

**VILLAGE OF HINSDALE
SPECIAL MEETING OF THE
VILLAGE BOARD OF TRUSTEES
JULY 1, 2008**

The Special Meeting of the Hinsdale Village Board of Trustees was called to order by President Michael Woerner in Memorial Hall of the Memorial Building on Tuesday, July 1, 2008 at 7:30 p.m.

Present: President Michael Woerner, Trustees Jean Follett, Tom Cauley, Cindy Williams, Vic Orler, and Bob Schultz.

Absent: Trustee Michael Smith

Also Present: Village Attorney Ken Florey, Director of Community Development Tim Bleuher and Deputy Village Clerk Christine Bruton, Consultant John Houseal from Houseal Lavigne

Also Present: Christine Martin of the Tribune, Pam Lannom of The Hinsdalean, Alexa Jenner with the Suburban Life and Amy Deis representing The Doings.

PLEDGE OF ALLEGIANCE

President Woerner led those in attendance in the recitation of the Pledge of Allegiance.

APPROVAL OF THE OGDEN AVENUE CORRIDOR PLAN

President Woerner introduced the item stating that it was the goal of this Board to be a proactive government; to formulate a strategic plan, to develop a course of action for the entire Village not just a loud minority or a specific developer. As a result of focus groups and surveys, an initiative was begun to develop a plan for the Ogden Avenue corridor and a special committee was formed to address the issue. President Woerner thanked everyone involved for their time and effort. The document before the Board is a product of all the work and exploring and searching, it has been reworked and rewritten several times; the purpose of this meeting is to take input, with the objective of taking a vote on the document. To facilitate that end, President Woerner proposes this be a working session; take input from the Trustees on the document, recommend changes and then open the meeting up for public comment.

President Woerner outlined in detail several changes he would like to propose, he noted that he has received lots of emails which he has considered when formulating his recommendations. Generally, he recommended that all redevelopment references stress single family residential so that the document does not give the impression that it encourages developers. He clarified that the intention was not to change zoning: the document is meant as a guide. Mr. Houseal explained that the proposed plan has

zoning implications, but does not recommend changes; it does set up design standards for development, quality, character and materials, thereby providing a higher standard of development. During discussion of traffic signals along Ogden Avenue, it was noted that these are dictated by IDOT and not under the control of the Village of Hinsdale. Regarding the portion of the document that addresses building height and number of stories, Mr. Houseal noted that adjacent homes in the area are 2 ½ stories and there should be consistency. He recommended that the zoning code specify the exact linear feet.

Trustee Cauley expressed concern that the Amlings parcel was referred to as a key redevelopment spot. Mr. Houseal explained that it is exactly that, but the document encourages residential development.

Board discussion and consensus followed. Specific pages and sections were marked to be changed according to these recommendations.

President Woerner thanked the Trustees for their input and opened the meeting up to the audience for their comments.

Mark Gilmour of 427 N. Monroe, referenced the survey and said he appreciated the Board's forward thinking, but residents are counting on the Amlings property to be residential, he feels there are safety concerns and Monroe Street is hazardous.

Brian Joyce, 314 Bonnie Brae, expressed concern about Washington Street west to Route 83 regarding sidewalks and carriage ways. He believes this is a safety issue as Ogden Avenue is very busy and there have been several accidents where cars have gone through fences; this is the same area where sidewalks are proposed. He believes the document recommends invading people's backyards and fences and digging into utility easements because two-thirds of the homes between Washington and Madison Streets property lines extend into the area proposed for the eight feet wide carriage walk. Additionally, he believes winter plowing would be problematic, the sidewalk would be expensive to maintain, landscaping would be difficult to manage and there is no practical use for this sidewalk. He asked that the plan be clear about land acquisition and uses. Mr. Houseal clarified that there are four different sidewalk applications on the corridor, and that they already know it's impossible to install sidewalks for a variety reasons. The plan advocates no taking of private property.

Mike Nelson, 424 N. Monroe Street, stated that he appreciates that the Board has incorporated the feedback from residents and doesn't want the document to encourage zoning change.

Paul Krug, 439 N. Madison, spoke to the severe flooding problem on Madison Street, made worse by the addition of Warren Court and Warren Terrace. Residents in the area had hired a hydrologist who said it would get worse when these homes were built and the solution was to put cisterns under the raw land. Although the

Village decided not to do that at the time, Mr. Krug believes the Amlings property is another opportunity to install cisterns without impacting it's developability.

Rick Gallwas of 624 N. Madison, asked about roadway improvements. Mr. Houseal pointed out that traffic issues are multi-jurisdictional and therefore costly and are also scrutinized by 5-10-20 year plans with IDOT.

Linda Kragie, 511 Bonnie Brae, stated that she lives North of Ogden and stated that Hinsdale is a residential town, a green town, a piece of heaven. She hopes there will be no parking garages.

John Vostal, 520 Bonnie Brae asked for a final copy of the document when it is complete. He asked for clarification regarding how measurements are taken to determine height and number of stories. Mr. Bleuher stated it is measured from existing grade. It was also noted that the document has a recommended plant list.

Armondo Travelli, 521 Bonnie Brae reiterated how important it is to make sure the plan as written reinforces the residential nature of the community. He cited sections where he feels the priorities are questionable in that they seem to promote business development. He referenced right of way acquisition for sidewalks. Trustee Follett explained that the Village would only attempt to acquire property for this purpose as redevelopment would occur, it would not effect existing businesses or residences.

Dirk Landis, 618 W. North commented on the parking shifting when Amlings went out of business and he believes there will be a parking problem when Amlings is redeveloped.

There being no additional citizen comment, President Woerner asked the Board if they had any other comments. Trustee Cauley asked that regarding Bonnie Brae, the document make an affirmative statement that it won't be condemned or acquired. Mr. Houseal stated he will make the language clearer.

It was noted that the State of Illinois has the power to acquire land along the Ogden Corridor and the Village has no input on this. IDOT would engage the community at that time. It was noted that every code has a sunset clause for nonconforming uses; Amling's can't reopen at this time.

Trustee Cauley recommended that all changes to the document be listed and referred to as Exhibit A. Trustee Follett moved to **adopt the Ogden Avenue Corridor plan as amended by Exhibit A**. Trustee Cauley seconded the motion.

AYES: Trustees Follett, Cauley, Orlor, Williams, Schultz

NAYS: None

ABSENT: Trustee Smith

Motion carried.

ADJOURNMENT

Trustee Williams moved to adjourn the meeting to closed session not to reconvene according to 105 ILCS 120/2(c) Sections / (11) Litigation. Trustee Schultz seconded the motion.

AYES: Trustees Follett, Cauley, Orlor, Williams, Schultz

NAYS: None

ABSENT: Trustee Smith

Motion carried.

President Woerner declared the meeting adjourned at 8:54 p.m.

ATTEST: _____
Christine M. Bruton, Deputy Village Clerk