

**VILLAGE OF HINSDALE
MINUTES OF THE MEETING
VILLAGE BOARD OF TRUSTEES
January 9, 2018**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by the Village Clerk in Memorial Hall of the Memorial Building on Tuesday, January 9, 2018 at 7:55 p.m., roll call was taken.

Present: Trustees Christopher Elder, Michael Ripani, Luke Stifflear, Gerald J. Hughes, Matthew Posthuma and Neale Byrnes

Absent: President Tom Cauley

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 Brian King, Fire Chief John Giannelli, Director of Public Services George Peluso, Superintendent of Water and Sewer Mark Pelkowski, Superintendent of Public Services Rich Roehn, Director of Community Development/Building Commissioner Robb McGinnis, Superintendent of Parks & Recreation Heather Bereckis, Administration Manager Emily Wagner, Management Analyst Jean Bueche and Village Clerk Christine Bruton

Village Clerk Christine Bruton announced that there is a quorum of the Board, but the Village President is absent and unable to preside over the meeting. She asked for a motion to appoint a president pro tem.

Trustee Elder moved **to appoint Trustee Stifflear to act as President pro tem for this evening's Village Board meeting of January 9, 2018.** Trustee Ripani seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

PLEDGE OF ALLEGIANCE

Trustee Stifflear led those in attendance in the Pledge of Allegiance.

APPROVAL OF MINUTES

a) **Regular Meeting of December 11, 2017**

Following suggested changes to the draft minutes, Trustee Hughes moved **to approve the draft minutes from the Regular Meeting of December 11, 2017, as amended.** Trustee Elder seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma and Byrnes
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

CITIZENS' PETITIONS

None.

VILLAGE PRESIDENT'S REPORT

None.

FIRST READINGS – INTRODUCTION**

Administration & Community Affairs (Chair Hughes)

- a) **Approve a month to month contract subject to the approval of the Village Manager with Mac Strategies Group, Inc., Chicago, Illinois (Mac Strategies) in an amount not to exceed \$6,500 per month for the period of December 19, 2017 through March 18, 2018 for lobbyist services related to the Illinois State Toll Highway Authority (Tollway) expansion project**

Trustee Hughes introduced the item which is a continuation of the current contract. Village Manager Kathleen A. Gargano elaborated on the materials in the Board packet explaining staff will revisit this item every so often, and is requesting a month to month approval. The contract would be discontinued when services are no longer needed. Hopefully, work will be completed by Spring 2018; at this point the lobbyist is still working on the Village's behalf. Discussion followed regarding the end date of the contract, the Board agreed to February 28, 2018.

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

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

- a) Trustee Byrnes moved **Approval and payment of the accounts payable for the period of December 11, 2017 to January 9, 2018, in the aggregate amount of \$1,548,774.03 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, Ripani, Stifflear, Hughes, Posthuma and Byrnes
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve a Resolution Adopting a Policy Prohibiting Sexual Harassment for the Village of Hinsdale** (R2018-01) *(First Reading – December 11, 2017)*
- c) **Approve an Intergovernmental Agreement (IGA) between the Village of Hinsdale and the Hinsdale Public Library regarding License of Premises and Sharing of Expenses** *(First Reading – December 11, 2017)*

Environment & Public Services (Chair Byrnes)

- d) **Waive the formal bidding process and award the proposal for the scheduled SCADA System upgrades to Automatic Systems Company in an amount not to exceed \$78,296** *(First Reading – December 11, 2017)*
- e) **Waive the competitive bidding requirement in favor of the National Joint Powers Alliance (NJPA) Purchasing Agreement with Atlas Bobcat and approve the purchase of a new mini excavator not to exceed \$49,878** *(First Reading – December 11, 2017)*

Zoning & Public Safety (Chair Stifflear)

- f) **Approve an Ordinance Amending Section 6-12-4 of the Village Code of Hinsdale to allow for installation of Yield Signs for East & West Seventh Street at Bruner** (O2018-01) *(First Reading – December 11, 2017)*

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

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA - ADOPTION

Zoning & Public Safety (Chair Stifflear)

- a) **Approve a Referral to Plan Commission for review and consideration of a Map Amendment and concurrent Plat of Subdivision at 540 W. Ogden Avenue, to subdivide and rezone approximately 1.85 acres to an O-2 Limited Office District lot and subdivide approximately 2.15 acres into eight code compliant R-4 Single Family District lots** *(First Reading – December 11, 2017)*

Trustee Stifflear introduced the item which is a referral to the Plan Commission for a map amendment and subdivision of the former Amlings property. Mr. Charles Marlas owner of Kensington Schools is the applicant proposing that the north end of the property be used for a new school and the south 2.15 acres be eight code compliant R4 residential lots. He reminded the Board this is a referral tonight, not an approval. Neighbors are concerned with traffic, and a traffic study would be done and provided to the Plan Commission at the time of the public hearing, should this item move forward. If this Board approves the

referral, the Plan Commission will schedule a public hearing on January 10th. The Plan Commission public hearing would be on February 14th. Assuming there is only one hearing, it would come back to the Board for a First Reading on March 6th, and a Second Reading on March 20th. This is for the plan of subdivision and rezoning. Then the applicant would submit an application for the construction of the school that would require site plan and exterior appearance approval. It was noted that the traffic study would be part of the map amendment process.

Trustee Ripani noted there are very few spaces in town for commercial development, and believes the Board should explore the possibility of changing the zoning of the entire site to commercial. He'd like to ask the Village Attorney if we can legally rezone the property and get a response before making this referral. The Village is losing an opportunity for significant revenues, and with the possibility of lost revenues from the tollway expansion, this is an area that could possibly increase sales tax revenue. He is also concerned with safety at this location. Hinsdale has 10 neighborhood preschools. District 86 did a study indicating Hinsdale Central enrollment is decreasing, and he wondered if there is a need for another preschool. Finally, we want to be consistent with the Ogden Avenue Corridor Plan, but that document is already 10 years old.

Trustee Elder said he believes the Board can legally change the zoning; he sees no reason to hold up the referral, any additional analysis could be done concurrently. Trustee Hughes commented that if the Board is going to change their policy or vision for how to use this property, it should be in advance of a proposed use. Sorting out the highest and best use should be done ahead of time. He believes this is a great use for the property, the intensity of preschool education has gone up, and there are many differences between this school and others. It seems like a good balance of a non-residential and residential use; there is a process to determine if this is a good fit and to hear public opinion on the proposal. Trustee Posthuma senses this will be a day care facility, too, which is different than most preschools in the community. He agrees the school is a good balance in terms of use between a purely residential or purely commercial use. He suggested there would be few buyers for a home on Ogden Avenue; the Amlings property has been and remains an eyesore. This is an opportunity to have a good use in place on that property. Trustee Byrnes echoed these comments, but agreed with the concerns expressed by Trustee Ripani regarding the future use of the Basic Life Principles property, but traffic issues will be vetted through the process. Trustee Stifflear said from the neighborhood point of view over the past 10 years, they want this property to be residential. This applicant has proposed a lower intensity plan than more retail or commercial uses would be. He does not believe a map amendment to revert to commercial would get approval from the neighborhood. Other options could be explored concurrently, but any more intense of a use won't meet the community needs or wants for the area neighbors. The proposed school will be a one-story building, and a good buffer to Ogden Avenue. Trustee Ripani said having the attorney look at it would not be time consuming, but he understands where everyone is coming from. Mr. Marlas addressed the Board, and said the property is currently owned by MIH, LLC. He is a contract purchaser, pending Board approvals.

Mr. Dirk Landis of 618 W. North Street, addressed the Board stating he is here on behalf of 56 residents on North and Monroe Streets who signed a letter to the Board on this matter. They are concerned about what happens with the 40-60 cars that currently park on the Amlings property. Trustee Stifflear clarified these are cars from Hinsdale Orthopedics.

Mr. Landis believes the parking will change their neighborhood. Assistant Village Manager/Director of Public Safety Brad Bloom said he is confident the parking problem can be satisfactorily addressed as it has in other areas of town. Trustee Elder remarked parking in the area will be a problem no matter what might be built on the Amlings property.

Trustee Elder moved to **Approve a Referral to Plan Commission for review and consideration of a Map Amendment and concurrent Plat of Subdivision at 540 W. Ogden Avenue, to subdivide and rezone approximately 1.85 acres to an O-2 Limited Office District lot and subdivide approximately 2.15 acres into eight code compliant R-4 Single Family District lots.** Trustee Hughes seconded the motion.

AYES: Trustees Elder, Stifflear, Hughes, Posthuma and Byrnes

NAYS: Trustee Ripani

ABSTAIN: None

ABSENT: None

Motion carried.

DISCUSSION ITEMS

a) Update on proposed I-294 Tollway expansion

Village Manager Kathleen A. Gargano stated there are no updates at this time, but the Village continues to work with the tollway for a positive outcome for Hinsdale.

b) Early start request – HMS construction

Trustee Stifflear introduced the item and explained the contractor for the middle school construction, Bulley and Andrews, earlier in 2017 requested a 60 day change in construction start time from 8:00 a.m. to 7:00 a.m. to get people working before children arrived at school. Another 60 days was granted and expired in December. The current request is to go to the end of construction in 2018. Staff has had no complaints from residents or complaints about the construction process. District 181 and Bulley and Andrews representatives continue to meet on a weekly basis with residents. Staff is recommending another 60 day extension; in the event a problem arises in can be addressed. Trustee Byrnes suggested a 90 to 120 approval would be acceptable. Trustee Hughes pointed out the early start could be rescinded at any time. Director of Community Development Robb McGinnis said activity will ramp up as they get further along in the construction. Mr. Bloom added with warmer weather, people may be more sensitive to activity when their windows are open. Village Manager Gargano noted she has the authority to extend the contract, but wanted the Board to have a public discussion so all would understand that permission was given. The Board agreed to permit the early start as requested to April 10th.

DEPARTMENT AND STAFF REPORTS

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

The report(s) listed were provided to the Board. There were no additional questions regarding the content of the department and staff reports.

Village Manager Gargano thanked Superintendent of Public Services Rich Roehn and Superintendent of Water and Sewer Mark Pelkowski for their hard work the past few weeks due to cold weather and water main breaks. Hinsdale residents are very fortunate to have persons of their caliber working on their behalf. The Board added their appreciation.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

None.

OTHER BUSINESS

None.

NEW BUSINESS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President pro tem Stifflear asked for a motion to adjourn. Trustee Elder moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of January 9, 2018.** Trustee Byrnes seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 8:34 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk