

VILLAGE OF HODGKINS

BUILDING COMMITTEE

July 8, 2015

Meeting called to order: 7:00 pm

Those present: Paul Struve, Chairman
Don Cuttill, Member
Dominic Misasi, Member

Those Absent: Larry Rice, Member

Also Present: Stephanie Gardner, Clerk
Phillip Kringlie, Trustee
John O'Connell, Village Attorney
Tim Kovel, Building Inspector
Dan Tholotowsky, Code/Life Safety Officer
Jack Scott, Supt. of Public Works
Joey Lyons, Pleasantview Fire Dept.

Pledge of Allegiance

The first item on the agenda is the discussion of the existing business license for Partners Dimensional 7195 Santa Fe Dr. Mr. Bob Schauncey and Mr. Craig Sesner from Partners Warehouse were present for the meeting. Mr. Struve discussed the need for a brick and mortar facility and washrooms. Mr. Sesner stated that they have been using the facilities as they have been using since they started in 1994. Mr. O'Connell and Mr. Lyons stated that the fire department gave the business a variance on the fire sprinkler system, so the obligation of the business was to put in access to water for the fire system. Hanson engineers was start a phase II in 1995 and complete the project, with all complying ordinances. The railroad needs to put in the correct public improvements for the business to function being that they own the property. The portable offices were meant to be a temporary fix until the project was completed. Mr. Tholotowsky stated that the agreement in 1994, if the facility is ever enlarged or ever used for any commodity other than drywall then the railroad, Santa Fe will need to satisfy the requirements for the articles for the Fire Department or obtain a new waiver, and the current waiver would be void. Upon inspections there are other things including lumber being stored at the facilities. Mr. Sesner stated they will contact the railroad in the coming week to start working on getting the business compliant with our current ordinances. Partners Warehouse and Santa Fe are supposed to contact Mr. Scott in the upcoming week with plans for fixing the situation.

The next item on the agenda is the discussion regarding the property on the southeast corner of Santa Fe Drive and Leon Cook overpass. Mr. O'Connell spoke with Mr. Elias Lopez and Mr. Ismael Jamal. Mr. Lopez is currently leasing property at the location mentioned above from Mr. Jamal. The problem being that the lease should be void, because there is not business license associated with the property. A building license or building permit cannot be issued at this time, due to the limitations on the property. The property is not qualified to have a business license. Mr. Jamaal has stated that he has tried to sell the property for 7 years, and Mr. Lopez was the only one interested in the property, which he is currently leasing with the option to buy. There are many issues and restrictions with the property, and Mr. O'Connell restates that to have any type of business on the property, you have to have a brick and mortar building on the property, to have ancillary parking. Mr. Jamaal asked for a letter stating that the property is useless to him and cannot be used for any purpose, so that he can break his lease with Mr. Lopez. This is something that the Village will not be getting involved with and the lease agreement is between Mr. Jamaal and Mr. Lopez and they will have to work that out. Mr. Struve stated that there are issues with that property, and mistakes were made with this piece of property, which were not anticipated. But, we are running a community and we have just added cameras to this area and it needs to be kept clean, and kept line of sight cleared with green space. Mr. Lopez asked how much the Village is offering to pay for the property and Mr. O'Connell stated that there will be a Board meeting on Monday, and the Board will go into executive session to discuss what the terms that Mr. Jamaal presented. Mr. O'Connell stated that Mr. Lopez and Mr. Jamaal could speak in the meantime about the offer made to the Village on the property. Mr. Lopez would like to look at the property more closely at all the easements to see if there is any way that any type of buildings that could be possibly be built on the property. Mr. Kringlie stated that we provide Mr. Lopez the dimensions of the property so he knows what the limitations to the property are before he goes forward in making his decision on if he would like to purchase the property. Mr. Scott will get the plot of the land survey out for Mr. Lopez to look at. Mr. Lopez stated he will then make his decision on whether he would like to purchase the property or not. Mr. Kringlie, Mr. Kovel and Mr. Lopez stated that Mr. Lopez had never been informed that he cannot park his stuff on the property that he has. Mr. Lopez stated that now that he knows he cannot use the property the way he has that he will move his stuff from the property to clean up the property. At this point no vehicles can park on this property from any businesses.

A motion to adjourn was made by Mr. Misasi and a second by Mr. Cuttill. Voting Aye: Mr. Struve, Mr. Cuttill, Mr. Misasi, Mr. Kringlie. Voting Nay: None.

Adjourned: 8:04P.M.


Stephanie Gardner, Clerk