

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
March 18, 2014**

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, March 18, 2014 at 7:35 p.m.

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

Absent: Trustee Christopher Elder

Also Present: Village Manager Kathleen A. Gargano, Village Attorney Lance Malina, Assistant Village Manager/Finance Director Darrell Langlois, Director of Community Development Robb McGinnis, Village Engineer Dan Deeter, Director of Public Services George Franco and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

There being no changes or corrections to the draft minutes, Trustee LaPlaca moved to **approve the draft minutes of the regularly scheduled meeting of March 4, 2014, as presented.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Elder

Motion carried.

CITIZENS' PETITIONS

None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROPOSAL TO SELL BONDS OF THE VILLAGE IN THE AMOUNT OF NOT TO EXCEED \$2,100,000 FOR CERTAIN IMPROVEMENTS TO THE WATERWORKS AND SEWERAGE SYSTEM OF THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, REPLACING CERTAIN WATER METERS IN AND FOR THE VILLAGE, AND IMPLEMENTING AN AUTOMATED WATER METER READING SYSTEM FOR ALL WATER SERVICE ACCOUNTS OF THE VILLAGE

President Cauley introduced the item and Assistant Village Manager/Director of Finance Darrell Langlois explained the purpose of the bond issue. President Cauley opened the public hearing on the matter. There being no comments, Trustee Saigh moved to close the **Public Hearing to Receive Public Comments on the Proposal to Sell Bonds of The Village in the Amount of not to exceed \$2,100,000 for Certain Improvements to the Waterworks and Sewerage System of The Village, Including, but Not Limited To, Replacing Certain Water Meters In And For The Village, And Implementing An Automated Water Meter Reading System For All Water Service Accounts of The Village.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Elder

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley announced that the draft FY2014-15 budget was distributed today and will be on the Village website tomorrow. Finance Commission review is scheduled for March 25th. The Board will review at their meeting of April 8th for adoption on April 29th. One issue addressed in the budget is the roads. He explained that five years ago we adopted a 20 year Master Infrastructure Plan (MIP). Residents can check our website to see what work is scheduled to be done. The Board has stuck to the plan since adopted, but this year's extreme weather has made roads worse. Additionally, there were many water main breaks at a repair cost of between \$3,000 and \$12,000 per break. The EPS Committee discussed this situation and recommend we do more work on the roads than is scheduled in the MIP. We want to do an additional \$940,000 worth of street repairs, keeping in mind that we want to keep borrowing to a minimum, don't want to take on more work than can be supervised, nor make it difficult to travel around the Village because the roads are torn up. The

condition of the road and volume of traffic will factor into which additional roads are repaired. The specific streets will be posted on the website.

He also made mention of the 5-year Capital Improvement Plan (CIP) which includes items other than road and sewer. This very useful document is also on the website and he recommended residents review. Trustee LaPlaca noted that the additional road work President Cauley referenced earlier is in addition to normal in-house maintenance to pot holes or patching. It was noted that \$50,000 is earmarked for in-house patching. Director of Public Services George Franco said he will provide a map at the next EPS meeting illustrating the location of these road repairs.

CONSENT AGENDA

President Cauley read the Consent Agenda as follows:

Recommended by Zoning & Public Safety Committee

- a) Ordinance Approving a Special Use Permit for a Personal Training/Fitness Facility on the Second Floor, at the Property Located at 35 E. First Street (Omnibus vote) (O2014-09)

Recommended by Environment & Public Services Committee

- b) Ordinance Vacating Half of a Public Alley Right-of-Way Situated South and Adjoining 746 W. Hinsdale Avenue at a Purchase Price of \$13,500 (Omnibus vote) (O2014-10)
- c) Award the Engineering Services for Construction Observation of the 2014 Reconstruction Project to James J. Benes & Associates the Amount Not to Exceed \$151,883 (Omnibus vote)
- d) Award the 2014 Reconstruction Project to John Neri Construction Company, Inc. in the Amount Not To Exceed \$3,638,571 (Omnibus vote)
- e) Award the Engineering Services for Construction Observation of the Woodlands Phase 2 Project to HR Green, Inc. in the Amount Not to Exceed \$179,360 (Omnibus vote)
- f) Award the Woodlands Phase 2 Construction Project to John Neri Construction Company, Inc. in the Amount not to Exceed \$3,118,004.75 (Omnibus vote)
- g) Resolution for Maintenance of Streets and Highways by Municipalities under the Illinois Highway Code (Omnibus vote) (R2014-05)
- h) Award of Bid #1553 for Custodial Services, Year 1, to All Cleaners, Inc. in the Amount of \$64,392 (Omnibus vote)

Trustee LaPlaca noted that Item G is for the 50/50 sidewalk plan. Trustee LaPlaca moved to **approve the Consent Agenda, as presented.** Trustee Saigh seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Elder

Motion carried.

ADMINISTRATION AND COMMUNITY AFFAIRS

Accounts Payable

Trustee Haarlow moved **Approval and Payment of the Accounts Payable for the Period of March 1, 2014 through March 14, 2014 in the aggregate amount of \$1,145,369.51 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Elder

Motion carried.

ENVIRONMENT AND PUBLIC SERVICES

No report.

ZONING AND PUBLIC SAFETY

Approval of an Ordinance Approving Site Plans/Exterior Appearance Plans for the Screening of Mechanical Equipment at 40 S. Clay Street

President Cauley said this comes before the Board with a 3-1 vote from ZPS to deny. The issues of concern were 1) screening, 2) height of equipment, and 3) noise. He reminded the Board the only issue before them tonight is the screening. He noted that the height is no greater than other equipment on other buildings. Standard equipment is proposed. One of the limitations is the flat roof of the building and the height of the ceilings which prohibits interior duct work. As a result, these mechanicals have to be installed on the roof. With respect to the noise, the reported high pitched sound is from the pharmaceutical fans inside the building.

Diane Menza, agent for the owners of building, addressed the Board stating the noise issue came up as early as September and October. They hired professionals to

take sound readings. At 55 decibels (dB), they were the lowest they could find in any community. She further explained that at ground level by the Murray's property the reading was 52dB. To give these numbers context she reported a whisper is 30dB, normal conversation is 60dB, and a refrigerator is 50dB. The impact of screening panels will be to deflect and disburse the sound. There are two small pharmacy fans yet to be installed which will also be displaced and deflected. Mr. John Pacini, general contractor on the project, explained Westside Mechanical Engineers will fabricate sheet metal enclosures around the fans; at the top will be a hood to reflect sound down. He is confident this system will achieve the desired result. Mr. McGinnis confirmed that staff has determined the motor hum they heard has been isolated to the pharmacy fans not the roof top units. The exhaust fans are on the roof.

Mrs. Janice Murray, 34 S. Madison Street addressed the Board. She thanked Ms. Menza and her team for coming to the table. She is still concerned about the air conditioner compressors; that the sound will double when the east wing units are installed.

Ms. Menza said she has learned through this process that sound doesn't double, it reaches a threshold. Additionally, her mechanical engineer has informed her that the newer units are more efficient and no louder than the ones closer to the Murray's house. The property owner has made a commitment to turn the air conditioner units off as much as possible with programmed shut-offs. Yet to be installed is the MRI equipment. Mr. McGinnis said there is a compressor, but it too will be screened behind proposed panels. Ms. Menza says there are two units on the roof of the west building, but only one runs at a time, like a backup, and only during normal business hours.

Trustee Saigh moved to approve to **Ordinance Approving Site Plans/Exterior Appearance Plans for the Screening of Mechanical Equipment at 40 S. Clay Street**. Trustee Haarlow seconded the motion.

Trustee LaPlaca asked that Ms. Menza continue to work with the Murrays and make good faith efforts with respect to the neighbors. Trustee Haarlow commented that given the chronology the building owners and agents have been accommodating in a difficult situation. Trustee Saigh commended Ms. Menza for her forthright and thorough answers and responsiveness to neighbor, resident and Trustee concerns.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Elder

Motion carried.

**Approval of an Ordinance Approving Site Plans/Exterior Appearance
Plans for the Exterior Modifications and Façade Improvements at
901 N. Elm Street**

President Cauley introduced this item stating it comes to the Board from ZPS with a 3-1 vote to approve. He has spoken with the Trustees individually about this property; one concern is the synthetic turf surface in front of the building on Elm Street. His view is that this proposal is inconsistent with the style of building and the other buildings in the office park. The playground on the west side is problematic.

Trustee Saigh moved **Approval of an Ordinance Approving Site Plans/Exterior Appearance Plans for the Exterior Modifications and Façade Improvements at 901 N. Elm Street.** Trustee Haarlow seconded the motion.

Trustee Haarlow noted that he was the dissenting vote at ZPS. Basically, his objection is to the aesthetic of the plans; a play lot in front of a building facing Ogden Avenue is inconsistent with the rest of the office park. The changes in the back of the building are also incongruous with the rest of the building providing no aesthetic continuity. Therefore, in his opinion, site plan review criteria has not been met.

Trustee Saigh said at ZPS they focused on ADA improvements and considered the landscaping changes an improvement. Since that discussion, he has concerns about the synthetic surface of the playground and suggested it be moved to the northwest corner of the building. However, overall he likes the new use of the building. Trustee Angelo was struck as to how close this play area is to a most highly trafficked street; exhaust fumes would preclude a play area here.

Mr. Seamus Byrne of Byrne Design, LLC., architect for the project, addressed the Board. He explained an outdoor play area for a day care facility is essential. He noted that the client would prefer to install wood chips instead of synthetic turf, and would happily make that change. The playground is set back as far as possible and over 200' feet from the center of Ogden Avenue. At the southwest corner, all play elements are low and less visible because of distance from street and landscaping barriers. The building itself screens it from Ogden, too. They did not want to interfere with existing parking spaces because the zoning code requires a certain number. Further, the size of the play lot is dictated by the capacity of children served (in this case, approximately 200) and square footage of the facility as required by State law. The proposed facility is only slightly larger than what currently exists on Clay Street. Discussion followed regarding the accuracy of the measurement of the 200' feet from Ogden Avenue. Trustee Saigh suggested there might be some flexibility on the parking spaces; Director of Community Development Robb McGinnis said he would have the Village Planner look into this.

The owner said they would have no trouble eliminating the parking spots if Village code permits. President Cauley recommends going back to a more Colonial style and moving the play area to the rear of the building. Discussion followed regarding the look of the rear entrance. Regarding the proposed doorway arch, the property owner, Mr. Anthony Davidson, said they are trying to pull in architectural elements from the last renovation in this office park. He also reiterated that this is not the front door of the building, and as such felt some coverage at this entrance and swing doors are more functional for strollers, overall safety and maintenance. Trustee Hughes commented that in his opinion, these buildings aren't that special and he can see that this proposal might be better. Irrespective of aesthetics, President Cauley stated the Board agrees the play area should be further back. Mr. McGinnis noted the Board doesn't have the benefit of the master plan for the campus. The applicant agreed to redesign the proposal and take it back to Plan Commission. The Board agreed that the item could come directly to the Board without Committee review next time. No vote was taken on the motion on the floor.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No report.

STAFF REPORTS

Village Manager Kathleen Gargano noted that the contents of the budget binder is different this year; each department has included their goals and objectives as tied to the budget and activity measures which are tallies of actual department activities. Also included are department activity measures, which will impact future business decisions. She thanked the department heads and staff for their extra work, as these were included with a short turn-around time. She noted this is a work in process and would welcome Board comments. Additionally, behind the corporate revenues is a new item debt summary. She believes it is a good idea for the Board and the community to be reminded of existing debt. Not included, but forthcoming is an executive summary, which will include an overview of key indicators, but is still being worked on by she and Mr. Langlois.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board and no need for a Closed Session, President Cauley asked for a motion to adjourn. Trustee Hughes **moved to adjourn regularly scheduled meeting of March 18, 2014.** Trustee Saigh seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Elder

Motion carried.

Meeting adjourned at 8:48 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk