

**Village of Hodgkins
Zoning Committee Meeting
February 4, 2020**

Meeting called to order at 10:03 a.m.

Those Present: Paul Struve, Chairman
Larry Rice, Member
Dominic Misasi, Member
Tim Kovel, Member

Also Present: John O'Connell, Attorney
Dan Tholotowsky, Code & Life Safety Enforcement
Matt Struve, Building Inspector
Rich Piccolo, B&F Construction Code

Those Absent: Vicky Moxley, Member
Lida Mills, Member

Discussion regarding the Village of Hodgkins Zoning Code

Mr. Piccolo explained that initially everyone agreed to adjust the Zoning Code and not to re-write everything. Codes in surrounding communities have been reviewed. He needs district reviews now.

Mr. Struve wants to be very concise with trucking companies and where trucking will be allowed. Over the road transportation, dock and cross docks need to be specified in details. R-1 needs to be reviewed.

Mr. Piccolo needs clarification on restricting trucking. Mr. Struve explained the trucks should be ancillary to the business. Mr. O'Connell would like to see businesses that have an investment in our community be allowed parking. Mr. Piccolo needs our terms to be clarified and more precise, as we have a lack of definition on terms. We need to define what is trucking, what is ancillary, and others.

Mr. Piccolo needs 2 flats clarified, side by side units, or units on top of unit. Mr. Struve clarified R-1 unit on top of unit, though there are other existing non-conforming.

There will be no district reconfiguration, no changing of the master plan.

Mr. Piccolo needs a digital word copy of our Zoning Code. He only has a PDF at this time, which makes it difficult to edit. He needs everyone's email. Proposed changes and new items will be emailed to everyone, for their review. These will need to be reviewed by each person prior to each meeting and then reviewed in sections.

Chapters 1 & 2 will be discussed:

Section- 10-1-1- Title and purpose: Mr. Piccolo is going to expand this section.

10-1-2 will be added- Rules for Construction

Definitions/Terms that are needed and will be added:

-Video Gaming

-Marijuana sales

-Adult establishments

-Buildable area

-Building Height- Mr. Kovel would like the Village Engineer to come out and determine the height of new foundations. Mr. Piccolo explained the definition can include the crown of the roads and the houses on both sides will be added.

-Day Care Center-Follow state licensing rules, if in a single family home, the owner needs to occupy the home. Rules wise, we can be stricter than the state.

-Floor Area Gross- Mr. Piccolo discussed terms he would like added regarding different spaces in the homes and attics. Attic use will be discussed. Lot coverage is supposed to be 50% maximum. Gross floor is not mentioned. Lot coverage can be divided among districts on the map. Mr. Struve would like Gross Floor Ratio in the R2 Zoning only. The definition needs to be left in place, but the definition can be adjusted per Zoning District.

-Fence Ordinance- is currently under Structure requirements. Definition will be adjusted slightly. The requirements will be based on Zoning Districts. 8 foot fences will be addressed by districts.

-Fire arm sales and distribution- what is a gun range, what is a shooting range will be added. This will be addressed by District.

-Flood Zones- Addressed in Title 12

-Guest House- Coach houses are non-conforming in R1 currently. Above garage housing can stay, unless hazardous (this will be case by case). Nothing new or substantial remodels on any structure would fall under this definition. If you have a non-conforming use, the non-conforming use can change if ownership of property changes. Mr. Struve feels non-conforming use is for the life-time. In case of fire or other destruction, the new build would have to be built upon current codes. Different instances around the Village were discussed. A copy of the non-conforming Ordinance is going to be looked into for exact language and it will be decided what happens with this ordinance. Title 10 Chapter 11 is the non-conforming use Ordinance. This Ordinance

was discussed. This will be reviewed. If there is another Ordinance regarding this issue Mr. Piccolo needs a copy of this, which is very important.

Mr. Piccolo is going to work on the items that were discussed at this meeting. This will be given for review with another meeting in approximately 3 weeks. The next meeting after that will be regarding signage, which will be challenging. There is a sign section in the Zoning Code. There may be a sign Ordinance, but it is not known for sure. Non-Conforming and conforming signs will be discussed based on what the variances show.

- Street Line- This definition will be eliminated and put in back in if needed.
- Mobile homes/Trailer Parks are not being addressed at this time. There will be a definition for Mobile Home Park vs. Trailer Park. Camper parking in the Mobile Home Parks should be eliminated. Definitions from this section need to match the current definitions to the new documents that were created. These documents came from the State Statute. Mr. O'Connell read the definition of Trailer. There was discussion on past instances. Mr. Misasi explained on the Department of Housing and Urban Housing Website the term Trailer does not exist. It is now manufactured homes.
- Construction trailer definition will be added and what the intended uses are.
- Definition for corner yard is going to be added.
- Sub-Division- Title 11- Definition will be added with see Title 11.
- Monotony- Mr. Struve would like to prevent cookie cutter homes. No 2 homes can be built the same that are next to each other. Mr. Piccolo will work on this.

Mr. Piccolo would like everyone to read the definitions and see if there are any questions.

Mr. Tholotowsky questioned if the Zoning would meet the comprehensive plan and if this plan should be reviewed.

Mr. Piccolo would like the next meeting Monday, February 24, 2020 at 10:00 a.m.

Mrs. Rose Lopez will look for Mr. Piccolo a Word Document of the Zoning Ordinance.

All Members in consensus to close the Zoning Committee.

Meeting closed at 11:47 am

Signed: 
Stephanie Gardner, Village Clerk