

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
REGULARLY SCHEDULED MEETING  
September 16, 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, September 16, 2014 at 7:30 p.m.

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

Absent: Trustee Laura LaPlaca

Also Present: Assistant Village Manager/Finance Director Darrell Langlois, Police Chief Brad Bloom, Fire Chief Rick Ronovsky, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Franco, Director of Parks & Recreation Gina Hassett 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 specially scheduled meeting of August 5, 2014, as presented.** Trustee Saigh seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow and Saigh

**NAYS:** None

**ABSTAIN:** Trustee Hughes

**ABSENT:** Trustee LaPlaca

Motion carried.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

President Cauley made the following recommendation to the Board:

Zoning Board of Appeals

Mr. Keith Giltner to the Vice-Chairman of the ZBA replacing Mr. Bob Neiman.

Trustee Haarlow moved to **approve the appointment to Boards and Commissions as recommended by President Cauley.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

### **PROCLAMATION IN SUPPORT OF CONSTITUTION WEEK**

President Cauley read the Proclamation in Support of Constitution Week.

### **CITIZENS' PETITIONS**

None.

### **VILLAGE PRESIDENT'S REPORT**

None.

### **CONSENT AGENDA**

President Cauley read the Consent Agenda as follows:

#### **Environment & Public Services Committee**

- a) Resolution Approving and Accepting A Plat of Consolidation To Consolidate The Properties Commonly Known As 217 – 227 W. 55<sup>th</sup> Street In The Village of Hinsdale, County of DuPage (Omnibus vote) (R2014-11)
- b) Award the Crack Sealing and Seal Coating Services Project to Patriot Pavement Maintenance in the Amount Not To Exceed \$30,000
- c) Award Bid #1575 for the service of street sweeping to DeJana Industries, Inc. in the year 1 bid estimated amount of \$33,521.60
- d) Award of bid #1576 for Sewer Cleaning, Root Cutting and Televising to National Power Rodding, Inc., in the comparison bid price of \$46,500, not to exceed the budgeted amount of \$43,000

#### **Administration & Community Affairs Committee**

- e) Approval of a License Agreement for Use of a Portion of the Village Right-of-Way for Installation and Maintenance of Landscaping and a Temporary Ice Rink at the Property Adjacent to 655 Harding Road, Hinsdale Illinois
- f) Approve the Closure of South Clay Street from Fourth Street South to the Area Adjacent to St. Isaac Jogues Parking Lot on October 18, 2014
- g) Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Hinsdale (Omnibus vote) (O2014-27)

- h) Award of Bid #1574 in the amount of \$141,006 to Kenneth Company for completion of the Peirce Park Playground Replacement Project
- i) Accept and Place on File the Post-Issuance Tax Compliance Report  
**Zoning & Public Safety Committee**
- j) Ordinance Approving Site Plans and Exterior Appearance Plans for the Exterior Modifications and Façade Improvements at 907 N. Elm Street (Omnibus vote) (O2014-28)
- k) Ordinance Approving Site Plans and Exterior Appearance Plans for Façade Improvements at 54 S. Washington Street (Omnibus vote) (O2014-29)
- l) Ordinance Approving Site Plans and Exterior Appearance Plans for Façade Improvements at 112 S. Washington (Omnibus vote) (O2014-30)
- m) Ordinance Approving a Special Use Permit for a Personal Training/Fitness Facility at the Property Located at 230 E. Ogden (Omnibus vote) (O2014-31)

Upon satisfactory clarification of several of the items, Trustee Hughes moved to **approve the Consent Agenda, as presented.** Trustee Saigh seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

## **ADMINISTRATION AND COMMUNITY AFFAIRS**

### **Accounts Payable**

**Approval and Payment of the Accounts Payable for the Period of August 2, 2014 through August 29, 2014 in the aggregate amount of \$1,883,385.57 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk**

Trustee Angelo moved **Approval and Payment of the Accounts Payable for the Period of August 2, 2014 through August 29, 2014 in the aggregate amount of \$1,883,385.57 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 and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

**Approval and Payment of the Accounts Payable for the Period of August 30, 2014 through September 12, 2014 in the aggregate amount of \$2,199,713.75 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk**

Trustee Saigh moved **Approval and Payment of the Accounts Payable for the Period of August 30, 2014 through September 12, 2014 in the aggregate amount of \$2,199,713.75 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 Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

**Approval of the Closure of Village Place Adjacent to Hinsdale Bank & Trust on October 11, 2014, from 8:00 a.m. until 3:30 p.m. for Hinsdale Bank & Trust's Annual Oktoberfest**

President Cauley explained this item came in after the Administration & Community Affairs (ACA) meeting, otherwise it would have appeared at Committee first.

Trustee Hughes moved **Approval of the Closure of Village Place Adjacent to Hinsdale Bank & Trust on October 11, 2014, from 8:00 a.m. until 3:30 p.m. for Hinsdale Bank & Trust's Annual Oktoberfest.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

**ENVIRONMENT AND PUBLIC SERVICES**

**Authorization from the Village of Hinsdale, DuPage and Cook Counties, Illinois, to Submit an Application for 2015 Community Development Block Grant ("CDBG") Funds and, if Funded, to Execute the Agreement and Abide by its Terms (R2014-12)**

Assistant Village Manager/Finance Director Darrell Langlois explained there is work budgeted related to Memorial Building improvements downstairs in Community Services and the elevator, which may be eligible for 50/50 grant funding. However, Board

approval is needed to move forward with the grant application. Trustee Saigh moved **Authorization from the Village of Hinsdale, DuPage and Cook Counties, Illinois, to Submit an Application for 2015 Community Development Block Grant (“CDBG”) Funds and, if Funded, to Execute the Agreement and Abide by its Terms.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

### **ZONING AND PUBLIC SAFETY**

#### **Approve an Ordinance Approving the Withdrawal by the Village of Hinsdale from Southwest Central Dispatch (SWCD) and Southwest Central 911 System Effective April 30, 2015 (O2014-32)**

President Cauley introduced the item and provided background on the matter. He explained that the Village used to have in-house 911 services, however, as a cost-saving measure in 2010, this service was outsourced to Southwest Central Dispatch (SWCD). SWCD was the best candidate at the time and they were the providing services to Clarendon Hills, with whom we were consolidating other services. The Village is less than happy with the service delivery of SWCD. As a DuPage County community, our wireless fees go directly to DuPage County, however, the wireless fees of Cook County communities go directly to SWCD. In order to make up for this lost income, SWCD is intending to charge a substantial surcharge to DuPage County municipalities. Also worth noting, if Hinsdale withdraws now, we will not be responsible for a share of SWCD substantial proposed capital expenses. The Village is considering DuComm, a DuPage County service center which would be \$50,000 more per year, but still less than the proposed surcharge. The ordinance before the Board only allows the Village to put in notice to withdraw. Our contract is up in April 2015 which still allows plenty of time to look at options. Trustee Saigh moved to **Approve an Ordinance Approving the Withdrawal by the Village of Hinsdale from Southwest Central Dispatch (SWCD) and Southwest Central 911 System Effective April 30, 2015.** Trustee Elder seconded the motion.

Police Chief Bloom noted that if we rescind our notice to withdraw, the Village would pay an additional \$500.00 per month. If notice is rescinded later than January 2015, the Village would need to reapply as a new member. President Cauley said we will explore alternatives; however, the window for us to withdraw is closing rapidly.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca  
Motion carried.

## **REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

Mr. John Karstrand, Chair of the Economic Development Commission (EDC), updated the Board on the new advertising campaign for this year and reported that they are already working on the annual Christmas promotion.

Ms. Jan Anderson, President of the Chamber of Commerce, addressed the Board stating that September 19<sup>th</sup> and 20<sup>th</sup> is the Annual Merchants Garage Sale. She thanked Public Services for the use of their facility. She also thanked the Village and staff; Police, Fire, Public Services and Parks and Recreation for their help with the 12<sup>th</sup> successful season of Uniquely Thursdays. There will be a wrap-up party and 90<sup>th</sup> Chamber Anniversary party on October 29<sup>th</sup>, all are welcome. She mentioned that the downtown Chamber office is being renovated and Chamber staff is currently working at KLM; she says they love the location and commented on what a beautiful asset KLM is for the community.

Trustee Hughes said there had been a discussion at ACA regarding the treatment of deductions from payroll for Health Savings Accounts (HSA), which is handled differently for Police and Fire than other staff. Committee would like to harmonize that. Trustee Hughes reported he will work with the Finance Commission to determine costs.

Trustee Saigh stated the next Zoning & Public Safety meeting is Monday, September 22<sup>nd</sup>. There will be more information regarding the move away from SWCD and an update from Police Chief Bloom and Director of Economic Development Tim Scott on parking initiatives.

## **OTHER BUSINESS**

### **Presentation of Proposed Development at 336 East Ogden Avenue**

Mr. John George, attorney representing the owner of the property and the company wishing to develop the site with a Fitness Formula Club, addressed the Board. He introduced Mr. Joseph Antunovich, architect for the project; Mr. Gale Landers, Founder and CEO of Fitness Formula; and their traffic engineer, Mr. Michael Workman. Mr. George explained they have not submitted any paperwork on this matter yet. The property is vacant now, and has been for a number of years. A portion at the south end would need to be rezoned from residential to B-3; it would require a special use and might require a text amendment to allow a drive-through for Starbucks. There are a number of zoning changes to be filed in order for the building to be built, but he believes the \$23 million project has merit. He is hoping to get a sense tonight from the Board if this will be well received by the Village of Hinsdale.

Mr. Landers addressed the Board and provided information about his 30 year old company. He is the sole owner of nine Fitness Formula Clubs (FFC) in the Chicago area. He chooses sites that he believes can thrive in high end residential and business areas in sophisticated

markets. He pointed out this is a club and not merely a gym; FFC stresses not only fitness, but overall wellness and a sense of community.

Mr. Antunovich stated his aesthetic for the design of the building embodies the elements that Hinsdale residents prize. The proposed building is two stories and 58,000 square feet, set back over 100 feet from the center line of Ogden Avenue. There will be 307 parking spaces hidden under the second story of the building. There will be about 3,000 square feet of retail space within the health club providing a sales tax benefit to Hinsdale. They would plant mature street trees and substantial landscape screening for the neighbors to the south. The facility would include a gym, yoga and Pilates areas, a fitness area, swimming pool and community areas. The building is 35' in height, and completely screened. Mr. Antunovich assured the Board they would be respectful of neighbors in every regard and he believes the design of the building would be uplifting for this part of Ogden Avenue.

President Cauley asked about the rezoning of the one residential lot to the south. Mr. Antunovich replied there is no house on this property. The house that does exist to the south is 100' feet from the proposed building. They will reach out to this neighbor when appropriate. In terms of hours of operation, Mr. Landers stated they would like to be open 24/5, but it doesn't need to be and, in fact, varies at his other facilities. He said they expect \$400,000-\$500,000 per year in retail sales in addition to the \$2 million anticipated from the Starbucks. He noted the Starbucks would be re-located from the Whole Foods at 500 E. Ogden Avenue.

President Cauley reiterated his main concern is lost sales tax revenue. Hinsdale has very few parcels that can generate sales tax revenue for the Village. Mr. George agreed, but asked that the Board also consider the real estate taxes; current revenues are now 7% of \$58,000. This project will increase real estate tax income substantially and the schools will also benefit. Trustees highlighted concerns about proximity to residents, sales tax revenue issues, traffic, stormwater drainage, noise, light, parking and landscaping. Trustee Hughes commented that he is favorably disposed to the project because of the strong amenity value to the Village. He sees the scarcity value of this property, but there is an opportunity cost; we have an empty lot and no one else has come forward. He believes this proposal provides real, tangible value to most residents. Trustee Haarlow agrees on the amenity value and acknowledged the appeal of this high caliber product. However, the zoning issues are real and the proximity of this intensive use to residential areas could be problematic. He believes it is important to consider long term fiduciary responsibility to the Village and he would need to see compelling numbers regarding sales tax revenues.

Mr. George thanked the Board for their time and permitting this presentation; it is good to know where they stand. They will determine whether or not to move forward based on tonight's comments.

Mr. Rick Brandstatter, the director of real estate for Napleton Porsche, addressed the Board asking them to consider the realities dictated by the site. In his opinion, the site is not big enough for most car dealerships because of inventory requirements or grocery stores because of necessary parking. Discussion followed regarding the realities of car

dealerships and inventory. He believes a CVS or a Walgreens were options at one time, but no longer. He stated that casual dining stores, some with drive-ins, might be an option. He believes the Formula Fitness Club is a clean, healthy use of the property and cautioned that a car dealership might not really be what the Board is looking for as it, too, could negatively impact neighbors in terms of aesthetics, noise and lighting, etc.

### STAFF REPORTS

None.

### 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 the regularly scheduled meeting of the Hinsdale Board of Trustees of September 16, 2014.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee LaPlaca

Motion carried.

Meeting adjourned at 9:16 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk