

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
Tuesday, September 17, 2013**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, September 17, 2013 at 7:34 p.m.

Present: President Tom Cauley, Trustees Christopher Elder, J. Kimberley Angelo William Haarlow, Gerald J. Hughes, Laura LaPlaca and Bob Saigh

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Finance Darrell Langlois, Police Chief Bradley Bloom, Fire Chief Rick Ronovsky, Director of Community Development Robb McGinnis, Director of Public Services George Franco, Director of Economic Development & Urban Design Tim Scott and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

President Cauley led those in attendance in the Pledge of Allegiance.

APPROVAL OF MINUTES

Trustee Elder moved to **approve the draft minutes of the regularly scheduled meeting of September 3, 2013, as presented.** Trustee Saigh seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

CITIZENS' PETITIONS

None.

VILLAGE PRESIDENT'S REPORT

President Cauley noted that tonight is new Village Manager Kathleen Gargano's first official meeting, and offered a welcome on behalf of the Board.

CONSENT AGENDA

President Cauley read the Consent Agenda as follows:

Items Recommended by Environment & Public Services Committee

- a) Ordinance Vacating Half of a Public Alley Right-of-Way Situated East and Adjoining 544 W. Seventh Street at a Purchase Price of \$7,800 (Omnibus vote) (O2013-23)

Items Recommended by Zoning & Public Safety Committee

- b) Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 46 Village Place (Omnibus vote) (O2013-24)

Trustee LaPlaca moved to **approve the Consent Agenda, as presented.** Trustee Saigh seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

ADMINISTRATION AND COMMUNITY AFFAIRS

Trustee Hughes moved **Approval and Payment of the Accounts Payable for the Period of August 27, 2013 through September 13, 2013 in the aggregate amount of \$1,974,679.92 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Elder seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

ZONING AND PUBLIC SAFETY

Ordinance Approving Site Plans and Exterior Appearance Plans for the Construction of a New Cancer Treatment Center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital (O2013-25)

President Cauley noted this item was scheduled for the Consent Agenda, but because of the import of the matter he wanted to give Trustees not on the ZPS Committee an opportunity to ask questions, if necessary. Mr. John George, Attorney for Hinsdale Adventist Hospital, began by stating that 421 E. Ogden is zoned O-3. They are not asking for height, setbacks or parking variations. All requests involving site plan and exterior appearance were unanimously approved by the Plan Commission. The proposed project has been well received and there have been no objections. Mr. Kevin Harney, architect, gave a power point presentation which illustrated many of the details of the project; the project meets or exceeds all minimum setbacks for parking and building lot depth and width, there is 43% lot coverage and noted that 50% is allowed. All engineering aspects will meet Hinsdale requirements and standards for storm water management. No burden is perceived on the utilities. The building is designed to enhance the natural features of the site and will be an asset to the Village as well as the hospital. It is a park like setting designed to be visually pleasing for the patients and visitors. There will be landscaping to shield parking which exceeds landscaping requirements. There will be an enhanced buffer between the Cancer Center and relocated Spinning Wheel Road. Spinning Wheel Road currently exits to Ogden Avenue, but will be reconfigured to come out and connect to Salt Creek Lane resulting in a safer condition at that intersection. This reconfiguration will also enhance the entry into Hinsdale. The floor plan is 54,000 square feet, it is a two-story building; the second floor has a smaller footprint. The building is under maximum FAR for the site. Village code states that 46' is the allowable height, this building comes in at 44.9'. The materials used are a stone product, which gives texture to the building and harkens back to materials currently used in Hinsdale. The brick used will be scaled to give a residential feel to the facility and glass is used to break down the building mass. He illustrated these aspects with computer generated views of the buildings. He noted that the building will also present well at night.

President Cauley asked about the signage issue. Director of Community Development Robb McGinnis explained that has been resolved. The sign package was addressed separately at the Zoning Board of Appeals and is scheduled for final approval by that body tomorrow night. Trustee Hughes asked about storm water impact and changes in drainage patterns. Mr. Harney said this was evaluated based on updated flood boundaries; they will work with the Village and plans will be submitted to Village for approval. However, they have created a basin at the corner of Ogden Avenue and Salt Creek Lane which is the low point of the site. This will utilize any waters as a feature and will be a wet retention area, deep

enough to hold the necessary amount of water. Additionally, they will create berming in the area which will help retain water, too. The pond will be a year-round feature, will be aerated and will include a fountain to keep water circulating. Mr. Harney noted that this spot is currently a gravel lot where there used to be a building. Mr. McGinnis noted that the project will have to conform to all DuPage County regulations and the basin will have to be designed for compensatory storage, however, some of these decisions are yet to be made. He further noted that no standing water has been called to the Village's attention in the recent heavy rains. Trustee Angelo noted this extensive facility will encompass the former hospital helipad. The urgency to approve the relocation of the helipad at the time of the approvals for the new Patient Pavilion may not have been as urgent as presented at that time.

Trustee Saigh moved to approve **Ordinance Approving Site Plans and Exterior Appearance Plans for the Construction of a New Cancer Treatment Center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital.** Trustee Elder seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

President Cauley thanked hospital personnel for coming forward with a project of this magnitude that conforms with our Zoning Code.

ENVIRONMENT AND PUBLIC SERVICES

Approve the Issuance of a Purchase Order to Homer Tree Care, Inc. in the Amount of \$19,000 for Tree and Stump Removal

Trustee LaPlaca explained that more trees have been removed due to the emerald ash borer than anticipated and budgeted for, as a result there are a lot of stumps that need to be removed. Some will be removed by in-house personnel, but because of the size of others a contractor is required. This was not a Board action item at EPS, however, there is a contract with Homer Tree Care that needed to be reapproved for the additional monies. Trustee LaPlaca moved to **Approve the Issuance of a Purchase Order to Homer Tree Care, Inc. in the Amount of \$19,000 for Tree and Stump Removal.** Trustee Elder seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Trustee LaPlaca noted that we will be conscious of this matter when budgeting for next year.

206 N. Washington Street

President Cauley commented that this item is not on the agenda and is for informational purposes only. He stated that in February it came to the Board's attention that this beautiful, 122 year old home was finally sold and there was talk of tearing it down. The home has no historic designation, so the Village cannot stop the new owner from tearing it down and building a new home, but what we can do is work with the owner and his architect and grant reasonable variances for FAR and lot coverage what would enable the existing structure to remain, but be modified to better meet today's expectations and lifestyles. Mr. Mike Abraham, the architect for the homeowner, is present tonight to discuss the design plans which will allow the homeowner to maintain the existing structure.

President Cauley explained that any FAR and lot coverage variances will ultimately need Village Board approval, but there would be a public hearing and a recommendation from the ZBA prior to Board approval. Mr. Abraham and the homeowner would like some preliminary views of the Board on his design and the request for variances before they go through the process with the ZBA. President Cauley has discussed this matter with ZBA Chair Debra Braselton. It is President Cauley's understanding that the design will call for 1,200 square feet over allowable FAR; this is about an 18% increase in FAR. Further, the design involves a variance of 72 square feet of additional lot coverage.

Mr. Mike Abraham, architect, addressed the Board with drawings to illustrate the existing structure and proposed changes. Mr. Abraham explained to the Board that he did a lot of research on houses of this vintage with the goal to preserve the existing house and do compatible additions with appropriate materials. He made note of an existing detached garage which was originally a horse carriage. It is the size of a three-car garage, but it is only 18 ½ feet deep and is oriented in such a way that makes parking cars difficult. There are no issues with setbacks on this structure, but they are trying to attach a usable garage to the house facing the alley. However, when you do that you lose the FAR bonus. The house is designed with an attached garage. It can be built as an open covered space so as not to lose the 550' square feet FAR bonus, but the owners would prefer an enclosed garage, as

a modern amenity. He noted that even without the garage they are still 238' square feet over allowable FAR.

President Cauley asked the Board if they think this is worth sending to the ZBA. Trustee Elder asked about the preservation aspect. Mr. Abraham stated as it exists there are non-compatible additions; they intend to make it uniform and period appropriate. Also clarified was that the proposed attached garage is only a two-car garage and the coach house is about 1,100' square feet. Trustee LaPlaca commented that if it is important to preserve the back building, an argument could be made that it doesn't count toward FAR. She also noted the Board wants to preserve homes and reasonable accommodations seem acceptable. The Board was sympathetic to the proposal. President Cauley appreciated the owner's cooperation to make this house stay.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

STAFF REPORTS

No reports.

CITIZENS' PETITIONS

Mr. Tony Kremer, veterinarian and one of the owners of the Hinsdale Veterinary Hospital and Mr. Jason Sanderson, builder, addressed the Board. Mr. Kremer stated his vision was to turn around a dying business and bring a world class facility to Hinsdale. In the 5 ½ years he has owned the business, he has worked hard to build the business; he has extended the hours and is open seven days a week. He is at a critical point with the building, as it no longer meets their needs. He is willing to inject capital into this building, but it is a legal non-conforming property and it butts up against residential properties. He has, however, support from the neighbors and a petition signed by over 700 people in support of remaining on the current site. He wants everybody to know what he is trying to do, but he wants some help. The ZBA approved his application to sell off the four lots that comprise the existing site. He is looking for a site to relocate in Hinsdale and would prefer to stay on Ogden Avenue, but not having any luck. Mr. Sanderson spoke to the caliber of facility they want to bring to the community. He described the quality of materials used in previously built facilities and their intent to use them in Hinsdale. He noted that the existing facility doesn't keep up with client expectations. Mr. Sanderson stated that staff has

explained that they would need a map amendment to change the zoning from residential to commercial to make this current site buildable.

President Cauley explained that there is a process that needs to be adhered to for a map amendment which includes a public hearing at the Plan Commission. Mr. Kramer asked for some indication from the Board as to whether or not they think a map amendment would be approved. President Cauley reiterated there is a process to be followed, but cautioned Mr. Kramer that the bar is set very high to re-zone property.

Director of Economic Development and Urban Design Tim Scott provided the Board with a memo updating the progress on the Burlington wall and remarked that more of the existing stone would be recycled into the new wall than was originally expected.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Elder **moved to adjourn the regularly scheduled meeting of the Village Board of Trustees of September 17, 2013.** Trustee Saigh seconded the motion.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 8:40 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk