

**VILLAGE OF HINSDALE  
SPECIAL MEETING OF THE  
VILLAGE BOARD OF TRUSTEES  
August 9, 2016**

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley on Tuesday, August 9, 2016 at 7:33 p.m.

Present: President Tom Cauley, Trustees Christopher Elder, Neale Byrnes, Luke Stifflear, Gerald J. Hughes, Laura LaPlaca and Bob Saigh

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Finance Director Darrell Langlois, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Kevin Simpson, Fire Chief Rick Ronovsky, Director of Public Services George Peluso, Director of Community Development/Building Commissioner Robb McGinnis, Village Planner Chan Yu, Village Engineer Dan Deeter, Administration Manager Emily Wagner, Management Analyst Suzanne Ostrovsky and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

Trustee LaPlaca suggested a change to the minutes. Trustee Elder moved **approval of the minutes of the special meeting of July 12, 2016, as amended.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

There being no changes to the draft minutes, Trustee LaPlaca moved **approval of the closed session minutes of July 12, 2016, as presented.** Trustee Saigh seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## CITIZENS' PETITIONS

**Ms. Laura Running, 22 S. County Line Road**, addressed the Board regarding the new Sedgwick (Hinsdale Meadows) proposal, and outlined the history of the property in terms of zoning. She stated this is the third attempt to allow dense cookie cutter tract housing with no meaningful green space. She asked what the developer is offering Hinsdale in exchange for denser housing without architectural distinction. She referenced the public record with respect to adverse traffic patterns, and the additional burden to schools. She believes Hinsdale should insist developers cannot 'free ride' on the character of the Village without giving back something of value to the community.

## VILLAGE PRESIDENT'S REPORT

No report.

## POLICE DEPARTMENT RECOGNITION

President Cauley announced the retirement of Sergeant Tim Lamb after 28 years of service to the Village of Hinsdale. He listed his achievements and thanked him for his service to the Village. He also announced the promotion of Kevin Susmarski to sergeant. He read his biography and administered the Oath of Office.

## APPOINTMENTS TO BOARDS AND COMMISSIONS

President Cauley asked for a motion to approve the following appointments:

### Historical Preservation Commission

- Mr. John Bohnen appointed to a 3-year term as Chair through April 30, 2019
- Mr. Frank Gonzalez re-appointed to a 2-year term through April 30, 2018
- Mr. Tom Willett appointed to a 3-year term through April 30, 2019

### Plan Commission

- Ms. Julie Czrnovich re-appointed to a 3-year term through April 30, 2019
- Mr. Jim Krillenburg re-appointed to a 3-year term through April 30, 2019

### Park & Recreation Commission

- Mr. Steve Keane re-appointed to a 3-year term through April 30, 2019
- Mr. Darren Baker re-appointed to a 3-year term through April 30, 2019

### Police Pension Board

- Mr. Donald Klink re-appointed to a 2-year term through April 30, 2018

Trustee Hughes moved to **approve the appointments as recommended by the Village President**. Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

President Cauley thanked those individuals who serve on Village Boards and Commissions; they provide a very important function.

## **FIRST READINGS - INTRODUCTION**

### **Administration & Community Affairs (Chair Hughes)**

a) **Accept and Place on File the Post-Issuance Tax Compliance Report**

President Cauley introduced the item and explained the Village does this every year as it is required by State statute.

The Board agreed to move this item to the Consent Agenda of their next meeting.

### **Zoning & Public Safety (Chair Saigh)**

b) **Approve a Referral to the Plan Commission for a hearing and consideration of a text amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres**

President Cauley introduced the item and commented this is the third time the Board has talked about this item, and this is the first time there has been an objection. He noted the overwhelming community support for empty nester housing. He explained that if people want a lower price point, it results in a project with more density. The item before the Board tonight is a referral to Plan Commission; a concept plan only is provided at this time, not a detailed plan, so that the developer does not have to spend a lot of money until they have direction from the Village. The Plan Commission will advise changes for a final plan.

He explained to the Board that they should voice the issues they believe are relevant for the Plan Commission to address, and he expressed his concerns regarding age-targeted vs. age-restricted housing. The community has expressed a need for empty nester housing, and he wants to ensure these units are preserved for empty nesters. Trustee Stifflear agrees, and believes something should be given back to the community, such as green space or the preservation of empty nester housing. He noted the literature provided by the developer references the fine school system. Trustee Elder wants the goal to be age restricted housing. Trustee Byrnes urged the Plan Commission to look at the benefit to the Village. Trustee Hughes commented the law says age-restricted housing is 'dodgy', but they have carved out an exception. This makes him uneasy and he doesn't believe this is what good communities do. Discussion followed. Trustee Hughes further commented he doesn't believe there needs to be 'horse-trading'; this is not a bargaining situation. In fact, R-2 might never have made sense for this property, but the Board should focus on what is right for the community. Discussion followed. Trustee LaPlaca hopes the applicant can supply data to support their age-targeted position so the Board can be comfortable, however, if amenities and structure and style of life is more suitable for empty nesters, that

is who will buy the property. She commented it may be a psychological deterrent to say age-restricted, some buyers may be 55-ish and still working, or may still have high school age children. She explained the property was acquired from the hospital, and was annexed with the most restrictive zoning code. As such, it was designated R-2, but that doesn't mean anyone went through a lengthy process to determine if that was the best zoning for the property. She advised the Plan Commission to be cognizant of what the development will look like aesthetically, so as to fit into the community, but believes this should move ahead to public hearings at the Plan Commission. Trustee Saigh said he is in step with the referral, and agrees with Trustee LaPlaca's comments. Additionally, he likes the idea that there could be a concession or sharing between the developer and the Village to provide an attractive amenity for the Village.

He reiterated his concerns with the price point. In the Board materials, there is a letter from Tracy Cross which supports that Hinsdale is a community where a million dollar house is okay for retirement, but he reviewed the emails we received last February, wherein people were asking for pricing in the neighborhood of \$700,000.

Trustee Saigh also supports the text amendment approach in this instance, as opposed to a zoning change, and referenced §3-106 - Special Uses in the zoning code. He read the first paragraph of the section which states that a planned development 'may be permitted in any single-family residential district subject to the issuance of a special use permit as provided in §11-602 of this code'. One of the limitations is that the minimum lot area shall be 20 acres. He also made note of the language included in the text amendment application which states 'in determining whether a proposed amendment should be granted or denied, the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one, but one that may be exercised only when the public good demands or requires the amendment to be made'. He hopes the Plan Commission will consider this very seriously.

President Cauley asked Director of Community Development Director Robb McGinnis if this matter will come back to the Board as a complete package, and those issues raised by the Board, age-targeted, architecture, price point, green space and public benefit, will be vetted by the Plan Commission. Trustee Saigh added the code changes should also be reviewed. Discussion followed regarding the 20 acre requirement. This is the only area that it is possible. Trustee Stifflear referenced the Savoy Club in Burr Ridge, and wondered what the demographics of the purchasers were for that project.

**Mr. Edward James, Chairman of the Edward R. James Companies,** addressed the Board. He referenced the letters in the packet of materials he provided the Board that speak to the age-targeted aspect. He said they are not thinking at all of a cookie cutter, tract housing project. The single family homes will list for about \$1,145,000, and the duplex homes will average \$935,000. His company has built empty nester projects all over the country, and he has heard all the arguments, but when they are complete, people always comment on how nice the units are. He urged the Board to look at the projects that he has built; he believes this location and this product are appropriate for Hinsdale. He suggested the Board keep in mind these will be single-family detached homes, people with children will choose the other available housing stock where there will be other children and back yards. He believes there is a need in Hinsdale to serve active adults, who are seeking a life style change, but want to stay in Hinsdale. There will be a 33% reduction in traffic with the proposed plan as compared to the existing R-2 zoning which would allow for 36 single-

family homes. He commented that this property is insignificant land; it is mostly flat. There will be no destruction of anything on the land. The homes are compatible with the single-family homes on the perimeter, and the vegetation they planted 10 years ago has matured and provides . In terms of public benefit, because of the taxes it is an enormous benefit to the schools; he said he can count on two hands the number of children that live in the projects he has previously built. He described the amenities of the homes and their stone and stucco facades. These homes will add value to the community, not take value away. Discussion followed regarding the timeline for approvals; Mr. McGinnis noted it is important to understand there are two approvals, one for the text amendment and one for the planned development. President Cauley reiterated he wants this matter to come back to the Board only once; to give the Board the complete project. Mr. McGinnis reviewed the process and will provide a revised schedule.

The Board agreed to move this item forward for a Second Reading at their next meeting.

c) **Ordinance Approving a Site Plan and Exterior Appearance Plan for an Exterior Wheelchair Lift – 107 S. Vine Street**

President Cauley introduced the item which is intended to improve ADA accessibility and noted the matter was unanimously approved by the Plan Commission with a vote of 7-0.

Mr. Dennis Batchos, property owner, addressed the Board. He explained they want to replace the existing stairwell with a 7' foot square elevator shaft. It is located at the back of the building, will look like the existing building, and will be screened with bushes. It was also noted that there will be pillars installed at the site to prevent cars from hitting the structure.

The Board agreed to move this item forward for a Second Reading at their next meeting.

## CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

a) **Approval and payment of the accounts payable for the period of July 13, 2016 through August 9, 2016 in the aggregate amount of \$2,730,941.27 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk**

Trustee LaPlaca moved **Approval and payment of the accounts payable for the period of July 13, 2016 through August 9, 2016 in the aggregate amount of \$2,730,941.27 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, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

The following items were approved by omnibus vote:

b) **Approve a Paddle Tennis License Agreement with Ms. Mary Doten for a period of two years (First Reading – July 12, 2016)**

- c) **Approve amendments to the FY 2016-2017 Pay Plan** (*First Reading – July 12, 2016*)

**Zoning & Public Safety (Chair Saigh)**

- d) **Approve an Ordinance Authorizing the Sale by Auction or Disposal of Personal Property Owned by the Village of Hinsdale – Police & Fire Departments (O2016-33)** (*First Reading – July 12, 2016*)
- e) **Approve a Letter of Intent for Police and Fire to participate in DuPage Justice (DuJIS)** (*First Reading – July 12, 2016*)
- f) **Approve a five-year agreement with FireHouse Software for hosting and support of the Fire Department Records Management System for a total amount of \$26,792.50** (*First Reading – July 12, 2016*)

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

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

**SECOND READINGS / NON-CONSENT AGENDA - ADOPTION**

**Administration & Community Affaris (Chair Hughes)**

- a) **Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village for the Fiscal Year May 1, 2015 to April 30, 2016 (O2016-34)** (*First Reading – July 12, 2016*)

Trustee Hughes moved to **Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village for the Fiscal Year May 1, 2015 to April 30, 2016.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- b) **Approve a Recreational License Agreement – Second Term Extension with the Hinsdale Platform Tennis Association (HPTA)** (*First Reading – July 12, 2016*)

President Cauley noted this item includes an extended date from March 31, 2017 to May 31, 2017, two months after the close of the paddle tennis season.

Trustee Hughes moved to **Approve a Recreational License Agreement – Second Term Extension with the Hinsdale Platform Tennis Association (HPTA).** Trustee LaPlaca seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

Motion carried.

c) **Waive the First Reading and Approve an Agreement with Prescient Solutions to provide Information Technology (IT) Support under the terms of the Request for Proposal (RFP) for IT services**

President Cauley introduced the item noting we have been using Prescient on a month to month basis since there have been some staffing changes in IT. He said Trustee Elder and staff have interviewed several vendors and agreed unanimously to use Prescient to meet our future IT needs. The budgeted amount was \$214,000 and this cost will be \$207,932.

Trustee Elder reported the group felt Prescient could control costs, meet our requirements and the Village has had a positive experience to date. Assistant Village Manager/Director of Public Safety Brad Bloom explained that an ERP is a suite of software used to manage all functions within the municipality. It was noted that Hinsdale will need a better ERP moving forward and this expense is included in the five year plan, but it is not considered in this agreement.

President Cauley noted this item is not a first reading because we can save some money by approving it sooner, and he is comfortable with staff and Trustee Elder's recommendation.

Trustee Elder moved to **Waive the First Reading and Approve an Agreement with Prescient Solutions to provide Information Technology (IT) Support under the terms of the Request for Proposal (RFP) for IT services.** Trustee Saigh seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

Motion carried.

Trustee Elder thanked Brad Bloom, Kathleen Gargano, Darrell Langlois, Emily Wagner and Suzanne Ostrovsky for their hard work during this process.

**Environment & Public Services (Chair LaPlaca)**

d) **Award Bid #1607 for Central Business District Hardscape Improvements to GroundsKeeper Landscape Care, LLC in an amount not to exceed \$73,100 (First Reading – June 7, 2016)**

President Cauley introduced the item and reminded the Board they have discussed this item before, but there was concern regarding the type of brick to be used. It has been determined that the mock vintage brick is an excellent match to real vintage brick. There was discussion about postponing one of the three areas proposed to stay within budget, however, the Board agreed to proceed with the entire project.

Trustee LaPlaca moved to **Award Bid #1607 for Central Business District Hardscape Improvements to GroundsKeeper Landscape Care, LLC in an amount not to exceed \$73,100.** Trustee Hughes seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Trustee LaPlaca thanked Mr. Peluso and staff and Groundskeeper Landscape Care for their extra work.

#### **Zoning & Public Safety (Chair Saigh)**

- e) **Approve an Ordinance Approving a Major Adjustment to a Site Plan and Exterior Appearance Plan for the Replacement of Existing Telecommunications Antennas and Associated Equipment – 339 W. 57<sup>th</sup> Street (O2016-35) (First Reading – July 12, 2016)**

President Cauley introduced the item noting this is a change from 4' foot to 8' foot antennas, there is no visible change and there are no other issues.

Trustee Byrnes moved to **Approve an Ordinance Approving a Major Adjustment to a Site Plan and Exterior Appearance Plan for the Replacement of Existing Telecommunications Antennas and Associated Equipment – 339 W. 57<sup>th</sup> Street.** Trustee Saigh seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

#### **DISCUSSION ITEMS**

None.

#### **DEPARTMENT AND STAFF REPORTS**

- a) Community Development
- b) Economic Development
- c) Fire Department
- d) Parks & Recreation
- e) Police Department
- f) Public Services
- g) Engineering

The reports listed above were provided to the Board. There were no additional questions regarding the contents of the department and staff reports.

### REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No report.

### OTHER BUSINESS

None.

### NEW BUSINESS

None.

### CITIZENS' PETITIONS

None.

### TRUSTEE COMMENTS

Trustee LaPlaca reminded everyone that at Uniquely Thursdays this week there will be a silent auction for the two vintage traffic lights that were at the old Oak Street bridge. The proceeds from the auction will go toward benches to be installed at the new pocket park by the bridge at the southwest corner.

### ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Hughes **moved to adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of June 7, 2016.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Meeting adjourned at 9:16 p.m.

ATTEST: \_\_\_\_\_

Christine M. Bruton, Village Clerk