five mobile
20 home units by extending Flamingo Drive.

21 So in making your decision/recommendation
22 remember Option 1 is the property with the house that
23 would be torn down, a modular home would be placed on
24 the back of the property, and the garage would be

1 reconfigured so that the opening is not facing Lyons
2 Street.

3 Option 2 means the extension of Flamingo
4 Drive, which would entail -- recommended by the
5 Parkview people -- they wanted to put five new mobile
6 home parks -- mobile home units on that site. That's
7 Option 2.

8 CHAIRMAN BELKA: So yes, the Chair recognizes
9 Mr. Rice. Step forward please, state your name.

10 TRUSTEE RICE: Larry Rice, Resident/Trustee of the
11 Village.

12 I would just like to know, this garage we
13 have been talking about, it's been there for a long
14 time, is it suitable to keep it going, revamp it or --

15 MR. O'CONNELL: Explain.

16 TRUSTEE RICE: The garage that you are talking
17 about tearing down.

18 MR. O'CONNELL: No, no. We are talking about the
19 house, tearing down the house.

20 TRUSTEE RICE: I understand.

21 MR. O'CONNELL: The garage would be reconfigured
22 so it's facing to the east.

23 TRUSTEE RICE: But is it good enough to stay up,
24 is what I want to know.

1 MR. O'CONNELL: Well, it's not that old of a
2 garage.

3 TRUSTEE RICE: It's been there as long as I have
4 been in this town, I think.

5 MR. O'CONNELL: No.

6 MR. STRUVE: Ten years, approximately ten years.

7 TRUSTEE RICE: Ten? Okay.

8 MR. O'CONNELL: You may be thinking of the house.
9 The house has been there --

10 TRUSTEE RICE: Yeah, the house has been there for
11 a long time. Okay. Thank you.

12 MR. O'CONNELL: Yeah.

13 CHAIRMAN BELKA: Do we have any other comments,
14 observations? Please step forward. This is an
15 important decision we will have to make and will affect
16 a number of people, so please don't be hesitant. I
17 know it's a bit tedious, and this is the third meeting
18 we have had on this, but please step forward.

19 Mr. Struve?

20 MR. STRUVE: One more time, just to kind of add to
21 what Mrs. Moxley had to say.

22 I believe Rick's option makes a lot of sense,
23 but it all comes down to, you have to trust what's
24 going on. None of the things and these options that I

1 see that are all here right now deal at all with any
2 storage area maintenance facility, anything. Every
3 option that's on line that we have brought up tonight
4 does not address a major issue, as far as I am
5 concerned, and that's the storage.

6 If they don't have a place to store where is
7 it going to end up? We see where it ends up now.
8 That's at their entrance already. They know that's
9 their entrance.

10 So from my point of view, I don't know who is
11 going to own that park in a year or two from now, and I
12 want to make sure that that area is kind of foolproof
13 personally. I want to make sure that the wrong things
14 don't end up there.

15 COMMISSIONER URBAN: That garage, if it was
16 utilized for the purpose of park maintenance, is plenty
17 large for a salt spreader, a tractor and whatever else
18 equipment that they would need to support that park.

19 MR. STRUVE: You just heard tonight there's other
20 things that are stored.

21 COMMISSIONER URBAN: That is not park-related, and
22 most of that was brought up by the residents at the
23 last meeting of Jeremy or allowing a quasi car
24 business, whether personal or for profit, to be

1 operated, which the owners condone per their own words.
2 They said, "We allowed it." So but with special use
3 that would have to be clarified and denied that those
4 types of activities and only park activities.

5 MR. STRUVE: So then the question becomes, where
6 do they store, and that's the big thing that I think --
7 this all started from a different option than what you
8 guys are -- the option that I described to begin with
9 to offer them a spot to correct the storage. That
10 turned into your -- at least two other options out of
11 the three. So I mean that's where everything emanated
12 from. They built on that option that I thought that we
13 offered them that would correct an issue without
14 hurting anybody in the community.

15 So I just wanted to clarify that there is a
16 matter of trust with who you have to do things, and
17 that's the reason why we have all of our rules and
18 regulations in the community now, so it doesn't get out
19 of hand, and so we have -- sometimes you have to make
20 sure that there's certain safeties placed. That's all
21 I am getting at.

22 COMMISSIONER URBAN: With the amount of lots that
23 the Village currently owns that haven't really been
24 marketable or I think when we offered them out last

1 time one has been sold. I can't see, especially in
2 that proximity, of anybody wanting. It will end up
3 being another piece of property that the Village can't
4 sell, if they were to do any kind of swap or anything,
5 which hurts all of the residents, but that's my
6 opinion.

7 MR. STRUVE: Thank you.

8 CHAIRMAN BELKA: Thank you.

9 Mr. Cummings, Village President?

10 PRESIDENT CUMMINGS: Hello everyone. My name is
11 Noel Cummings. I am really the one that suggested to
12 make this change.

13 I have been over there so many times and
14 looked at this here, going back this way, and looked at
15 this empty space back here, away from all the homes
16 that's been back in the corner next to the railroad,
17 and the powerlines back here, and I said, "Well, wait a
18 minute. If we can trade this property over here for
19 this here," these people on Lyons Street here has put
20 up with this here for years, with the mess that's over
21 there now.

22 And my intentions were to try to clean this
23 up, and let them move it back over here and put a fence
24 along here where you couldn't even see that back there,

1 where it was at, and this property is just going to be
2 back there next to the railroad and the powerlines
3 doing nothing, and it would be so easy if we could
4 trade this here.

5 People been down there and seen what this
6 looks like over here, and if we can trade this parcel
7 here for this here and clean that up for the people
8 living on Lyons Street and Kimball there. It's been
9 that way, you know, for so many years, and it's time I
10 thought for us to try to clean it up, and I thought
11 this was a way of doing it without costing the Village
12 an arm and a leg. Thank you.

13 CHAIRMAN BELKA: Thank you, Mr. Village President.

14 What the Village President Mr. Cummings was
15 referring to I believe was Option 2.

16 Do we have any other comments, observations,
17 statements, complaints please? Anyone?

18 MR. MAYER: I have a motion that we vote on this.

19 CHAIRMAN BELKA: We have a motion to vote on this.

20 Do we have a second?

21 COMMISSIONER URBAN: I have a second.

22 CHAIRMAN BELKA: Very good.

23 In lieu of Stephanie Gardner, who is away, I
24 will go ahead and take the vote. What I want to vote

1 on are the three options:

2 The original option which was originally
3 proposed to accept or deny, which was the special use
4 for the -- for an office trailer and also the
5 enhancement of the existing home there.

6 COMMISSIONER URBAN: That doesn't exist any more.
7 It's Option 1 or Option 2 or nothing.

8 CHAIRMAN BELKA: Well, it still does exist.

9 MR. O'CONNELL: They withdraw that.

10 COMMISSIONER URBAN: They pulled it.

11 CHAIRMAN BELKA: They actually withdrew that. I
12 stand corrected. That option which we have been
13 discussing the previous two meetings has been
14 withdrawn.

15 MR. KOVEL: I am Tim Kovel, the Building Inspector
16 for the Village of Hodgkins. I think that prior to
17 these options we are placing in place tonight maybe we
18 should give these guys a couple months to prove to us
19 they can clean their park up and get it to a condition
20 where we are satisfied with it and our Trustees and
21 residents don't have such an eyesore to look at, and
22 once they prove to us they can clean it up, then maybe
23 we should discuss working with them to expand or
24 possibly get a special use for their park. That's all

1 I have.

2 CHAIRMAN BELKA: Do we have any comments
3 concerning that?

4 MR. O'CONNELL: A motion has been --

5 CHAIRMAN BELKA: Yeah. The motion has already
6 been...

7 All right. Since the original option is not
8 available any more, since that has been withdrawn, we
9 now have two options:

10 Option No. 1 is the special use to R-2 and
11 the improvement. Stone Capital retains ownership, and
12 they will tear down the house. That will be on Page 2
13 of your little handout.

14 Option 1 and also we will vote on Option 2.

15 So I have a motion to vote on Option 1.

16 COMMISSIONER MAYER: Right.

17 MR. O'CONNELL: Mr. Chairman, because this is a
18 little confusing if in describing which option you are
19 voting on, please indicate on Option 1 the property
20 where the house is going to be removed and a modular
21 home would be inserted.

22 CHAIRMAN BELKA: Okay. For everyone who has this,
23 Option 1, make sure you are on the right page, and the
24 removal -- Option 1 is the removal of the existing

1 home. It will be torn down and a modular office or
2 home will be installed at the back end of the property
3 on this page towards the top of the page. The garage
4 storage area will be retained. It will not be removed.
5 All right.

6 And Stone Capital will retain ownership.
7 They will agree to tear down the house, and then this
8 structure will be erected -- or rather a modular office
9 will be put in place, and we would be voting for a
10 special use, R-2 special use with possible
11 restrictions. Restrictions can be determined at a
12 later date.

13 So for Option 1 I will call each individual
14 and ask for a yes or no vote.

15 So Mr. Mayer?

16 MR. MAYER: Yes.

17 CHAIRMAN BELKA: All right. Option 1, yes?

18 MR. MAYER: Yes.

19 CHAIRMAN BELKA: Mr. Camboni?

20 MR. CAMBONI: Option 1, yes.

21 CHAIRMAN BELKA: Very good.

22 Mr. Urban?

23 COMMISSIONER URBAN: Option 1.

24 CHAIRMAN BELKA: Yes?

1 COMMISSIONER URBAN: Yes.

2 CHAIRMAN BELKA: Very good.

3 Mr. Salerno?

4 MR. SALERNO: Option 1, yes.

5 CHAIRMAN BELKA: Option 1, yes. Very well.

6 And for myself, Mr. Belka, will make it
7 unanimous.

8 So Option 1 we have voted to recommend to the
9 Trustees to accept Option 1.

10 Now we, will consider Option 2. Option 2 is
11 on Page 1.

12 MR. O'CONNELL: I think it was an either/or,
13 Mr. Chairman. Unanimous vote for Option 1 would
14 preclude any vote.

15 CHAIRMAN BELKA: If Option 1 is accepted then
16 Option 2 does not need to be voted on?

17 MR. O'CONNELL: Yes, sir.

18 CHAIRMAN BELKA: The proposal was an either/or by
19 Stone.

20 MR. O'CONNELL: Yes.

21 CHAIRMAN BELKA: Very well, then we do not need to
22 proceed any farther. Very well, I move that we request
23 a motion to adjourn.

24 MR. MAYER: I motion.

1 MR. SALERNO: I second.

2 ALL PRESENT: Aye.

3 CHAIRMAN BELKA: Very well. Thank you people for
4 your patience your time in this proceeding.

5 (Proceedings concluded at 8:
6 06 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 20th day of June, 2017.

14
15
16 
17 _____
18 Certified Shorthand Reporter
19 State of Illinois
20 CSR License No. 084-003037
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