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 22nd day of May, 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
MR. JOHN O'CONNELL, Attorney for Board

REPORTED BY LYN DOERING, CSR.
CHAIRMAN BELKA: All right. Good evening, ladies and gentlemen. My name is Edwin Belka, Chairman of the Zoning Board of Appeals. We will go ahead and bring this meeting to order, and we will start by the pledge of allegiance to the flag.

( Pledge of Allegiance ).

CHAIRMAN BELKA: Good evening, ladies and gentlemen. My name is Edwin Belka. I am Chairman of the Zoning Board of Appeals, and today we are going to review a request by Stonetown Parkview, LLC for a special use.

The property is located in Lot 8 in Block 1 in Kimball and Cobb Stone Company's Subdivision in the East one half of the Northwest one quarter of Section 22, Township 38 North, Range 12 East of the Third Principle Meridian in Cook County, Illinois. This has also been referred to on occasion as either "873 Canary Lane" or "20 Robbins Street." And the request is for a variance from changing the existing R-2 code to a special use.

At this point I would like to request roll call by our Stephanie here for our Members.

CLERK GARDNER: Mr. Belka?

CHAIRMAN BELKA: Present.
CLERK GARDNER: Mr. Mayer?

COMMISSIONER MAYER: Here.

CLERK GARDNER: Mr. Salerno?

MR. SALERNO: Here.

CHAIRMAN BELKA: Mr. Urban?

COMMISSIONER URBAN: Here.

CLERK GARDNER: Mr. Buralli is absent.

CHAIRMAN BELKA: It seemed very wise for us to go ahead and start these proceedings by giving a short history of the existing property. So I believe Mr. O'Connell would be willing to go ahead and present that at this point.

Mr. O'Connell.

MR. O'CONNELL: Thank you. I will attempt to give a history. Certainly the applicants can amend that or embellish on it.

But basically the Village Zoning Code went into effect in the 1960's, almost commensurate with the time that the original mobile home park now and then called "Parkview Mobile Home Park" came into existence.

The owner of the Parkview Mobile Home Park also owned this subject parcel which is approximately 9300 square feet that had on it a house and also -- Strike that. The garage was not built until later.
Nevertheless, when the zoning -- first zoning ordinance was enacted all the property adjacent to this subject parcel going west on Lyons Street was zoned as R-2, which meant multiple family dwellings.

The property in question of course did not have a multiple family dwelling, and at the time there was no intention to create multiple family dwellings, but they were in existence, legal existence at the time the zoning ordinance was enacted. Therefore, it became what we described as a legal, nonconforming use.

At some point in time after the zoning code was enacted there was added to that site, to the subject parcel, a unit -- a mobile home unit. I believe it was a single -- it was a doublewide.

At some point in time that doublewide was removed. Under our code, if it's absent for more than a year why then it's considered -- it's considered abandoned.

So we have now a nonconforming parcel, a legal nonconforming parcel, with one of the elements of nonconforming, because a mobile home unit is not consistent with an R-2 zoning. So that removal of that doublewide constituted an abandonment of that portion of the nonconforming use.
The applicants legally published notice of this hearing, and if we treat this matter as a special use, the matter goes before the Zoning Board of Appeals. If we treat the application as a request for variance it goes to the same body.

So what I would like to do is to give both concepts -- special use or variance -- the legal criteria that the Zoning Board of Appeals should consider and the applicants should address.

So if we were to consider this a special use, which means -- and it's hard to find the special use because of the complicated nature of how the property was legally nonconforming. It's now still legally nonconforming, but the question is by adding a third dwelling or what's considered in case law a principal dwelling, we have two principal dwellings on the same site.

If it's to be a special use that is:

An establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety or general welfare.

2, the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted
nor substantially diminish and impair property values within the neighborhood.

3, the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4, that the exterior architectural appeal and functional plan of any proposed structure will not be so ad-variant with either the exterior architectural appeal and functional plan of the structures already constructed or the course of construction in the immediate neighborhood or the character of the applicable district as to cause substantial depreciation in the property values within the neighborhood.

5, adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

6, adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Finally, the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such
regulations may in each instance be modified by the
Village Board pursuant to recommendations of the ZBA.

Now, basically all of that which came from a
legal case basically says that if you are going to have
a special use that it cannot diminish the value of your
zoning properties and that it will not endanger public
health, safety, welfare. That's for a special use.

In my view, in discussing this with the
Chairman, when you are adding a dwelling -- which a
mobile home unit is a dwelling -- not only have you
expanded the nonconforming use by adding back the unit
but you have also established the basis for your
application to serve as a variance.

Should the ZBA recommend and the Village
Board adopt, the variance would be that you will now
have two principal dwellings on one lot.

Variations shall be permitted by the Board of
Appeals only when they are in harmony with the general
purpose and intent of the regulations and only in cases
where there are practical difficulties or a particular
hardship in the way of carrying out the strict letter
of any of those regulations relating to the use,
construction or alteration of buildings or structures
of the use of the land.
In its consideration of the standards of practical difficulties or a particular hardship the Board of Appeals shall require evidence that:

1. the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone, that is one principal dwelling.

2. the plight of the owner is due to unique circumstances.

3. the variation if granted will not alter the essential character of the locality.

A variation shall be permitted only if the evidence in the judgment of the Board of Appeals sustains each of those three conditions enumerated. So basically a variance can be issued if it does not change the harmony of the surrounding areas.

So Mr. Chairman, that's kind of a brief history and the standards of which the ZBA should be considering and the applicants should be testifying to, as well as members of the audience that wish to testify as well.

So I would --

CHAIRMAN BELKA: Mr. O'Connell, could you repeat those three again please?
MR. O'CONNELL: Sure.

CHAIRMAN BELKA: Just so everyone is understanding exactly what you are saying.

MR. O'CONNELL: Right.

So the Zoning Board of Appeals shall require evidence that the property in question:

Cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

2, the plight of the owner is due to unique circumstances.

3, the variation if granted will not alter the essential character of the locality.

All three of these conditions must be met in order to grant a variance.

CHAIRMAN BELKA: Is there by chance a map so everyone here could see?

We have a map of the location here, but it would be very difficult for people to see exactly what we are referring to.

One clarification too I want to make is that there are two structures already existing on the property. A vote for a special use would not require an additional vote for a third structure. Special use
would be assumed and meant to include that third
structure, should that be determined.

At this point could I have the representative
from the Parkview -- Stone Parkview, LLC come forward?

State your name please, sir.

MR. NOLEN: Sure.

CHAIRMAN BELKA: And present your request.

MR. NOLEN: Hello. My name is Dax Nolen. I even
got the microphone right this time, which is good, to
start.

I am Vice-President of Stonetown Capital
Group which is a Denver-based manufactured housing
owner. Parkview Mobile Home Park is one of the
communities that we own in this country and one of six
in this state here.

I appreciate taking the time again today, as
well as this informational meeting that we had on the
24 of April. That was a very helpful and learning
experience for us as well.

Today we are here to actually do something we
have been trying to do for quite a long time, since we
purchased the community, is just try to figure out and
facilitate a better location for the community's
leasing office.
What we would prefer to do in this situation -- although I believe that the three items listed in the variance concept could and would all be met.

I believe that the special use path would be the path of least resistance in this case and would also be something that should be granted, given the fact that we are continuing to try to take the right steps to improve -- call it -- the community, the central areas where all of our residents are on a daily basis. We are therefore -- we are here today to try to be granted a special use permit.

CHAIRMAN BELKA: Very good.

Is there any additional information that you wish to provide to us besides what you already have in regards to the special use or the request for a special use of the property, any alteration or changes in your original request, the review we had I believe last month?

MR. NOLEN: I did give some papers to Mr. O'Connell with regards to some calculations that we were asked for with regards to floor or call it lot coverage ratios, where we would stand if we were to do our proposed office, and that in total is a lot
coverage that would be 33 percent of the parcel size of 9300 square feet, plus or minus, based on the parcel information that I obtained from Cook County GIS website.

The code of the Village for call it that R-2 zoning is 50 percent coverage. It cannot exceed 50. So we would still be quite a bit under that if granted this special use.

MR. O'CONNELL: I will just read what the applicant presented.

Building A, which is the dwelling that's subject to a permit to improve, is listed at 600 square feet.

Building B, which is -- for lack of a better -- that would be the garage, the three-door garage.

MR. NOLEN: Right.

MR. O'CONNELL: And the proposed doublewide would be C, which is listed at 1536 square feet.

Will Building A be enlarged with the --

MR. NOLEN: The footprint of Building A will remain the same after the remodel and renovation.

MR. O'CONNELL: Building B, which is the garage, what is that used for presently?
MR. NOLEN: A multitude of things. We store a lot of equipment in that garage for various repairs of mobile homes, we have a lot of, you know, excess skirting, some lumber, you know call it tools, stuff of value that we would prefer to keep kind of in secured places.

MR. O'CONNELL: Will it continue to be utilized as such?

MR. NOLEN: It will continue to be our maintenance garage; correct.

CHAIRMAN BELKA: Thank you.

Do you have any additional information or other information outside of what you have so far presented?

MR. NOLEN: No, I do not.

CHAIRMAN BELKA: Very good. Thank you very much.

MR. NOLEN: Yes.

CHAIRMAN BELKA: Appreciate it.

All right. I would like to open this up to those who have questions or may be opposed to this request for special use. So if there is anyone here present who has objections, questions, concerns, please stand up.

Sir, please state your name and --
MR. KEEFNER: Richard Keefner. I am a tenant in Parkview Mobile Homes Stonepark.

And my main concern is I live on a large parcel. I have a singlewide of course. We don't have doublewides. If this zoning goes through is this strictly for this little parcel of land or does that give them authority now to do more doublewides in the park?

MR. O'CONNELL: The request is strictly for this parcel.

MR. KEEFNER: My main concern is if they could do it anywhere else and I am on a large parcel then I felt that would not be advantageous.

MR. O'CONNELL: The issue is not so much whether it's a doublewide. In this application the issue is whether another dwelling can be placed on that site which is zoned R-2. It really doesn't address the park itself at all.

MR. KEEFNER: Okay. That was all I wanted to know. Thank you.

CHAIRMAN BELKA: Thank you.

Do we have anyone else present who has objections, concerns or questions?

Please step to the mic and state your name,
ma'am.

MS. SHUTTER: I am Helen Shutter. I am at 18 Robin. So I am the one that's right there.

My question is, if that's going to be the office is that going to be right like that or is it going to be behind that house? I couldn't understand this map.

MR. NOLEN: Your concern is parking?

MS. SHUTTER: Parking, plus where I am at they always came in with the snow. Now, those first two spots are mine, but they always plowed the snow there. Where are they going to go with all that?

MR. NOLEN: Snow relief.

MS. SHUTTER: To me that's a real concern, because if they put too much by our trailers then our trailers are sinking.

MR. NOLEN: It's our understanding -- I will speak on the park, and Jeremy can talk about the snow plowing.

We have addressed that in our heads, let's put it this way. We think this location might be a little more centralized. We also totally understand you have some parking spaces there, and we would keep them reserved for you. We would absolutely address
that, because I saw that as a potential issue.

And excluding those two spaces we would still
be able to have ample parking, actually even more
parking than what we currently have at our office.

MS. SHUTTER: This trailer, if they let you, if
you put it in, it will face our mailboxes?

MR. NOLEN: Exactly. The front door would face
the common mailbox.

MS. SHUTTER: Okay. That was my question. Thank
you.

CHAIRMAN BELKA: I have a question.

How would the additional doublewide be
positioned on the property?

MS. SHUTTER: That's what I just asked him.

CHAIRMAN BELKA: Would this be horizontal, caddy
corner? Could you clarify that please?

MR. NOLEN: Yeah. It would be -- I guess in this
paragraph here it will basically be, the front door
will be facing -- yeah, it will be facing Flamingo. It
will be facing east.

And I think that would allow us enough space
there to add the correct and safer kind of ingress and
egress into the building, as well we would definitely
build a ramp and some other items there.
MS. SHUTTER: That's how the trailer faced that had been there when I moved in, and they tore it out.

MR. HARTMAN: The short side will be on Robin and will go deep towards the garage. So the long part of the home will not be facing the street. The short side will.

CHAIRMAN BELKA: So you are saying the short side of the mobile home will be facing Flamingo or facing --

MR. HARTMAN: Facing Robin.

CHAIRMAN BELKA: The long side will be facing Flamingo with the door?

MR. HARTMAN: Correct.

CHAIRMAN BELKA: Where will the office be located in the mobile home?

MR. NOLEN: Great question. We are looking at a couple different designs for the actual house itself. But that hasn't been determined yet. We have been kind of looking at it more in terms of obviously kind of going through this process first, but I do know that the front door will be facing east.

CHAIRMAN BELKA: Very good. Thank you.

Do we have anyone else?

MR. KOVEL: I have a question. I am Tim Kovel, the Building Inspector for the Village of Hodgkins.
If in fact you were to receive permission to do this, what's going to happen to the office trailer? Is that going to be turned into a rental for your purposes?

MR. NOLEN: Right.

MR. KOVEL: So this is more of a business proposition for you? It adds a trailer?

MR. NOLEN: It definitely adds a trailer. That's not the only reason, but that is part of the reason; correct.

MR. KOVEL: That's the question I had.

CHAIRMAN BELKA: Thank you, Mr. Kovel.

Are there any questions here concerning safety, ingress, egress?

MR. O'CONNELL: My question doesn't address those items, but the pad that's on the site now, what will happen with that?

MR. ADAME: It will be removed and a full pad will be put in for the size of the home up to HUD standards, a full, solid pad. It will not be added to. It will be made proper.

MR. NOLEN: At one point in time before the HUD guidelines were passed it was very common for owners to add concrete and rebar and kind of fortify it, and in
this case -- call it -- looking at your diagram,
Building C, pouring an L of concrete to create a larger
pad, but the new guidelines are somewhat forcing us to
look at that differently. So we would tear it out and
replace it with a brand new 32 x 48 pad.

CHAIRMAN BELKA: Thank you.

COMMISSIONER CAMBONI: You mentioned it might add
some parking how?

MR. NOLEN: Currently there is a couple small bays
of guest parking that are kind of adjacent to the
office as it stands, which is just a regular, it's a
1985 singlewide.

This concept kind of brings together this
center of the community which we added a median in last
year that has some walking areas. The total amount of
parking spaces currently over there?

MR. ADAME: I think we have seven, excluding her
two. Three along the side of where the office is and
we have seven adjacent to it, along the back of 23
Robin, I think.

MR. NOLEN: We have also considered the concept
of adding a space or two, while we tackle the next
project of the community, which would be improving the
mailbox area, trying to create an area that has some
sort of overhead for foul weather and things of that
nature, picking up your mail.

COMMISSIONER MAYER: You will have a handicap
parking spot on one of those at least; right?

MR. NOLEN: Correct, yes.

COMMISSIONER MAYER: Plus, you said the mobile
home is going to be handicapped-accessible for the
office?

MR. NOLEN: Correct. It will have all of the ADA
code regulations with the ramps.

COMMISSIONER MAYER: Which the old office does not
right now, the existing office?

MR. NOLEN: Yeah. It's one of the ones you
inherit, and I know that the steps, although we keep
them salted in the winter, they are a challenge for
some of our residents today.

COMMISSIONER MAYER: At the existing office is
there a handicap spot?

MR. ADAME: Yes. It's on the rear side of the
office, which that spot actually would -- in the
position of the new office proposed -- would be
directly in front of the door of the office. It could
still be a usable handicap spot, yes.

COMMISSIONER MAYER: John, what is the code for
handicap spots?

MR. O'CONNELL: I think in this instance it's probably one.

COMMISSIONER MAYER: So many parking spots, you have to have so many handicapped spots?

MR. O'CONNELL: I think it depends on the size of the building.

MR. KOVEL: I think it's one for every nine spots, I believe it is.

MR. O'CONNELL: Can I ask a question? What is entailed by having an office? So what exactly does that entail?

MR. NOLEN: You know, I think through time that's changed. I would say obviously for one it's a place that is called the community center, where people can go to pay their rent or go directly to the manager to voice concerns or look up a lease document or whatever the case might be.

The other thing that I would say and part of the driving factor for why we want to do this is because it's also a marketing tool. We bring in a lot of brand new houses, and this would be a brand new house, and it will be very nice, and it shows somebody coming into our community for the first time what
manufactured houses look like these days, and it's changed a lot over time, and so we would use that as a marketing tool as well. Those are probably the primary factors.

   MR. O'CONNELL: I think it's important to dwell on all the other activities that emanate out of the garage. The garage of course, which faces Lyons Street, as you said has a myriad of utility, and so that's one of the issues that has been raised I think in the past.

   What would be done to mitigate the activity as it affects the neighboring homes?

   MR. ADAME: As far as the office is concerned?

   MR. O'CONNELL: No, the garage.

   MR. ADAME: No work -- I mean, no noise happens past any curfew or anything like that. I mean, obviously we still abide by any other rules in town.

   MR. KOVEL: Is the garage being used for mobile home purposes or is it being used for working on cars, which I personally have witnessed myself, and you know that's true.

   MR. ADAME: Sure. We have our personal vehicle in there, yes.

   MR. KOVEL: So it's not being used for just mobile
home purposes?

They have burned out cars and there's all kinds of cars over there.

MR. ADAME: I don't know what this has to do with 20 Robin though.

MR. KOVEL: What is 20 Robin, first of all? I don't believe there is a PIN number for 20 Robin.

MR. O'CONNELL: Wait a minute.

This has nothing to do with an address. This has something to do with a lot, R-2, 9300 square feet that has been nonconforming since it's inception.

MR. ADAME: Sure.

MR. O'CONNELL: What you are asking to do is to expand a nonconforming lot so the garage is part of that lot.

Whether you know it or not we have had complaints about the activities going on in the garage. Not to say they are illegal, but some people have considered it a nuisance.

And if you are going to expand this and ask this Village Zoning Board of Appeals and the Village Board of Trustee to continue that use, that has nothing to do with you personally.

CHAIRMAN BELKA: Yes, ma'am.
MS. MACIEJEWSKI: My name is Laura Maciejewski.

I personally have not complained about what's gone on in the garage, but I know what goes on in the garage, because I drive past it all the time. It's a disaster, a mess, and if they are worried about the image they are portraying as a mobile home park, maybe they should like start cleaning things up, because it is filthy.

They cleaned up everything because they knew you guys were coming this week, but there's usually three or four cars in the driveway, there's cement broken up all over.

The streets flood because when they put the hydrants in they didn't put the street in right, so the streets don't have little gullies to let the water rush down. So there's standing water all over the place. It's just a disaster. The sewers are going bad again. Everyone is smelling sewer in their house. It's a disaster.

So I don't understand why instead of moving forward and trying to do more, you don't take care of the problems that are out there now.

MR. NOLEN: I would say we tackle them one at a time. I know when we took over ownership of the
property we had kind of a community gathering.

MS. MACIEJEWSKI: I was there, yeah.

MR. NOLEN: Yeah, I recall.

And I think there were a lot of complaints, a lot of complaints about -- and they weren't about us. They were about the past; right? And there were a lot of things that we -- we just barely took over ownership. It was fixing the streetlights was a big one.

MS. MACIEJEWSKI: They haven't done that yet on my block.

MR. NOLEN: We have fixed a lot of streetlights.

MS. MACIEJEWSKI: Maybe a lot but not on my block. I still have seven lights out on my block, and there's twelve homes.

MR. NOLEN: I don't think it is.

MS. MACIEJEWSKI: Go there tonight and drive by.

MR. NOLEN: We have done a lot to try to rectify that. We put in brand new street signage. We resealed the asphalt. The project that was done with the fire hydrants was done prior to our ownership.

Now, with regards to junk and stuff, picking it up over time, they didn't pick it up because I was coming here this week. They picked it up because we
are trying to work in the right direction. Some of it comes and goes, because we are constantly detrashing houses and things like that.

We had a woman that lit her house on fire this past weekend. We handled an emergency situation at 3:00 o'clock in the morning, and the same guy that supposedly is creating a nuisance is also there at 3:00 o'clock in the morning helping the situation.

I mean it's not all that, and when it's done we are going to have to detrash that house, and stuff is going to have to go somewhere, and we are going to have to go through a process to get rid of it. We are going to have to pay someone a lot of money to remove the house as well, so we can put a new house in its place, and it's not a safety hazard there. Trust me, we are trying to do a lot of things.

MS. MACIEJEWSKI: A lot of the new people moving in, they have like four kids and mom and dad, and the sewers are bad enough. God only knows what they are going to be six months from now with all these extra families that have five, six people living in the house.

MR. NOLEN: We are a proponent of fair housing and we like having families.
MS. MACIEJEWSKI: I understand that, and I don't mind the kids either, but I am saying, you have all these extra people now that the sewer system and the park can't handle the amount of people in there before, and now you have probably twice as many people living in the mobile home park that did two years ago, and when is it going to stop? When are the issues going to get taken care of?

MR. NOLEN: I can't speak on the sewer system capacity, and I know you might have some more history on that through the grapevine, but as far as blockages, I don't think it's gotten worse since we took over ownership.

MS. MACIEJEWSKI: The houses that you are putting in now are one and a half or something. They are chewing off this much of the person's driveway. Half of these people I don't know how they get in and out of their cars when they pull in the driveway, because their stairs are right here, and the next house is right here, and I don't know how they get out of their car with the door only open that much.

MR. NOLEN: It's definitely very dense. It's the way the community was built.

MS. MACIEJEWSKI: It looks like crap. You drive
around. We used to live in a mobile home park, and now we live in a trailer park, and we feel we are amongst trailer trash now.

MR. NOLEN: Really?

MS. MACIEJEWSKI: Yeah. That's the consensus of everyone that I talk to.

MR. NOLEN: Because I get people constantly calling me and sending me letters and thanking me.

MS. MACIEJEWSKI: Really?

MR. NOLEN: Yeah.

MS. MACIEJEWSKI: I would love to know who they are, because they aren't on my block.

CHAIRMAN BELKA: Ma'am, could you remain as the speaker there for a moment?

MS. MACIEJEWSKI: Sure.

CHAIRMAN BELKA: Some of the issues you mentioned about car repair work at night, perhaps other activity going on there, has this been something you have observed in, say, the past month or two or is this something that has been going back?

MS. MACIEJEWSKI: It's been ongoing since -- I mean, they had a burnt out Chevy -- I think it was a Chevy Chevelle -- in the driveway for two, three months, it was green, and I don't know where they
put all these cars. There was four, five cars. They are all broken up and on ramps.

CHAIRMAN BELKA: Can you, to the best of your recollection, state perhaps the last time that you saw activity going on there of this sort? A week ago? Two weeks ago?

MS. MACIEJEWSKI: Probably about two weeks ago.

My aunt is in town, so I am in and out constantly now, and they are not working -- I mean, up until the week before these guys came they weren't working on mobile home stuff. They were working on their cars.

MR. NOLEN: For the record the gentleman sitting next to me, Mark Hartman, he is a Regional Manager of Caring Communities in the greater Chicago landscape, and he doesn't come in every once in a long while, like I do, and it's not like a big setup, the guys are coming to town. He is here all the time.

MR. HARTMAN: I am here at least once a week. I am here a lot. I am here once or twice per week.

I don't see what you are talking about. He doesn't even know when I am coming. So I just show up out of the blue, and I don't see the things you are talking about with cars on ramps.
MS. WHITTEN: Would you like pictures? I have pictures on my camera. If you want them, I will give them to you.

CHAIRMAN BELKA: How recent are those pictures, ma'am?

MS. WHITTEN: They are recent, where they started here, where they pull the cars in and out of the garage you can see it, and don't tell me I haven't called these guys' kettle too.

CHAIRMAN BELKA: Could you state your name please?

MS. WHITTEN: Myrtle Whitten.

They don't do a dam thing. I have pictures on my camera. If you want them, I will get them for you.

And I have asked him, Jeremy, a lot of times -- the neighbor next door to me, I asked him nicely not to go on my lawn, and no, I keep my lawn good. I have asked him nice.

And I told him that they were throwing lit cigarettes on my lawn and burned my Halloween stuff, and he didn't do nothing about it. Now, do I want neighbors like that living next door to me? And she had nerve enough to call me a "bitch" the other day.

MR. O'CONNELL: Any items would be submitted for
the record. We have some photographs. Anybody wishing to have photographs, bring them to the Village hall. You need to identify them, who took the pictures, if you can give the dates.

MS. WHITTEN: It's on there. It's on my camera.

CHAIRMAN BELKA: Please state your name, if you would please.

MR. KEEFNER: Richard Keefner.

One day I was passing by this garage, and it was wet out, just got through raining, and there was all kinds of junk outside of the garage, but what perturbed me, I am a veteran, I serve my country, and I love my flag. There was a U.S. flag laying on the ground in the mud. I went over, and I picked it up, and I put it up on a vehicle.

You don't let the American flag sit on the ground in this country, and if you do, then you don't belong here. So I would like to address these gentlemen on that. I don't know who is allowing that to happen, but that is certainly is wrong.

MR. ADAME: I agree with you.

MR. HARTMAN: I totally agree.

MR. KEEFNER: How that flag got on the ground, I don't know. I never seen the flag flying there.
That's what I wanted to say on that issue.

MR. NOLEN: It's actually a good idea to put a flag up.

CHAIRMAN BELKA: Is there anyone else here who has some concerns that would like to step forward?

MS. SHUTTER: One thing came up that I want to mention is, please, in any of your thing deciding don't have them get rid of the office, because old people like to be able to go in person and pay their rent, talk to somebody, if they have a question.

The corporation, I don't want where everything is through a mail or a phone call or so much of this text everything. I don't even own a computer. So please do not have them get rid of the office. That was all I want to say.

MR. HARTMAN: I can address that. We are not going to be getting rid of the office. We just want to make a new office that is more accessible for our residents.

CHAIRMAN BELKA: All right. I would like to just state for people who might be wondering about the recent conversation we have been having concerning the garage, the special use is for the entire property, which means also the existing structures that are
there, not just the new doublewide being presented or requested for an office. It requires consideration of all existing structures, and it's both current use and its intended use.

So could a representative of the mobile home step forward and perhaps address a couple of these issues or state what they intend to use that garage for?

MR. NOLEN: Our intention of the use of the garage was the same from the beginning, as a maintenance facility for the community, the place -- a place where we park our maintenance vehicles.

We work on our existing -- you know, putting our snow plows on, storing salt, storing sand, storing skirting, mobile home supplies, things of that nature.

To the extent there's third-party activity going on, I understand your concern. We have addressed that. We have talked to our property manager about that.

We have actually, on a one kind of car bay basis, we have allowed him to and said that we were totally comfortable with him conducting that, so long as he was not creating additional trash or creating additional noise violations at night, and that was a
decision we made awhile back.

CHAIRMAN BELKA: So to be clear, that if someone
within the -- within your mobile home court requests
use to look at their vehicle and perhaps do some sort
of repair that it is perfectly permissible, assuming
they stay within the boundary you have already stated?

MR. NOLEN: I actually -- I am not going to speak
on that, because I don't know who the -- I think a lot
of the activity in the garage is for personal use for
Jeremy, Mr. Adame, his own vehicle hobby.

CHAIRMAN BELKA: Understood.

MR. NOLEN: I don't think he is fixing engines of
other cars of residents.

CHAIRMAN BELKA: I understand.

It appears the concern of some people is not
only for trash and an eyesore but also safety issues.
People going through there in the evening, vehicles,
punctured tires and things of that nature could be a
consideration. That's why perhaps the people are
stating not only just for an eyesore but also possibly
safety issues and other concerns.

MR. NOLEN: Understood.

CHAIRMAN BELKA: Thank you.

Oh, while you are there, since we have
addressed the garage, could you address any potential issues there would be with the existing house that is there? I have heard no one complain about that, but while you are there it might be good to save time and explain.

MR. NOLEN: Absolutely.

We have gone through a very extensive process getting the plans approved for the home. I don't want to get ahead of myself and speak too crazy, but I believe that the plans were -- knocking on wood -- were approved today. So we will be addressing that with Mr. Kovel and his crew in the days to come and talk about the next steps to address the complete remodel of that home.

CHAIRMAN BELKA: Thank you.

Since we are addressing these issues is there anyone that has any suggestions, complaints, modifications or whatever you would like to state concerning the home and the garage?

MS. SHUTTER: It's me again.

CHAIRMAN BELKA: We see.

MS. SHUTTER: I am here 12 years, and one thing I want to say that might be good doing this, when they took that trailer out, that was there when I moved in,
and they had to completely tear it apart to take it out. While a lot of these neighbors were complaining, thought that was their new dog thing, that's where they go and let their dogs crap and not pick it up. So maybe having this office trailer there might be a benefit to stop people from doing that.

CHAIRMAN BELKA: Thank you. Appreciate it.

MS. SHUTTER: You are welcome.

CHAIRMAN BELKA: Mr. Urban?

COMMISSIONER URBAN: I would like to get back to the subject of the criteria required to be met. There was three criteria:

Reasonable return, it's actually a cash cow, this does not affect a reasonable return.

2, conforming or alter the character, it's a mobile home park.

The existing home was grandfathered into the Yzermans because it was part of the family estate and on the property that they already owned.

If we are going to address the character of a mobile home park the permanent residence should probably not be there as a rental.

And there is no street parking at all. You are addressing parking for the new doublewide. There
is no street parking at all for that existing home.

    Assuming two cars to be there, they would
either be in your driveway, your garages or behind
where the office is.

    3rd, the HUD requirements, as our building
codes are from the 1960s and coverage was supposed to
be at 50 percent, you pointed out the coverage in
regards to this lot alone.

    The requirements now for the HUD pads are
much larger and the density of the overall park is
being affected, both on drainage, sewer system,
multiple fronts.

    I think that if all of -- I would like to see
a number -- that if all of the existing homes were on
HUD compliant pads, what the total coverage is to the
park.

    And because of the 1960s building codes that
we were currently writing and overwriting and
reviewing, is the density of your park too high for,
one, the existing infrastructure, and two, the safety
of the residents.

    As far as what conforms to the 1960s style, I
have seen flames jump 30 feet from house to house.
Maybe not in the mobile sector or whatever. I am not
pointing that out, but overall, the density and
coverage of the HUD-style pads may result in over
50 percent coverage in that park.

So I would like to look at that, because I
have it -- including the doublewide pads that are being
added, which are permanent construction pads now versus
the old style.

MR. NOLEN: It's a significant difference.

My question to you on the HUD thing, as far
as HUD and how it relates to coverage, how does the HUD
component change like one existing mobile home's
coverage?

COMMISSIONER URBAN: I am not talking about the
one. I am talking the whole thing as a whole. The HUD
pad is a solid pad now.

MR. NOLEN: Yep.

COMMISSIONER URBAN: And the resulting coverage of
parking spaces -- as was mentioned earlier -- where
people can't even get out of the doors in their cars
because of the other trailers and the 7 to 8 foot which
the existing code is on the back to back, I am not
comfortable with the safety level, but that's me
personally. I can't speak on that.

But if all of the pads were upgraded to that
coverage the resulting square footage for the community
may need that open space that you are planning on
building on.

And the criteria, as far as character of a
mobile home park, should automatically require the
existing permanent structure to be taken out or no
further considerations for nonconforming additions to
that parcel. That's my opinion.

MR. O'CONNELL: Just to follow up on Mr. Urban's
question.

Usually the measurement is how many units per
acre? Is that a fair assessment? How many mobile home
units perfect acre are in this park?

MR. NOLEN: How many per acre? I don't know.

MR. O'CONNELL: How many acres is the park itself?

MR. NOLEN: I don't know the exact number.

MR. O'CONNELL: We can get a survey.

COMMISSIONER URBAN: Square footage is --

MR. O'CONNELL: But usually they measure in terms
of density how many homes per acre. If we knew what
the acreage is and how many homes you have we can
ascertain what that is. I think that's what you are --

COMMISSIONER URBAN: Right. I am talking about
overall density and the density figures from the 1960s,
when all you needed is 14 inches of concrete for your
two wheels to run on versus a complete slabbing
coverage.

Things are changing. My opinion, I don't
think there is enough free space in the area.

CHAIRMAN BELKA: Mr. Urban, for clarification of
what you are trying to state, is that for the current
or existing HUD requirements, where the space in
question may not -- may have to remain open and not
have an additional structure put on to comply with --

COMMISSIONER URBAN: To the overall parcel, as far
as density and stuff goes, yeah.

But again, the existing structure of the
house. This is a mobile home park.

CHAIRMAN BELKA: Uh huh.

COMMISSIONER URBAN: That house has no parking.
It is a yellow zone in front. The garage is used for
ingress and egress of their equipment.

So part of the parking or the free space
behind would have to be dedicated to that house, along
with the additional parking for said office, and I want
to eliminate the reasonable return from the factor
because ...

CHAIRMAN BELKA: In order to accomplish that, that
would require -- for parking for the house that would
require a driveway, probably accessing Cardinal Drive,
to come to the proximity of the rear of the house;
would that not be correct?

I just want to make sure I understand exactly
what you are saying.

COMMISSIONER URBAN: I don't know what they intend
to do with it, but the yellow zone in front of the
house, there is no street parking. I am sure the
intent or the average is two cars per occupancy.

That mobile office is going to be a
residence; am I understanding that correctly too?
Which will also require parking.

So we've got, let's say, four spaces
dedicated to either your rental property or your office
manager property.

Ingress and egress, as far as driveways,
whether it comes in off of Flamingo or Robbins Street,
I don't see enough information to make a reasonable
decision, based with the existing structure there.

And I am of the opinion that the existing
structure being noncompliant would have to go to bring
the park into a relationship of character of a mobile
home park. No permanent structure there. It was a
courtesy granted to the Yzermans, and that is just my opinion.

MR. NOLEN: Our first idea 30 days into ownership was to destroy that house and put a mobile home in its place that would serve as the leasing office.

MR. KOVEL: Which would have been nonconforming due to R-2.

MR. NOLEN: Right.

CHAIRMAN BELKA: What is your intent to use the house for now?

MR. NOLEN: Our plan is to spend a budget somewhere in the realm of 60 to $80,000 renovating it and bringing it up to a standard to being able to lease it.

CHAIRMAN BELKA: So you intend to renovate it to make it liveable for a single-family dwelling?

MR. NOLEN: Correct, yes.

CHAIRMAN BELKA: Very good.

I believe the gentleman next to you had a question or statement.

MR. ADAME: A statement.

As far as the bringing up the HUD guidelines, as far as coverage, this is still an R-2 portion. It has no bearing on coverage for the mobile home.
community itself, just to answer his statement on that. That was the biggest thing. It's on an R-2 lot.

And as far as R-2 guidelines are concerned it's -- under the statutes it says anything allowed on R is also allowed on an R-2. Saying a single-family dwelling with no definition of single-family dwelling.

MR. O'CONNELL: Well, there is the minimum standard of size.

MR. ADAME: Sure.

MR. O'CONNELL: Which this does not meet. So it's nonconforming in size.

The size requirement for R-1 is I think 960 square feet. This is 600 square feet. So it's nonconforming in that regard.

MR. ADAME: The mobile home?

MR. O'CONNELL: No. I am talking about your A, your house.

MR. ADAME: The current home.

MR. O'CONNELL: You are spending 60 to $80,000 on a 600 square foot house?

MR. ADAME: It's got a second story.

MR. HARTMAN: That's just ground coverage. It's actually a two-story home.

MR. O'CONNELL: On your submittal, Building A is
600 square feet.

MR. ADAME: That's the ground coverage. It has two bedrooms, and it will have a bathroom upstairs, large bedrooms.

CHAIRMAN BELKA: So your intent would be to renovate it and then basically rent it out?

MR. NOLEN: Correct.

CHAIRMAN BELKA: Thank you.

MR. ADAME: If I may as well to address the parking issue, the office/manager residence that's being proposed here currently would use most likely parking in front of garage to not -- for the manager's parking, to not take away from the office parking which would now be put on Robbin with the adjacent handicap spot on Flamingo, most likely where it currently is. It would be closer to be better for a handicap spot, and to also have the house parking.

Directly to the east of the house is a double-deep driveway that will be allocated for the household.

COMMISSIONER URBAN: The handicapped spot that you were referring to is adjacent to the existing office space.

MR. ADAME: It's directly behind the office
currently.

COMMISSIONER URBAN: Right. So when that becomes a rental, because you are not going to have two offices, that parking space wouldn't become applicable to the existing office space?

MR. ADAME: No.

COMMISSIONER URBAN: It would be across the street from where the office is that you could stick a car there.

MR. ADAME: No.

They have their drive-through driveway would be the parking -- that would be a drive-through driveway for what is currently the office being turned into a home, if we get granted our new office. That does not affect the handicapped spot on the end.

COMMISSIONER URBAN: But the handicap spot would be across the street, and whatever setback that you have for the office, I think the handicap spot for that should be in closer proximity to the existing office.

MR. NOLEN: We can do that.

CHAIRMAN BELKA: Do we have any other concerns concerning the parking garage, the building?

Yes, Mr. Struve, please step forward.

MR. STRUVE: My name is Paul Struve. I am a
resident of Hodgkins.

I have pictures here that were handed to me
that basically show that there is a major issue as far
as storage on this property that they are asking for a
special use.

What would happen if you were granted a
special use to all of these -- I don't know if you have
seen them or not.

MR. NOLEN: I haven't. Every time I come to one
of these meetings I get all kinds of great pictures.

MR. KOVEL: They didn't materialize overnight.

MR. STRUVE: I don't where that meets any code, to
be honest with you.

MR. NOLEN: Sure.

CHAIRMAN BELKA: Mr. Struve, for the benefit of
all present, could explain what those pictures show?

MR. STRUVE: It looks like there's some kind of
tent on the property. There's refuse or --

MR. KOVEL: Debris.

MR. STRUVE: -- building debris, all kinds of
things, and that's what it's being used for right now,
along with what was brought up before about the parking
in front of the garage, the use of the garage and all
that.
I can't in my mind think of, if that's really necessary to have -- and it must be, because it's there. Why wouldn't it have been removed, if it wasn't necessary, and where would you put that, and how would you deal with that situation? That's the question that I am going to ask when it comes time.

CHAIRMAN BELKA: Mr. Struve, is this what you are referring to?

MR. STRUVE: Yes.

CHAIRMAN BELKA: What I will call the "pole structure" that is supported by apparently cylindrical metal poles and either a canvas, plastic or vinyl covering surrounding.

MR. STRUVE: My question is, if we have this on this property now, and we want to make the house usable, parking for the house, clean up the area for the use of the garage, which really is not part of the mobile home park right now. I think you brought up a good point before with that.

I mean, I would like to know what's going to happen with all of this stuff, because I don't see it being corrected if we give a special use. I don't know that that part is going to get corrected. Maybe that's what I would like some assurance on.
MR. NOLEN: Absolutely. I would comment on that and say, along with that I think with the granting of the special use permit, some guidelines as to your expectations as to what you want to see.

Clearly, I get it. Like there's a zillion temporary steps there that need to be removed. We are aware of that. There's lumber there that needs to be put in a better place. The rock and dirt is going to go away, and we are going to redo that when we redo the pad, and everything is going to get completely changed and seeded, but as far as storage on the property, whatever your expectations are we can meet them.

MR. KOVEL: My question is, if you can't correct this as it is right now, and you are going to add a doublewide to this area, where are you going to go with all this stuff?

MR. STRUVE: I think you need some storage somewhere, is basically what I am bringing up. Now whether that's on-site or some other place, I don't know. But when I consider this -- I am telling you what's in my mind -- when I consider this that's a major question I have.

And when you talk -- I would like to see one other piece. You said you have all kinds of letters
that people are praising you, that's certainly not the case of what I have run across in my office.

MR. NOLEN: Sure.

MR. STRUVE: So I would like to see some of those letters provided. Can you provide those?

MR. NOLEN: Sure.

I think there is a saying about the squeaky wheel.

MR. KOVEL: Squeaky wheel gets the grease.

MR. NOLEN: It is very apparent -- and there are still some people that are very upset, but even just a gentleman today -- I am not going to name names, but he was one of the loudest, angriest people at that first meeting we had. He was stopping by the office giving our new office manager, who is there full time, a plant to plant in the garden. That's a turnaround.

If you do those one at a time, and you have 150 residents, it takes time. Some people, it's going to take a long time to overcome some hurdles, but I think you hopefully see some of the good things too.

MS. SHUTTER: I had a lot of hope after going to the meeting two years ago that things were going to change, and they have changed, but they have gotten worse.
COMMISSIONER MAYER: What is this being used for? A few weeks ago that was not up. What is that being used for now?

CHAIRMAN BELKA: You are referring to that as the what I will call the "pole structure" here, a temporary structure?

COMMISSIONER MAYER: Correct. What is it being actually used for right now? It wasn't up a few weeks ago. What is it being used for now and will this continue to stay up if you did get approved, and you are going to put a mobile home on it?

MR. ADAME: No. Like Dax said, if there was set guidelines on what the Village would like to see. Depending approval, if approval is granted. Currently it is a carport that is being used for the winter equipment at the moment.

COMMISSIONER MAYER: So you are not using the garage for winter equipment?

MR. ADAME: There is some in there, but the larger equipment -- the plows, the salters, are currently underneath this.

COMMISSIONER MAYER: It would still be your
business, but I want to ask you a question, have you
ever used that garage for profit for working on cars?

MR. ADAME: No, that's my personal use.

MR. O'CONNELL: If the Village did not say
anything about the tent, for lack of a better term,
what would you do?

MR. ADAME: That would still be just temporary.
We still would have removed it. It was only put up to
protect the equipment at the moment.

MR. O'CONNELL: Where would the equipment go?

MR. ADAME: We are acquiring other properties that
have much larger storage facilities that can
accommodate us trailing the equipment over for the
summer months and bringing it back in the winter months
when it's needed.

MR. NOLEN: We are currently under contract with a
property, closing next week, that has a 20,000 square
foot maintenance shed, and our intention is to use that
as kind of the Chicago hub for a lot of our larger
equipment. It doesn't solve the problem of the
tables, I get it, but that wasn’t made up.

MR. O'CONNELL: By the way, any letters that you
wish to put in the record are welcome to be placed into
the record.
MR. NOLEN: Sure.

MR. ADAME: Can we add some more photos to the record as well?

MR. O'CONNELL: Sure.

CHAIRMAN BELKA: I have a question concerning the tent, as Mr. O'Connell has referred to.

In front of the tent there appear to be some wooden steps and concrete, downed tree branches. Would all this be cleaned up in addition to that?

MR. NOLEN: Absolutely.

CHAIRMAN BELKA: And would this be leveled over?

MR. ADAME: Yes. That is not a constant aisle. I mean, as we dig and excavate more sites throughout the community it does get hauled away, and it is an ongoing to and from, but I yes, it would be gone, yes.

MR. SALERNO: I have a question also.

In the wintertime -- you say you don't have enough room for your equipment now -- where do you plan on putting it in the wintertime?

MR. ADAME: It will be on the trucks.

MR. SALERNO: Where are you going to park all the trucks at? Are you going to be able to put them all on your driveway and in the garage or are they going to be all on the streets?
MR. ADAME: No. They sat in front of the garage this season as well.

MR. O'CONNELL: You said your winter equipment would sit in front of the garage during the winter?

MR. ADAME: On the trucks, yes, my trucks.

MR. O'CONNELL: Your trucks are parked on the driveway in the garage?

MR. ADAME: Yes, with the salters and the plow, yes.

MR. O'CONNELL: What happens when you are renting the house, where are those things?

MR. ADAME: They have a parking space that's double deep directly to the east in between the house and the garage.

MR. NOLEN: Currently where the dumpster sits.

COMMISSIONER URBAN: Can you open the door when are parking there?

MR. KOVEL: So the parking that you are going to have from the office trailer that is going to be parked on this apron will not be available to be parked on in the wintertime because the trucks will be there; correct?

MR. ADAME: No. That's in front of the garage.

MR. KOVEL: Well, aren't you going to park your
cars from the proposed office on that garage area?

MR. NOLEN: On the north side of C in that diagram where that median is there is, plus or minus, 12 parking spaces up there.

MR. KOVEL: So you are not going to park on the garage apron, the portion between the garage and the street?

MR. NOLEN: Correct.

CHAIRMAN BELKA: I have a question to those who have brought up concerns about the garage and the either junk or cars being worked on. You mentioned, ma'am sitting back there, that you have pictures. Can you provide them to the Village? We would like to have a chance to view them.

The gentleman next to you, do you have any questions, the one in the Chicago Bears cap?

MR. KESLICK: Questions, yeah.

CHAIRMAN BELKA: Could you state your name please, sir, and step up to the podium. We would appreciate it.

MR. KESLICK: My name is Jose Jimenez.

CHAIRMAN BELKA: Well, we need entertainment.

MR. KESLICK: Jim Keslick, and I've got concerns about the motorcycles and things.
I have a guy next door that's continually racing a motorcycle and turning up the volume because he thinks he is cute because he had too many beers, and you know, you mention it to people, and they don't do a damn thing about it.

And we have never had motorcycles in there before when the Yzermans. They always had a sign, No motorcycles allowed.

MR. KOVEL: They weren't allowed.

MR. KESLICK: But now, everything goes over here for everyone but the people who live there. So that's my thing, you know.

CHAIRMAN BELKA: Very good. Do you have any other concerns? Feel free to state them. We are all ears.

MR. KESLICK: That's about it right now. Everyone else is pretty much putting their concerns to the light here with the garage and all that stuff, but that's the way it is for me right now.

And I have been listening to others and that, and they are telling the truth. It's just like everything else -- everything is going to hell in a handbag all of a sudden, you know; okay?

CHAIRMAN BELKA: Very good. Thank you.

Do we have anyone else here? Since I know
it's quarter past 8:00, and people may wish to get
going, but as long as we are on the topic and subject
here, and you have been so gracious to sit through
this, do we have any other concerns please? Now is the
time to state it.

The gentlemen back there, could you please
come to the podium, state your name and express your
statement.

MR. MONZZEL: Ray Monzzel.

I want to know if we can have carports there.

CHAIRMAN BELKA: I am sorry. You were asking a
question? See if you could have carports?

MR. MONZZEL: Yeah.

CHAIRMAN BELKA: On this property?

MR. MONZZEL: On my driveway.

MR. ADAME: I believe it was last year I brought
that subject up to Mr. Kovel and the guys at the
Building Department, and they didn't necessarily see
anything against it.

I had also talked with corporate with
Stonetown, and we don't necessarily see anything
against it either.

The one comment that was made was that we
would like to -- the town and Mr. Kovel would like to
have a set of guidelines because of how close the homes are and such to be able to -- like what might be allowed in between the homes for our carport.

MR. KOVEL: We are locked in with a 10-foot box to box. You brought in larger mobile homes now by a foot on each side.

MR. NOLEN: That's not true.

MR. KOVEL: Yes, it is true. They are 14's instead of 12's.

MR. NOLEN: That's not exactly true.

MR. KOVEL: Okay. What are they, inches less?

MR. NOLEN: It is a game of inches.

MR. KOVEL: So you are taking up more space than you did originally?

MR. NOLEN: That's correct.

MR. KOVEL: Now, you are going to put a carport over maybe within a couple feet of the mobile home next to you, and you are having a hard time getting out to start with without a support from the carport. Those are the problems I see with a carport.

MR. ADAME: It was a topic of discussion that never got finalized with the Village. So the answer is still up in the air.

MR. KOVEL: It's still out for discussion, I would
say.

CHAIRMAN BELKA: Question, Mr. Urban?

COMMISSIONER URBAN: I think we are pretty much through with gathering facts, but are we going to have to get back together again shortly or what?

CHAIRMAN BELKA: Mr. Urban has brought forth an interesting point, which to review this and to make a proper decision might require or be advisable to have an additional meeting.

We have a question right now of overall density. Even though that doesn't pertain specifically to the lot in question, it could if it is required that that has to remain empty.

We don't wish to inquire or have additional expenses to those requesting a nonconforming use. We also need to make sure that they have all the information they need to make a proper decision.

Some of this appears to be a bit new, however it might be valid. The overall density and expansion of nonconforming use, plus the permissibility of two dwelling units on one lot.

The house that's being renovated is in question, as well as the new mobile home that is to go there -- even though it is for office space it is still
going to be used for a dwelling unit -- and the 
adjacent property.

And I believe there will be two weeks needed 
for a transcript, possibly sooner.

The lady back there has pictures she wants to 
address. And anyone else that might have any other 
issues or anything, any additional information.

It is my recommendation to the Zoning Board 
of Appeals -- Before I do that, Mr. Urban, you have a 
comment?

COMMISSIONER URBAN: You were bringing up the 
density or whatever, which I brought up earlier, and 
the density figures were figured, as Tim just stated, 
at 12-foot wide trailers, and the new construction is 
14, and just in the empty lots and further replacement 
at the 14-foot dimensions would have to be included on 
all empty lots to figure a proper density, let alone if 
any are removed and replaced, as the fire one or other 
designations, this has to be looked at in its entirety, 
not as just this lot so...

CHAIRMAN BELKA: I see what you are saying. I 
perhaps should have worded that differently.

Mr. Kovel, can you address that by chance to 
add anything or change anything to what Mr. Urban has
stated?

MR. KOVEL: What I brought up was the fact that we have added as a matter of inches -- possibly as much as up to a foot on each side of the brand new mobile homes that have been brought in.

To date how many brand new mobile homes have been brought in?

MR. ADAME: 31.

MR. KOVEL: So we have added a foot on each side by 66 feet?

MR. ADAME: Most of them are 52-foot, 56 foot, 60 foot.

MR. KOVEL: All that would have to be taken into accord because it's that much more that is coverage now to where you didn't have ground, sewer, water and what not.

MR. ADAME: As far as the HUD guidelines go on sizes and space of mobile homes it's 10-foot from side to side.

MR. KOVEL: 10-foot box to box.

MR. ADAME: Correct, which we are over. The majority of them are 14, 15 feet from the box to box, from side to side. From back to back is 5 foot is what's required, and from the street I believe HUD code
is 10 foot, which this was a nonconforming.

MR. KOVEL: The whole park is nonconforming.

MR. ADAME: We have come to agreement with the
town we are not to encroach any further than the I-line
down the street of what's existing.

But it's 10 foot side to side, which we have
not gone under in any fashion, because we do not allow
street parking. So we have -- based on that, we are
not even close to any sort of coverage issue on ground
space, as the trailer codes and mobile home community
codes are 10-foot side to side, 5-foot back to back.

COMMISSIONER CAMBONI: As long as the setbacks are
correct, the 10 feet, 5 feet -- and that's the minimum.

Your park, most of it is bigger.

Keep in mind, be careful, if you put too many
requirements they will never move a home out. You
would be stuck with 31 of the old homes, and you would
never upgrade the community.

And if you look at a mobile home park, and
you start talking density -- you know every time we
knock down a house, it's a bigger house that's built.
So it works both ways, and the driveways are bigger and
the patios are bigger on site-built homes. You have to
think of the rules, both for mobile home community and
your general community too.

CHAIRMAN BELKA: Mr. Camboni, we appreciate your response.

Based on the information here presented and some of the questions that have been raised and some questions that may exist, my recommendation -- and this is a recommendation only -- to the other Members of the Zoning Board of Appeals is to postpone decision on this and to reconvene in approximately two weeks or a particular date that would be convenient is possible for all, until this information has been determined and to make a proper decision that will be of benefit to all.

Now, this is my recommendation. The other Zoning Board of Appeals Members here can either agree to that or deny that and bring it to an immediate vote.

So I would like to have someone to agree to that, to second that as well. However, if that is not your decision we can at this time bring this to a vote.

COMMISSIONER CAMBONI: I will second the delaying the vote.

CHAIRMAN BELKA: You will second delaying the vote?

COMMISSIONER CAMBONI: Yeah. I will take the
Chairman's recommendation.

CHAIRMAN BELKA: Do we have anyone else?

MR. O'CONNELL: Given the fact it will take a minimum of one week and possibly a little longer I would ask if the evening of June 5, which is the first Monday of June, if that date is agreeable to the members.

CHAIRMAN BELKA: Would two weeks be sufficient?
Can we have the information by all parties concerned?

MR. O'CONNELL: If everybody attending here will submit the additional photographs, letters, we will put it all in the record, and within that period of time all the members of the ZBA also will have an opportunity to review it.

MR. KOVEL: Is there a way that we can get a parking plan of what this would look like?

MR. NOLEN: That's a good idea.

MR. KOVEL: And have that submitted, and that way there's no questions, no if, ands or buts. We will know exactly what we are dealing with, where the handicap spots are.

COMMISSIONER MAYER: I will second that motion.

MR. NOLEN: Is this ancillary info you want in between so you can make a decision on that date or is
this having another hearing similar to this fashion?

MR. O'CONNELL: No. It will be an ancillary that would culminate all the evidence that's been addressed. Your letters haven't been submitted, our photographs haven't been submitted, and we will have a transcript where all of that is going to be incorporated into the transcript.

CHAIRMAN BELKA: We don't want to delay this or -- use the expression -- kick the can down the road, but if all this information is available, we have had a chance to review it, you have had a chance to submit it, any requests such as Mr. Kovel has made, this would be very beneficial for the Zoning Board of Appeals.

MR. O'CONNELL: You are not wasting time, because the Board of Trustees is the body that actually approves or denies. So that's not until June 12. You are not losing time.

CHAIRMAN BELKA: All right. First and second. Do we agree that this is what we wish to do, reconvene here in a couple weeks? All right. Do we need to take a vote count?

MR. O'CONNELL: Just a motion to adjourn -- to recess, a motion to recess.

CLERK GARDNER: Mr. Salerno, are you in agreement
to put this in recess?

MR. SALERNO: Yes.

CLERK GARDNER: Mr. Urban, are you in agreement?

COMMISSIONER URBAN: Yes.

CLERK GARDNER: Mr. Camboni?

COMMISSIONER CAMBONI: Yes.

CLERK GARDNER: Mr. Mayer?

COMMISSIONER MAYER: Yes.

CLERK GARDNER: Mr. Belka?

CHAIRMAN BELKA: Yes.

Very well. We will recess, the motion to adjourn this meeting, and reconvene at the time stated is June 5 at 7:00 p.m.

MR. ADAME: If I may? I may not be at the next meeting. I do have preplanned to be out of town for two days.

In regards to the garage situation, the use of the garage, I will say that any repairs done on vehicles -- bar sometimes the company vehicle -- are all done inside the garage.

Any vehicles that may be on a trailer at any time are gone rather quickly. Nothing is -- I try not to leave anything unsightly in front of the garage, as far as vehicles go.
When the town brought it to my attention that there was an issue with the tractor that I had, I addressed the issue as quickly as I could, being a rather large deal, but I addressed it as quickly as possible.

I would probably like to point out probably 50 percent of the town builds and works on vehicles out of their garages, including my next door neighbor in both of his garages, as well as during the Quarry Days we shut down the street for all residents to bring vehicles out that live in town, which is a myriad of vehicles, and we all enjoy those vehicles within — I mean, proper hours.

We don't see anybody revving their engines at 11:00 o'clock at night, but it is widely throughout the town, whether it be boats, cars being worked on, RVs parked in their yards, in the driveways, in the sideyards — I mean, multitudes of those.

But as a general hobby a large portion of the town also loves vehicles in general, as far as classics and working on them and restoring them and such.

That's all.

MR. KOVEL: Your neighbor that works on his vehicles that you are talking about, is he R-1, R-2?
MR. ADAME: He is R-2.

MR. KOVEL: He is not a mobile home park? He owns the garage he is working on his car in.

MR. ADAME: The garage also in question is R-2 as well. It's not trailer park. Just to clarify that.

MR. KOVEL: Correct. But it's trailer park equipment that's supposed to be parked in there; correct? Or is that what we are not going to use it for?

CHAIRMAN BELKA: Motion to recess please.

COMMISSIONER URBAN: I second.

MR. O'CONNELL: We need to make it.

COMMISSIONER MAYER: I make the motion to recess.

COMMISSIONER URBAN: I second it.

ALL PRESENT: Aye.

(Proceedings recessed at 8:31 p.m.)
I, LYN DOERING, Certified Shorthand Reporter
and Notary Public in and for the State of Illinois do
hereby certify that the foregoing proceedings were
reported stenographically by me, was thereafter reduced
to a printed transcript by me, and constitutes a true
record of the testimony given and the proceedings had;

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

IN WITNESS WHEREOF, I do hereunto set my hand
at Chicago, Illinois, this 26th day of May, 2017.

[Signature]

Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037
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  courtesy [1] 42/1
  coverage [19] 11/23 12/1 12/6 37/6 37/7
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  cow [1] 36/13
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dig [1] 52/13
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dirt [1] 48/8
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