

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
November 20, 2018**

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, November 20, 2018 at 7:30 p.m., roll call was taken.

Present: Trustees Christopher Elder, Michael Ripani, Luke Stifflear, Gerald J. Hughes, Matthew Posthuma, and President Tom Cauley

Absent: Trustee Neale Byrnes

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant Village Manager/Finance Director Darrell Langlois, Chief Brian King, Chief John Giannelli, Director of Public Services George Peluso, Director of Community Development/Building Commissioner Robb McGinnis, Superintendent of Parks & Recreation Heather Bereckis, Administration Manager Emily Wagner and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

a) **Special meeting of November 8, 2018**

There being no changes to the draft minutes, Trustee Elder moved to **approve the draft minutes of the special meeting of November 8, 2018, as presented.** Trustee Posthuma seconded the motion.

AYES: Trustees Elder, Stifflear, Posthuma and President Cauley

NAYS: None

ABSTAIN: Trustees Ripani and Hughes

ABSENT: Trustee Byrnes

Motion carried.

CITIZENS' PETITIONS

None.

VILLAGE PRESIDENT'S REPORT

No report.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Hughes)

- a) **Approve a three year license agreement with Hinsdale Swim Club to the use of the Hinsdale Community Pool for their competitive swim program**

Trustee Hughes introduced the item which is essentially a new three year agreement with the Hinsdale Swim Club for annual use of the pool. He explained that with the prior agreement the rate reflected real costs. Looking again at costs, \$19,000 is largely personnel and utility costs, including a 3% escalator clause for the next three years. There are some minor changes to the parameters and dates for hosting swim meets. It was confirmed that this agreement does not reflect capital improvements, and represents less than 20% of the total operating cost.

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

- b) **Approve an Ordinance Levying Taxes for Corporate Purposes for the Fiscal Year of the Village of Hinsdale, Illinois Commencing on May 1, 2018 and Ending on April 30, 2019 in the aggregate amount of \$13,829,446**
- c) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$3,500,000 General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2008C, of the Village of Hinsdale, DuPage and Cook Counties, Illinois**
- d) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$5,000,000 General Obligation Bonds (Alternate Revenue Source), Series 2012A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois**
- e) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$2,710,000 General Obligation Refunding Bonds (Library Fund Tax Alternate Revenue Source), Series 2013A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois**
- f) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$2,025,000 General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2014A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois**
- g) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$5,000,000 General Obligation Bonds (Alternate Revenue Source), Series 2014B, of the Village of Hinsdale, DuPage and Cook Counties, Illinois**
- h) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$9,775,000 General Obligation Bonds (Alternate Revenue Source), Series 2017A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois**
- i) **Approve a Resolution abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$20,000,000 General Obligation Bonds (Alternate**

Revenue Source), Series 2018A, of the Village of Hinsdale, DuPage and Cook Counties, Illinois

Trustee Hughes introduced Items 6b through 6i explaining that they are all related, and are annual housekeeping items. At their last meeting, the Board approved the resolution that set the maximum levy. These items start to parse out the money; the first ordinance levies the taxes which are then reduced by all of the following abatement resolutions. It was noted these numbers include the Village and the library.

The Board agreed to move these items forward for a second reading at their next meeting.

j) Accept the Village's Comprehensive Annual Financial Report (CAFR) and Management Letter for the Fiscal Year Ended April 30, 2018

Trustee Hughes introduced the item which accepts the CAFR, adding this was a very 'clean' review of Village finances. It was noted that the Village has been with this accountant for more than 10 years, but the partners are rotated every three or four years. This is common practice in municipalities.

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

Environment & Public Services (Chair Byrnes)

k) Approve an easement and construction agreement by and between the Village of Hinsdale and Kensington Hinsdale Building, LCC

President Cauley introduced the item and explained how it relates to the long-term flooding on Madison Street. There has been a serious problem on Madison, just south of Ogden Avenue, going back as far as the early 1980's, when there was as much as four feet of water and would be closed for days. Today, an average of 5,100 vehicles travel on this road per day. The opportunity to correct the flooding on Madison was always looked at in connection with the redevelopment of the Amlings property. Therefore, a condition for Kensington for the rezoning and subdividing they needed would be a drainage easement to the Village. He referenced materials in the packet that illustrate where the drains and pipes will be located, and how water will be routed to the Kensington property vault. There will be a new 36' pipe that will be located, in part, on private property. He thanked residents Chris and Terry Blake of 511 Warren Court, and Max and Sara Jin of 514 Warren Court for their cooperation. President Cauley explained that trenching will be used instead of directional boring; he believes this is a good plan, and added that Christopher Burke Engineering thinks this will work. Trustee Ripani would like to know if it is feasible to move the vault to the residential property in this area, because we don't know what will happen in the future and the use of the school property could change. Discussion followed. It was pointed out that if the vault is moved it would change the property owner's economics, because certain of the single family homes would not have a basement.

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

Zoning and Public Safety (Chair Stifflear)

l) Approve a an Ordinance Approving a Third Major Adjustment to a Planned Development – Hinsdale Meadows (Southeast Corner of 55th Street and County Line Road) – Hinsdale Meadows, LLC**

Trustee Stifflear introduced the item for the third major adjustment to the Hinsdale Meadows development. The Board can approve the proposed changes if they find them in substantial conformance with the original detailed plan. If not, they can recommend the item to the Plan Commission for a full hearing. The proposed changes are to the duplex Villa homes, and include the addition of a second floor window, a change to an existing second floor window, and adjustments to the interior staircase. These requested changes do not affect the bulk space and yard requirements. He commented that he views these changes as more minor than those in the second major change. He stated that he has talked to Plan Commission Chair Steve Cashman, who does not think the Plan Commission can add any value to the discussion. A representative from Hinsdale Meadows confirmed that there likely will be more of these types of changes in the future. Trustee Stifflear explained that with residential developments there are more changes not contemplated by the code, he is discussing with Community Development Director Robb McGinnis what could be approved at the staff level. President Cauley agreed these types of changes need not be taken up at the Board level.

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 November 7, 2018 to November 20, 2018, in the aggregate amount of \$942,699.08 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. *Item taken out of order.***

The following items were approved by omnibus vote:

Environment & Public Services (Chair Byrnes)

- b) **Approve a Resolution Approving the 2018 South Infrastructure Project Contract Change Order Number 1 in the amount of \$57,000 to G&M Cement Construction, Inc. *(First Reading – November 8, 2018)***
- c) **Award State of Illinois joint bid purchase of bulk winter de-icing salt to Cargill Incorporated in the amount of \$45,269 *(First Reading – November 8, 2018)***
- d) **Reject the bid proposal for bid #1649 for KLM Lodge Roof and Brush Hill Station Roofs Project as submitted by Mortenson Roofing Co., Inc. *(First Reading – November 8, 2018)***

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

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Zoning and Public Safety (Chair Stifflear)

- a) **Approve an Ordinance approving a First Major Adjustment to a Site Plan and Exterior Appearance Plan for Property Located at 336 E. Ogden Avenue - Bill Jacobs Group d/b/a Bill Jacobs Jaguar/Land Rover Hinsdale** *(First Reading – November 8, 2018)*

Trustee Stifflear introduced this item which is the approval of five adjustments to the original approved plan. The Plan Commission voted unanimously to approve these changes, and the two variations required were unanimously approved by the Zoning Board of Appeals.

Trustee Stifflear moved to **Approve an Ordinance approving a First Major Adjustment to a Site Plan and Exterior Appearance Plan for Property Located at 336 E. Ogden Avenue - Bill Jacobs Group d/b/a Bill Jacobs Jaguar/Land Rover Hinsdale**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

- b) **Approve an Ordinance Approving Sign Variations for Various Signs at 336 East Ogden Avenue – J & L Hinsdale, LLC d/b/a Bill Jacobs Jaguar/Land Rover Hinsdale – Case Number V-07-18** *(First Reading – November 8, 2018)*

Trustee Stifflear explained this item is an approval of Land Rover signage. The Plan Commission approved the request unanimously, and the Zoning Board of Appeals voted to recommend Board approval with the exception of the signage on the west side of the building.

Trustee Hughes moved to **Approve an Ordinance Approving Sign Variations for Various Signs at 336 East Ogden Avenue – J & L Hinsdale, LLC d/b/a Bill Jacobs Jaguar/Land Rover Hinsdale – Case Number V-07-18**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

Administration & Community Affairs (Chair Hughes)

- c) **Approve a Third Amendment to the Land Rover Hinsdale, LLC Economic Development and Sales Tax Revenue Sharing Agreement** *(First Reading – November 8, 2018)*

Trustee Hughes introduced the item related to the Land Rover agreement that has been amended to account for the addition of the Jaguar dealership. He explained the structure of the agreement is largely the same as a year ago with regards to the threshold level beyond which the sales tax revenue is subject to a split, however the cap has gone up to give us a share of the additional business. This agreement preserves our baseline and gives the Village a share of the additional business and sales tax revenue.

Trustee Hughes moved to **Approve a Third Amendment to the Land Rover Hinsdale, LLC Economic Development and Sales Tax Revenue Sharing Agreement.** Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

- d) **Approve an Ordinance Amending Section 3-3-5 (Local Liquor Licenses) of the Village Code of Hinsdale Relative to Allowing Extended Hours on November 22, 2018** (*First Reading –November 8, 2018*)

Trustee Hughes introduced the item and noted it does not appear on the Consent Agenda so as to allow Trustee Ripani an opportunity to weigh in on the matter. This is an ordinance to permit Class B liquor license holders the option to extend their hours on Thanksgiving Eve to mimic regular weekend hours. He noted there were no issues or complaints last year.

Trustee Ripani remarked that he was glad there were no injuries or issues last year, but he still won't support this item. He finds it a disturbing fact that the eve before Thanksgiving is second only to New Years' Eve with drunk driving. The police have announced a crackdown, and he believes this undermines that initiative.

Trustee Hughes moved to **Approve an Ordinance Amending Section 3-3-5 (Local Liquor Licenses) of the Village Code of Hinsdale Relative to Allowing Extended Hours on November 22, 2018.** Trustee Elder seconded the motion.

AYES: Trustees Elder, Stifflear, Hughes and Posthuma

NAYS: Trustee Ripani

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

DISCUSSION ITEMS

- a) **Land Rover- off-site parking**

Trustee Stifflear began discussion explaining this is in regards to the property located 110 East Ogden Avenue. The property is zoned O-2 on the east and west sides. It has been for sale for a year, and the Village has received requests for use, but none were O-2 uses. At

one point there was a request across the street for a car wash; the Board at the time was not in favor of the request because of increased traffic. He noted it is a busy intersection on the weekends, and in his opinion, an intensive use retail business would not work.

Mr. Kevin Jacobs addressed the Board, stating as part of the sharing agreement he cannot use his current location at 300 Ogden Avenue for any purpose, but the proximity of the 110 E. Ogden property is good. He said now that there are two brands at the new property, space is a little tight. His business would use the property primarily to photograph new and used inventory. The existing building is small enough to accommodate an inside photo booth and some office space. The rest of the lot would be used for inventory parking. This would not be a high traffic area; two or three employees would be there daily, and a porter would go back and forth from the main location. Customers would not be sent there. He anticipates some renovation to the existing building. Mr. Jacobs said he will use what he learned from the neighbors during the 336 Ogden planning; he has already sent letters to area neighbors. His plan is to involve the neighbors as much as they want.

Trustee Stifflear asked about inventory turns. Mr. Jacobs said for used inventory they need to stock double the monthly sales as used cars turn quicker than new ones. President Cauley explained the Village did not want Land Rover to use their old location as a parking lot, because there would be no sales tax revenue. The plan was to get another high end dealership on the old property, however, the 110 E. Ogden property is different, it is closer to homes, and closer to Ogden Avenue and York Road. Even so, he would not want this property to look like a storage place for cars. Mr. Jacobs asked if at the rear of the lot they could park vehicles tandem to give them more capacity. Trustee Stifflear pointed out Village code prohibits tandem parking, the code would have to be changed; he would like to see this move through the Plan Commission. Trustee Posthuma asked about lighting. Mr. Jacobs said he would improve the lighting and would work with neighbors. They would keep it as minimal as possible but still provide adequate security. Trustee Elder added he is leery about storing a lot of cars on this property, but there were no firm no's from the Board for this proposal.

DEPARTMENT AND STAFF REPORTS

- a) Engineering
- b) Public Services
- c) Community Development
- d) Fire

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

Item taken out of order:

Administration & Community Affairs (Chair Hughes)

Mr. Langlois confirmed that Trustee Byrnes found no issues when he reviewed the payables. Trustee Elder moved **Approval and payment of the accounts payable for the period of November 7, 2018 to November 20, 2018, in the aggregate amount of \$942,699.08 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 and Posthuma

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

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 Cauley asked for a motion to adjourn to Closed Session. Trustee Stifflear moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of November 20, 2018 into closed session under 5 ILCS 120/2(c)(6) setting of a price for sale or lease of property owned by the public body, and 5 ILCS 120/2(c)(11) litigation, filed or pending before a court or administrative tribunal or when an action is probable or imminent, not to reconvene into open session.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

Meeting adjourned at 8:23 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk