

**VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE MINUTES
Monday, October 22, 2007
Memorial Hall
7:30 p.m.**

Present: Chairman Michael Smith, Trustee Vic Orler, Trustee Jean Follett, Trustee Thomas Cauley

Absent: None

Staff Present: Police Chief Bradley Bloom, Deputy Fire Chief Mike Kelly, Community Development Director Tim Bleuher

Others Present: Julie Crnovich, Norm Chimenti, Earl Cowell, Jeff Finlay, Bruce George, Tory Hannon, Betsy Miller, Dennis Parsons, Karl Weber

Minutes – September 24, 2007

Trustee Follett made a motion to approve the September 24, 2007, ZPS Committee Minutes. Trustee Thomas Cauley seconded the motion. The motion passed unanimously.

Fire and Police Monthly Report - September 2007

Chief Bloom discussed the status of the temporary changes to the permit parking program and indicated that the plan seemed to be working well. Chief Bloom stated that space inventories have been taken and that ample spaces are available in the red parking areas south of the railroad tracks. Additionally, many spaces are unused north of the railroad tracks. Chief Bloom stated that we will be recommending adding 50 additional spaces for resident commuters on the waiting list and expanding the blue permit area to include areas north of the tracks including the Post Circle parking area, Symonds Drive area and Chicago Avenue area. Chief Bloom stated that a memo with the proposed adjustments will go out to Trustees in their Friday packets.

Deputy Fire Chief Kelly summarized the Police and Fire Open House and monthly Fire Department activities.

Community Development Monthly Report – September 2007

Tim Bleuher reviewed and discussed the monthly Community Development report.

Case A-29-2007: Applicant – Grace Episcopal Church – Request Special Use Permit, Planned Development, Map Amendment and Site Plan/Exterior Appearance Review

Chairman Smith gave an overview of the application and explained the order by which the Plan Commission voted on the item.

Norm Chimenti, attorney for the applicant, made a presentation to the Committee of the request and an overview of the scope of the project.

Trustee Cauley asked Mr. Chimenti as to why the project could not have the parking lot reconfigured so that it was positioned on the west side of the church structure, thereby not requiring to tear down the existing single-family home at 130 East First Street.

Bruce George, architect for the applicant, responded by stating that the church sought the creation of a main entrance that was covered from the weather and located off of the surface parking area. The only location to do so is on the east side of the existing building. Providing the parking and entrance on the west side would not work because of the internal layout of the church and educational wing. There were also budgetary issues with respect to the maintenance of the existing homes at 108, 130 and 142 East First Street in that the cost to provide maintenance has increased yearly.

Trustee Cauley stated that he understood the configuration of the main entrance and existing floor plan of the building, but did not understand the reasoning for the configuration of the surface parking lot. Trustee Cauley went on to state that he was trying to understand every issue as to why the main entrance to the church has to be located on the east side.

Bruce George responded that they would be able to create more parking spaces on the east side versus the west side.

Trustee Cauley asked Mr. George how many more spaces would be created on the east side.

Mr. George responded that approximately four more spaces would be created.

Tory Hannan, additional architect for the applicant, stated that he was personally unsure if the west side of the church could be developed with a surface parking lot and meet all of the Village's building code regulations and that the church was attempting to create a campus-like setting with the proposed site plan.

Mr. George explained that the existing drop-off and pick-up area for the preschool would not work if the parking lot were relocated to the west.

Jeff Finlay, church parishioner, stated that he had recently attended a memorial service at the church and had to make special accommodations for access to the facility as his daughter is disabled and that the new proposal would address those issues with access for those who are disabled.

Earl Cowell, neighbor to church and member of the Village's Historic Preservation Commission, referenced the church's presentation to the Plan Commission in which the number of parking spaces was contrary to existing conditions. Mr. Cowell went on to

say that he felt there was plenty of available parking on nearby streets and properties. He stated that he could understand the need to address accessibility for disabled patrons and visitors, but could not understand the drive for the new site plan with respect to parking.

Betsy Miller, church member and former preservationist, explained that the cost to maintain the historic structures as well as the church was monetarily draining. While the church has shown commitment to preservation through past practices, they are more committed to parishioners with disabilities or those who are elderly. The church spent more than a million dollars on the 142 East First property in order to preserve it and does not get recognition for that cause. If the parking lot arrangement were to be redesigned, the parents with preschoolers would be displaced and placed in harms way. Lastly, Miller stated that the church was not in the business of preservation, but in the business of community.

Karl Weber, resident and neighbor to the church, submitted to the Committee a site plan that he created locating the proposed parking area along the west side of the church. Mr. Weber stated that his plan includes a five-foot wide sidewalk that would allow safe passage for the preschool children. Mr. Weber went on to say that the church currently allows Metra commuters to use parking spaces during the day and that the proposed zoning would be inconsistent with the surrounding neighborhood. Also, mature trees would be cut down and may die during construction. The current parking arrangement works just fine in his assessment and just because other churches in the Village have utilized the planned development process that does not constitute grounds for this church to do the same.

Chairman Smith asked the project architect whether or not the 130 East First building could be saved if the majority of parking was located along the west side of the church.

Bruce George responded that it would cause further budgetary constraints to the church and the new configuration would most likely still require the 130 property to come down.

Trustee Cauley stated that the monetary issue in maintaining the 130 property was a driver for the current proposal and asked the architect if the accessibility issue could be addressed by locating the entrance on the west side.

Mr. George responded that, due to the interior existing floor plan, this would be costly and work against the church.

Trustee Cauley asked if the covered entrance would then be 10 feet from the 130 building.

Mr. George responded that it would.

Trustee Cauley asked if additional landscaping could be inserted along First Street to better screen the proposed parking area and if the parking lot could be moved back from First Street in order to be in line with the church building.

Mr. George responded that it could.

Chairman Smith closed discussion and asked to first move on the map amendment request.

Trustee Follett made note that the Committee should approve the zoning in order to clean up the church's property but that she would not support the overall plan.

Trustee Orler asked Norm Chimenti as to what happened with landmarking the church and the 142 property.

Trustee Follett mentioned that the church has an internal process in order to landmark of which they would have to submit to their own committee.

Trustee Orler stated that he would have a tough time overruling the Plan Commission vote for approval but would add a condition to landmark the structures and set back the parking area in order to provide adequate screening and save trees.

Chairman Smith agreed with Trustee Orler and stated that the church owned the property and should be allowed to develop it as appropriate to their needs. Chairman Smith went on to say that the church should work to save significant trees and landmark the appropriate buildings but understands that the 130 property is a cash drain to the church.

Chairman Orler asked Director Bleuher if the church could submit today to the department for a demolition permit for the home at 130 and if they would be allowed to cut down trees on their property as of right now.

Director Bleuher responded yes to both points.

Chairman Smith read through the standards outlined for Planned Developments within the Village's Zoning Code and mentioned that additional landscaping for screening the proposed parking lot and increasing the setback from First Street of the parking lot would play into these standards.

Norm Chimenti stated that the Village had in the past approved similar church expansions with inclusion of demolition of structures in some instances and those were approved. He went on to say that the only difference in this application was the significance of the 130 property and that they should not be penalized while they still intend on maintaining the 142 and 120 properties.

Trustee Follett responded by saying that those were different situations and that this applicant had alternative options to choose from with respect to site planning and that those did not seem to be explored. Trustee Follett went on to note that she saw no need for the additional parking and the new entrance.

Norm Chimenti stated that the church would be amenable to moving the proposed surface parking area back 25 feet from the First Street property line in order to be in line with the existing church structure and provide a better streetscape for the neighborhood. He also noted that the church would continue to explore landmarking of the 142 residence.

Chairman Smith asked the Committee if they would vote on the map amendment request in order to “clean up” the church properties. The Committee agreed and Trustee Follett made a motion for approval. Trustee Cauley seconded the motion. The application was passed unanimously in favor of the map amendment request.

The Committee then directed the applicant to provide staff with a revised site plan which would indicate increased landscaping and screening for the surface parking area and an increased setback of the parking area that would be in line with the front façade of the existing church. This plan would then be presented at the next regularly scheduled Board of Trustees meeting and all application requests would be voted on at that time.

Case A-05-2007: Applicant – Village of Hinsdale - Request: Text Amendment to Section 11-603 Planned Development and 12-206 Definitions of the Hinsdale Zoning Code

Chairman Smith provided a brief overview of the application, its process so far and the vote of the Plan Commission on the item.

Trustee Follett stated that she was concerned with the confusion of the current Planned Development process and potential legal issues with existing Planned Developments throughout the community.

Trustee Orler noted that there is currently a Zoning Code rewrite committee formed and undergoing reviewing the current code and that the responsibility of analyzing the Planned Development process should be undertaken by them. Trustee Orler went on to say that, if the existing Planned Developments within the Village are incorrect, then staff should bring back to the Committee just that solution and nothing more.

Chairman Smith directed staff to return to the Committee with a revised proposal to address existing Planned Developments. Trustee Follett made a motion to deny. Trustee Cauley seconded that motion. Motion passed unanimously.

Ordinance Amending Title 12 (Flood Control Regulations), Chapter 1 (General Regulations), by Adopting a New Section 12-1-6 (Ground Area Slope in Required Side Yards) of the Village Code of Hinsdale

Chairman Smith asked Director Bleuher to give an overview of the application.

Director Bleuher responded by stating that the proposed text amendment is to include within the Village's Municipal Code a regulation dealing with residential side yard grading that was inadvertently omitted when the Village incorporated the County's Stormwater Management Act some time ago.

Trustee Follett asked how that percentage of slope could be recommended with the Village's existing topography and that it would seem pretty steep.

Director Bleuher responded by stating that this was a practice that the Village's engineering division was currently practicing yet could not back it in Village documentation. Director Bleuher went on to state that he could not explain the engineering direction of this regulation and recommended that it be placed on the next Environment and Public Services Committee in order for the Village Engineer to provide exhibits and better in-depth explanation.

The Committee directed staff to place this application on the next regularly scheduled EPS Committee meeting.

Ordinance Allowing the Installation of a Multi-Way Stop Sign at the Intersection of Washington and Third Streets

Chief Bloom indicated that the Police Department initiated a traffic study at the intersection of Washington and Third Streets due to site obstructions that limit visibility at the intersection. At present this is a standard intersection controlled by a two-way stop sign on the Third Street approaches.

Crash data indicated that between September 2002 to September 2007 there have been six crashes at this intersection with four resulting in personal injuries. All of the crashes were right-angle accidents and resulted from vehicles on Third Street not yielding to southbound Washington Street traffic. Chief Bloom stated that a study of this intersection was conducted in 2004 and recommended no changes. The recommendation was based on the minimum vehicle volumes not being met. Additionally at that time, signage was added to the northwest corner that limited the use of parking spaces to compact vehicles in an attempt to mitigate the site obstruction.

At this time, the Police Department recommends the installation of a multi-way stop sign. Attempts to alleviate the sight obstruction caused by vehicles parked on the northwest corner with signage have not improved the visibility to an acceptable level. Crash data and personal observations proved that the site obstruction caused by parked vehicles is significant, especially for eastbound traffic on Third Street.

Trustee Follett motioned to recommend that the Board of Trustees approve an ordinance allowing the installation of Multi-Way stop signs at the intersection of Washington and Third Streets. Trustee Orler seconded. Motion passed unanimously.

Waive competitive Bids and Approve the Purchase of Two Marked Squad Cars as Scheduled Replacements from Currie Motors

Chief Bloom stated that the Village has budgeted \$55,000 for the replacement of two marked squad cars. In the past the Village has purchased replacement squad cars through a joint purchasing cooperative either through the State of Illinois or the Northwest Municipal Conference. At this time, both of these purchasing agreements have expired. Bids on a new joint purchasing contract are not due until mid-November and orders will not be accepted until at least 30 days after that. Delivery lead time can range from 90-120 days after receipt of an order.

The Police Department has two squads with mileage now over 100,000 miles which need to be replaced before significant reliability and maintenance costs are experienced. Currie Motors of Frankfort has two 2008 Ford Crown Victoria squad cars in stock that meet our specifications. They have agreed to honor the 2007 Ford Crown Victoria joint purchasing price.

Chief Bloom stated that he is requesting the committee waive the competitive bid requirements and purchase two 2008 Ford Crown Victoria Police Interceptors from Currie Motors for \$41,616.

Trustee Follett motioned to recommend that the Committee waive competitive bids and approve the purchase of two marked squad cars as scheduled replacements from the 07-08 fiscal year budget and award the purchase to Currie Motors of Frankfort, Illinois in the amount of \$41,266. Trustee Cauley seconded the motion. Motion passed unanimously.

Private Party Request to Provide Free Meter Parking for One Day from the Crawford Group Sotheby's

Chief Bloom stated that the Village has received a request from the Crawford Group Sotheby's to provide free parking for shoppers by paying the meter fees on December 13, 2007. The requestor would be responsible for supplying bags to cover and bag the meters (99 meters) and would be willing to cover the cost. Their request is for Washington Street between Hinsdale Avenue and Second Street. Last year *The Hinsdalean* purchased meters for \$2 per meter which was based on the meter rate of 25 cents for eight hours.

Trustee Orler recommended that the Village Board approve the request from the Crawford Group Sotheby's to provide free parking meters for shoppers by paying the meter fees for Washington Street between Hinsdale Avenue and Second Street on December 13, 2007. Trustee Follett seconded. Motion passed unanimously.

Discussion – Vehicle Collisions 100 block of South Washington

Chief Bloom stated that a recent collision and a letter from merchant Kate McMillan citing a high number of crashes involving vehicle v. building collisions in the 100 block of South Washington prompted a review of this area to determine the root cause and ways to prevent future such accidents. Chief Bloom reviewed a study prepared by Deputy Chief Mark Wodka.

In summary, between June 2001 and August 2007 five accidents have occurred in the 100 block of South Washington. Each collision happened on the west side of the street and involved a car jumping the curb and striking a building. Chief Bloom indicated that accidents of a similar nature have not occurred elsewhere in the business district with this frequency and this area is not unique to other areas within the business district. The Committee discussed the option that included centering the parking meters between the parking spaces or erecting barriers, such as metal or concrete. The Committee asked that the study be shared with business owners in that block. Chief Bloom stated Ms. McMillan was notified by letter that the study results would be presented at this ZPS meeting.

Adjournment

Trustee Cauley made a motion to adjourn the meeting. Trustee Smith seconded the motion. Motion carried unanimously. The meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Bradley Bloom
Chief of Police

BB/dfp