

**VILLAGE OF HODGKINS  
ZONING BOARD OF APPEALS HEARING  
FEBRUARY 10, 2020**

**Meeting called to order: 6:00 P.M.**

**Those Present:**

**Chairman: Edwin Belka**

**Members: Robert Buralli**

**Terry Ellsworth**

**Mark Mayer**

**Jeremy Tucker**

**Bill Urban**

**Attorney: John O'Connell**

Pledge of Allegiance

Mr. Belka introduced himself. Tonight's hearing is regarding a request for a variance at 8784 Martin Drive, Hodgkins, IL in the Parkview Mobile Home Park. The specific request will be a variance from the 10 feet requirement between mobile home units to a distance of 8 feet. Mr. Mark Hartman of Stonetown, Parkview, LLC was present for the meeting.

Mr. Hartman provided a handout for everyone to review regarding the layout of the site or the variance. This diagrams were explained to everyone and this site is the last vacant spot in the park. Mr. Belka explained the Fire Department inspector has inspected the property and there was not access or safety issues with the Fire Department. As far as Mr. Belka new there were no safety issues with the Police Department, but he has not been told this specifically.

Mr. Hartman explained there is an existing driveway which he would like to repave this, and then he would like to add the home. The side set variance for mobile homes is 10 feet. He would like a variance to be provided for the first 4 feet of the home, as after the first 4 feet of the home, it is within current code. The concrete for the slabs will be removed and new slabs will be put in its place. There are options for 14x44 ft. or 16 x 40ft long home. Both homes require the same 2 feet variance. A new side walk would be put in, driveway, deck and all other items that are required to bring the home up to code. Not new installation in utilities. Standard building permits are needed for the pad and installation.

Trustee Kovel brought up concerns about a sewer that will be 3-4 feet from the sewer. There were questions is the home could be moved over 2 feet to the right. Mr. Hartman

explained he went to the edge of the asphalt with measurements. It was clarified that the Park district moved their fence off the property line, so Mr. Hartman is not able to move his mobile home and driveway over 2 feet because it would be on park district property. Mr. Hartman met with Mr. M. Struve onsite and they agreed to measure from the edge of the asphalt.

Mr. Ken Tucker- Village of Hodgkins Water Department explained that the property line is the edge of the asphalt. The park District fence is 4 feet onto the Park District property. Mr. Tucker spoke concerns for the man hole that is only 3-4 feet from the mobile home. If there is any work that needs to be done on the line and equipment is needed, then a large trench would be needed and he feels this is too close to the home. Mr. Kovel is concerned about how close this sewer is to the mobile home. Mr. Hartman is willing to pay the cost to anything that may ensue if something was to happen to this sewer and work needs to be done. Mr. Kovel explained that this is a Village sewer, not a Mobile home park sewer. The sewer serves park of the mobile home park and if there was to be a building added by the park district onto this property.

Mr. Urban had copies of the maps of the property and questioned if the sewer was mobile home property or Village owned. Mr. Urban felt this sewer was not necessarily Village property as it is not listed on the maps or on the sanitary district maps. Mr. Hartman felt that the sewer was a Village sewer. Mr. Urban said he has multiple surveys all the way back to the 1960's. Mr. Hartman and Mr. Tucker clarified that the fence was moved 4 feet off the property line onto the park district property, so he cannot build or put his driveway on this property. The lot line ends at the edge of the driveway asphalt.

Mr. Urban suggested putting the Mobile Home where the driveway is and put the driveway where the mobile home is supposed to go. Mr. Hartman explained he was told that he could not do this, because he would be over a Village owned sewer line.

Mr. O'Connell clarified that the sewer line runs North and South and clarified with Mr. Tucker that the sewer line does serve some of the Mobile home park, and if anything was to be built on the Park District Property.

Trustee Struve spoke regarding the Kimball Avenue property that is now Park District and how the property was configured in the 1950's and 1960's.

Mr. O'Connell asked Mr. Tucker how he would clarify if the sewer is Village or Mobile Home property and Mr. Tucker said Mr. Cainkar's office would need to be contacted for verification.

Mr. Belka explained the Zoning Board of Appeals Board needs clarification if the sewage or pipeline is Village property or not maintained or owned by the property then it

becomes a moot point. Verification of who maintains the sewage pipe needs to be clarified.

Mr. O'Connell asked to obtain billing from one of the homes that was demolished a few years back. This would have been billed for sanitary and asked for this to be possible be verified through billing. Mr. Kovel explained that this would just say if the line is tied together not who owns the line. Mr. Struve explained that many years ago the property was a junk yard and then was put in to service the homes that were added to these parcels of property. There was discussion as to who owned this property when it first was developed.

Mr. Belka asked the meeting be recessed pending verification of ownership of the sewer line or portion of the sewer line. Mr. Belka made a motion to recess the meeting pending verification of ownership of the sewer line. Second by Mr. Mayer. Voting Aye: Mr. Belka, Mr. Tucker, Mr. Buralli, Mr. Urban, Mr. Ellsworth, Mr. Mayer.

Another meeting will be scheduled pending verification and call of the chair.

Zoning Board of Appeal Hearing recessed at: 6:43 p.m.

February 26, 2020- Special Board Meeting- Mr. Kovel explained he has been in contact with Mr. Hartman of Parkview Mobile Home. There have been projections made on how the Mobile Home can fit on the lot without requiring a variance from the Zoning Board of Appeals. Mr. Hartman has a proposed plan that will be submitted to the Building Department for review which includes parking and will not need any type of variance. Mr. Kovel also made a recommendation to refund Parkview Mobile Home the \$400.00 they paid for the Zoning Board of Appeals meeting since the meeting was not necessary. The refund was voted on and approved at the Special Board Meeting

Signed:   
Stephanie Gardner, Clerk