

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
February 7, 2017**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, February 7, 2017 at 7:32 p.m., roll call was taken.

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

Absent: Trustee Scott Banke

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Finance Director Darrell Langlois, Assistant Village Manager/Director of Public Safety Brad Bloom, Deputy Police Chief Erik Bernholdt, Fire Chief John Giannelli, Director of Community Development/Building Commissioner Robb McGinnis, Interim Parks & Recreation Manager Heather Bereckis, Village Planner Chan Yu, 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 Byrnes suggested an edit to the draft minutes. Trustee Hughes moved to **approve the minutes of the regular meeting of January 24, 2017, as amended.** Trustee LaPlaca seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Banke

Motion carried.

**CITIZENS' PETITIONS**

**Mr. P. J. Huizenga of 630 S. Oak Street**, addressed the Board regarding moonscape lighting for his parkway trees. He is requesting permission to install moonscape lighting, a soft LED light, because he has a dark front yard and believes this will enhance the safety of his property. He does not believe this will impact his neighbors, but would remove the lighting if there were any objections. Further, he will maintain the lighting, too. He provided photographs to the Board of the property and the proposed lighting.

Trustee LaPlaca expressed concerns about setting precedent. She noted there is a street light at the south end of property, and if this light were changed from yellow to bright white it might

help. Additionally, the homes on both sides of this property are under construction, when completed they may shed some light in the area. She also noted other trees in the area besides the parkway trees which could be lit. Mr. Huizenga explained he is trying to avoid a floodlight, and reiterated the soft light of moonscape lighting.

President Cauley is less concerned about precedent because all costs for this lighting are out of pocket for the resident, with the restriction that if a neighbor complains it will be removed. The Board agreed to move this matter forward for a second reading at their next meeting.

**Mr. Dave Konsoer 5620 S. County Line Road**, addressed the Board with respect to the community benefit discussion in conjunction with the Hinsdale Meadows project. He would like to suggest a sidewalk along the west side of County Line Road, from 55<sup>th</sup> Street south to 57<sup>th</sup> Street. Currently it's a ditch, and this is a safety issue. He urged the Board to consider a sidewalk. There are drainage issues that might be improved, as well. There is a sidewalk on the east side, not the west, which is DuPage County. Trustee LaPlaca commented the Village has a sidewalk plan, and will check that, too.

**Ms. Jan Grisemer, Burr Ridge resident**, addressed the Board regarding the Hinsdale Meadows project. She commented she served three terms on the Plan Commission, and can see no change from the original Sedgwick proposal 13 years ago. She spoke in favor of age-restriction. She believes the current proposal will cause the value of the property to decline, it is too crowded, and will be too hard to get in and out. It is not the best use of the property, and doesn't believe it is up to the Village of Hinsdale standard. She asked the Board to take a hard look at the density.

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

President Cauley reported the passing of long-time Hinsdale resident Karl Weber. He met him 10 years ago when he was running for Village Trustee. There were many highly contentious issues at that time, and a few residents, including Karl, spoke out about these significant issues. He attended virtually every Board meeting during this time; he was a man of integrity, he loved Hinsdale and wanted the best for his community.

President Cauley, along with Village Manager Kathleen Gargano and Assistant Village Manager/Director of Public Safety Brad Bloom met yesterday with Mr. Schillerstrom from the Tollway Authority to ask directly about their plans to widen I-294. He indicated widening I-294 is being considered, and likely will be the recommendation. They will make a final decision in six months. He described the devastating effect of this proposal to Hinsdale residents who are in the area of the tollway, but also the significant loss of sales tax revenue from removal of the Oasis, that will impact all Hinsdale residents.

The Village is trying to get organized to oppose this proposal; an organizational meeting will be held on February 27<sup>th</sup>. Mr. Schillerstrom said he would listen to residents, and President Cauley invited residents to attend. He also noted the increase in area noise levels, as more truck traffic is moved through this area.

**Nicor Gas request for early start time for "Investing in Illinois" Project in  
Central Business District**

*(Discussion item taken out of order)*

Ms. Karen Gustafson, Nicor Community Affairs representative, addressed the Board and provided a PowerPoint presentation. "Investing in Illinois" is a Nicor improvement initiative. It is a nine year project to improve infrastructure by modernizing the system. This means removing cast iron, steel or copper piping and replacing it with plastic, updating storage systems, and refurbishing stations. These efforts will enhance safety and reliability and improve capacity.

Ms. Gustafson explained that customers in affected areas are notified by letters and newsletters prior to beginning project; also with door hangers, yard flags, and face to face meetings with business owners. In order to expedite the project, she asked the Board for permission to start work at 7:00 a.m. instead of 8:00 a.m. and finish by 5:00 p.m. Discussion followed regarding start time in commercial and residential districts.

Ms. Laura Higdon, project manager, stated they will start work when all permitting is complete, but want to start as soon as possible. She distributed a draft of the communication newsletter which spells out different phases of work. She pointed out the work area, and the work process, pre-work and meter location, and the sequence of streets for the work phase. A ballpark estimate is 4-5 months to complete, including landscape restoration. She said restoration will occur within 5-10 days of the installation of new pipeline.

Ms. Gargano noted the Board has to authorize an early start. The Board suggested Nicor start at 8:00 a.m. and go to 6:00 p.m., but Ms. Gustafson explained these are union crews and begin at 7:00 a.m. The Board suggested an 8:00 a.m. start in the residential areas, except for the installation of the main artery.

Ms. Higdon described field communication during the project between the CBD project supervisor and the field managers and inspectors. They will saturate the area with newsletters and utilize the Village website and local newspapers. Trustee LaPlaca pointed out that the building owners have to be the person communicated with, not necessarily the store operator. President Cauley said if there is anything the Village can do to ensure completion by July 4<sup>th</sup>, to communicate that as soon as possible. It was noted that no night work is planned, but when testing 'energizing' the line, it may take longer than anticipated and once started, it cannot be interrupted. Businesses will not be shut down, but there will most likely be some economic impact. However, Nicor will do everything possible to ensure patron access during the construction. Mr. Doug Punke from United Meters, Inc., a subcontractor for Nicor, said meter hook ups might not occur during the regular business hours. Ms. Higdon said they do not anticipate any traffic re-routing, but there could be some pedestrian impact. President Cauley asked them to coordinate this with the Police Department. Ms. Higdon explained each installation will have parallel systems, once it gets switched over, there could be an interruption. Three hours is the worst case scenario, but usually service is interrupted for about half an hour.

President Cauley noted the Village is sensitive to fixing holes and sidewalks quickly, and it was noted that flowable fill could be used if weather permits.

Trustee Hughes asked why this particular area is being fixed, to which Ms. Higdon replied their engineering group analyzed the entire footprint. Hinsdale is the worst and the oldest; there is a large concentration of bare steel pipeline. There are some areas north of Ogden Avenue

planned for work, too. Ms. Gargano asked that a start time project schedule be provided so residents and business owners can be informed and prepared. The Board agreed to move this matter forward for a second reading at their next Board meeting.

## **FIRST READINGS - INTRODUCTION**

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

#### **a) Approve amendments to the FY 2016-2017 Pay Plan**

Trustee Hughes introduced the item and explained staff is recommending creating two new positions to replace the old staffing models. The payroll clerk will be replaced with an HR/Payroll Specialist. In Parks and Recreation, the new position will be a Recreation Coordinator. This position will help to fill the gap in this department since the director left. Trustee Hughes explained he spoke with Assistant Village Manager/Finance Director Darrell Langlois who explained that over time with the new Enterprise Resource Program (ERP) staff will free people up to do more value add work. He noted there is some urgency with respect to the Recreation Coordinator because of imminent summer programming. Ms. Gargano noted the capital work formerly done by the Parks & Recreation Director will be addressed later.

The Board agreed to move this forward to the Consent agenda of their next meeting.

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

#### **b) 2017 Resurfacing Project Construction Contract**

Trustee LaPlaca introduced this and the following three items. She highlighted information included in the request for board actions, but noted that water main construction info is not included yet, as it has not been bid. Staff anticipates it will come in at or under budget. Regarding HR Green, staff has had good experience with this vendor. GSG Consultants, is a new bidder, but comes with good recommendations. There was discussion regarding the curious range of bids, but it appears some were bidding high because they may be booked already and not really interested. However, HR Green and Primera are in the appropriate range, have worked for the Village before, and staff is pleased with their work.

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

#### **c) 2017 Resurfacing Project Construction Observation Contract**

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

#### **d) 2018 Resurfacing Design Engineering Contract**

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

#### **e) 2018 Reconstruction Design Engineering Contract**

The Board agreed to move this forward to the Consent agenda of their next meeting.

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

**f) Approve a Letter of Commitment with School District 181 regarding a proposed parking deck in the Central Business District**

President Cauley explained the issue before the Board is whether to invest in a full lower deck with 185 parking spaces at a cost of \$4.5 million, or a partial deck with 118 spaces at a cost of \$2.78 million. The concern is overbuilding versus going too small; he noted this is a once in a lifetime opportunity. Discussion followed regarding the number of spaces required; merchants and employee parking, potential growth, impact of vacancies, the estimates of the Chicago Metropolitan Agency for Planning (CMAP) study. Trustee Hughes does not believe demand is consistent with the number of existing spaces. He commented that if we are off on the number of spaces necessary, the larger garage is the best solution, especially in light of the fact this is our only opportunity for parking improvement. He doesn't believe there is a reliable way to measure this. Trustee Hughes stated further the number of spaces isn't the only tool. The CMAP study also said proper pricing of parking would be helpful. He thinks a 5-10% increase in available parking will significantly improve quality life for residents and shops. Discussion followed. Trustee Stifflear commented the detriment to overbuying is the spending of the money, and then looking at empty parking spaces. An empty garage is a problem.

Trustee LaPlaca said she appreciates the math, but this is artful not scientific. The CMAP study was done in 2014, new restaurants and the bank building have opened since then; and wondered if there are possibilities for growth not realized because of parking. She agrees we cannot know the maximum capacity. She pointed out this has not been publically vetted, and we have no input from business owners. She commented on traditional bond financing and rates. The only time sensitivity is that the HMS architect needs to put together bid documents. Trustee LaPlaca recommended going to bid on both projects, which will allow time for the public to weigh in. In terms of creative financing for this project, Trustee Stifflear believes a private partnership with a financial interest is not desirable.

Ms. Gargano pointed out the foundation is the first piece, and is the critical start. Mr. Kronewitter responded he needs an answer tonight, because this is going out to bid next week, but noted the structural engineers cost for an alternate bid is \$8,500. A final decision on the deck must be made by April 1<sup>st</sup>.

President Cauley agrees the Village should get both bids; the Village Manager has the authority to approve an \$8,500 expenditure. Discussion followed regarding the cost approval.

It was noted the Chamber of Commerce was asked about foreseeable growth, and they do not anticipate a spike in growth. Ms. Gargano noted the website will provide a link for residents and merchants to provide input on this matter. With respect to an increase in school enrollment and the need for more teachers, Ms. Gargano stated the engineer for the school has stated the proposed building is sized for maximum school growth. Mr. Kronewitter added the new demographic study, indicates anticipated growth is within the capacity of the proposed school.

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

**g) Approve an Ordinance Amending Chapter 3 ("Single-Family Residential Districts"), Section 3-106 ("Special Uses"), of the Hinsdale Zoning Code to Authorize Planned Developments as a Special Use in Single-Family Residential Zoning Districts\*\***

*(Approved at Plan Commission on 1/11/17 by a vote of 6-1, two commissioners absent);*  
and

- h) **Approve an Ordinance Approving a Planned Development Concept Plan and a Special Use Permit – 55<sup>th</sup> Street/County Line Road – Hinsdale Meadows Venture, LLC\*\*** *(Approved at Plan Commission on 1/11/17 by a vote of 5-2, two commissioners absent)*

Trustee Stifflear introduced the two items regarding the Hinsdale Meadows development, and reviewed the process to date. Before the Board this evening is a first reading to approve the concept plan. If the Board approves, the project goes back to the Plan Commission for detailed plan review. Once the Plan Commission concludes this review, it will come back to Board for final vote. He noted the concerns to date are: age-targeted vs. age-restricted, full bathrooms in the basements, public benefit, density and price point.

Mr. Edward James addressed the Board and introduced his team. He noted that since the January 11<sup>th</sup> meeting, they are presenting slightly revised site plans and Home Owners Association (HOA) declarations. Mr. James proceeded to review various aspects of the project referencing a PowerPoint presentation.

President Cauley asked Mr. James about price point, wondering why the proposed prices would be attractive to people downsizing. Mr. Ed James pointed out that no upgrades would be required. Mr. Jerry James addressed the Board stating that in his experience running the company he has insight into consumer behavior. He explained that less expensive pre-existing properties date from the 1960's and have upstairs master bedrooms, and need maintenance and updating. The individual who will purchase in Hinsdale Meadows is not ready for a retirement home; they just want no maintenance, but still want space. It is essentially a lateral move; this customer will most likely not move again for another 10-15 years. Discussion followed regarding pricing. Mr. James pointed out that this price point will not appeal to everybody, but he is confident these units will sell. The market sets the price, and if they have to adjust the price they will, but he does not think they will need to. Trustee LaPlaca commented she does not believe they will want for buyers. Trustee Stifflear pointed out that the existing infrastructure would not support an increase in density beyond the proposed. Mr. James stated that even if they started over with the infrastructure, the plan would not be that much different because of water retention, RML Specialty Hospital, and the shape of the property.

Regarding basements, Mr. James explained that some of the lots need a basement because of the topography; however, buyers want basements and expect them. He confirmed that full baths in the basement have been eliminated from the plans.

Further, the HOA covenants have been changed to prohibit recreation equipment in any area of the properties.

The public benefit for the Village will be the new lacrosse fields. Mr. James noted that the Parks & Recreation Commission does not want a walking path, because it is out of character with the park. He also commented that a public benefit is providing the community with empty nester housing.

The Board agreed to move this forward for a second reading at their next Board meeting

- i) **Authorize a Hardship Permit Extension as set forth in 9-1-7(B)(4) for a period of six (6) months at fifty percent (50%) of the original base permit fee for 722 S. Lincoln**

Trustee Stifflear introduced the item and explained the developer needs more time to complete the project. The developer addressed the Board and explained they had

experienced problems with their subcontractors, but will be able to complete the project within the next 10 business days. Trustee Stifflear wants to insure a penalty for permit extensions that will prevent projects from becoming too lengthy, but recommends a text amendment for administrative approval of these matters with notification to the Board. The Board agreed to move this item forward to the Consent agenda of their next meeting.

## CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

- a) Trustee Stifflear moved **approval and payment of the accounts payable for the period of January 25, 2017 through February 7, 2017, in the aggregate amount of \$830,743.70 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, Byrnes, Stifflear, Hughes and LaPlaca

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Banke

Motion carried.

- b) Trustee Byrnes moved to **Approve an Ordinance Amending Title 2 (Boards and Commissions), Chapter 12 (Historic Preservation Commission), Relative to Historic Preservation Commission Membership (First Reading – January 24, 2017)** Trustee Hughes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Banke

Motion carried.

## SECOND READINGS / NON-CONSENT AGENDA - ADOPTION

### Administration & Community Affairs (Chair Hughes)

- a) **Approve an Ordinance Amending Title 3, Chapter 3 of the Village Code of Hinsdale Related to Classification and Number of Liquor Licenses (First Reading – January 24, 2017)**

President Cauley introduced the item which is an expansion of the liquor code to allow the sale of glasses of hard liquor in a wine boutique.

Trustee Hughes recapped that this item is not fixing an oversight from when the liquor code was rewritten, but a change that was not considered. After the First Reading at the last meeting, the Board felt this item would benefit from more thought, and time to provide an opportunity for public comment. He noted the Village has received one anonymous email against the request.

Trustee Byrnes commented the he visited the Village Cellar and spoke with the manager, who explained these would be more like tastings of whisky served in 1.5 oz. shot glasses. It would be the same as what they are doing with wine. Trustee Byrnes wants to support the local merchants. Trustee Hughes asked where the line is to keep changing things in the liquor code. The Board agreed to move this forward to their next meeting, when the owner can be present. Trustee LaPlaca pointed out that the Village Attorney confirmed the Board could deny future requests of this nature, even if this one is approved. Trustee Byrnes commented he would hate to deny this request on a technicality. The Board agreed to move this item forward for a second reading at their next meeting.

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

- b) **Approve a Referral to Plan Commission for Review and Consideration of a Text Amendment to Section 6-106(B)(7), to allow Tutoring and Education Curriculum Development with a Special Use permit in the O-2 Limited Office District (O-2) and two Special Use Permit applications from TinkRworks LLC and Stec Educational Group LLC (First Reading – January 24, 2017)**

Trustee Stifflear introduced the item and asked that each application be treated separately moving forward because of the intensity of use. Trustee Stifflear moved to **Approve a Referral to Plan Commission for Review and Consideration of a Text Amendment to Section 6-106(B)(7), to allow Tutoring and Education Curriculum Development with a Special Use permit in the O-2 Limited Office District (O-2) and two Special Use Permit applications from TinkRworks LLC and Stec Educational Group LLC.** Trustee Elder seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Banke

Motion carried.

### **DISCUSSION ITEMS**

- a) **Crafty Coconut business model request**

Mr. Evan Hichew, owner, and Ms. Rita Kikoen, business manager, addressed the Board. Mr. Hichew described their business model, and noted classes would have about 15-18 people at a time. The business would be located at 47 S. Washington, on the 2<sup>nd</sup> floor. Classes would take place between 6:30 p.m. and 9:30 p.m.

Ms. Kikoen said similar types of businesses in the area are popping up, offering a relaxing, fun experience. She said they would eventually want to offer their clients the option of BYOB beer or wine. They do not want to sell liquor. Mr. Hichew said if they cannot offer BYOB, it would be a deal breaker for locating in Hinsdale.

President Cauley stated he has no problem with the use or the intensity, but asked the Board how they felt about BYOB. It was noted that the current liquor code does not have a classification for this option. Trustee Hughes referenced the Personal Services classification

which allows for retail sale or complimentary distribution. There was no objection from the Board regarding a BYOB classification.

The Board agreed to move this item forward for a second reading at their next meeting.

- b) **Nicor Gas request for early start time for "Investing in Illinois" Project in Central Business District** *(Item previously addressed)*
- c) **Proposed Hinsdale Middle School (HMS) Parking Deck Design and Capacity** *(Item previously addressed)*

### **DEPARTMENT AND STAFF REPORTS**

- a) Community Development
- b) Parks & Recreation
- c) Economic Development
- d) Police

The report(s) 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**

Ms. Gargano notified the Board that a mailbox has been set up for comments and feedback regarding the parking deck. This can be found on the Village website homepage, as well as a link to all materials the Board had for their consideration.

### **OTHER BUSINESS**

#### **Appointments to Boards & Commissions**

President Cauley introduced the following recommendations:

#### **Historical Preservation Commission**

Ms. Shannon Weinberger appointed to a 3-year term through April 30, 2020

#### **Firefighters' Pension Fund Board**

Mr. William A. Trader appointed to a 3-year term through April 30, 2020

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

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Banke

Motion carried.

### **NEW BUSINESS**

None.

### **CITIZENS' PETITIONS**

None.

### **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 Hinsdale Village Board of Trustees of February 7, 2017.** Trustee Byrnes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Banke

Motion carried.

Meeting adjourned at 10:53 p.m.

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