

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING
December 13, 2022**

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, December 13, 2022 at 7:00 p.m. Roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Laurel Haarlow, Luke Stifflear, Michelle Fisher, Neale Byrnes and Scott Banke

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant Village Manager Andrianna Peterson, Police Chief Brian King, Fire Chief John Giannelli, Director of Community Development Robb McGinnis, Director of Public Services George Peluso, Finance Director Alison Brothen, Parks and Recreation Superintendent Mike Hayes, Village Engineer Matthew Lew, Assistant Finance Director Ellen Goldrick, Village Planner Bethany Salmon, and HR Director Tracy McLaughlin

Present electronically: None

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

a) **Regular meeting of November 15, 2022**

Trustee Haarlow and Trustee Posthuma noted changes to the November 15, 2022 draft minutes on Page 3, specifically clarifying the location of the brick street area under Citizens' Petitions and noting that two dollar amounts were juxtaposed in item 8a. Trustee Posthuma moved to **approve the minutes of the regular meeting of November 15, 2022, as amended**. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley announced that the Village has seen positive media coverage regarding the new Historic Overlay District and preservation incentives. There have been recent articles on the preservation success story of the Orland P. Bassett House, also known as the American Beauty House,

at 329 E. Sixth Street, which suffered from a devastating fire in 2018. The efforts of the HPC are making a difference in encouraging the rehabilitation of older homes. The first list of eligible homes for the Historic Overlay District will be created early next year. He expressed appreciation to the Historic Preservation Commission for their efforts.

President Cauley reported that Trustee Posthuma will discuss the 2023 Budget and the tax levy later in the agenda. The Village remains in a solid financial position to end 2022 and begin 2023. He thanked the Village Board and Finance Commission for their work on the 2023 Budget.

President Cauley thanked the Village Board for their accomplishments in 2022. He also thanked the numerous residents who donate their time and talents to help further the Village, including Board and Commission members. Finally, he thanked the staff for their dedication and commitment to excellence in serving residents every day.

APPROVAL OF SALARY INCREASE – VILLAGE MANAGER

President Cauley introduced the item asking the Board to approve a 3% salary increase for Village Manager Kathleen Gargano. He complimented her job performance, hard work and dedication. The increase is consistent with Department Head increases. Trustee Fisher moved to **approve an increase in the Village Manager’s salary by 3%**. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

CITIZENS’ PETITIONS

None.

FIRST READINGS – INTRODUCTION

Environment & Public Services (Chair Byrnes)

a) Award a Professional Services Contract to HR Green, Inc., for Design Engineering Services for Sixth Street Improvements

Trustee Byrnes introduced the item. The 2023 Budget includes design engineering services for the reconstruction of Sixth Street from Garfield Street to County Line Road. The reconstruction project, scheduled in 2024, is the final improvement project within the current Master Infrastructure Plan (MIP). Staff sent a request for proposal to five engineering consulting firms who have recent, positive design engineering experience with the Village. After receiving two proposals, HR Green was selected as the most qualified firm for this project proposal.

The proposed improvements include components of a long-term sewer separation inventory and related Illinois Environmental Protection Agency (IEPA) permits. The improvement

project will replace approximately 80-year-old underground infrastructure, and it will include sewer separation with new storm sewer, water main replacement, and sanitary sewer repairs. After underground improvements are completed, the roadway will be reconstructed with a surface material to be finalized during the project preliminary design and after review by the Village Board. There are three material options: 1) bricks, 2) asphalt, or 3) asphalt with brick intersections. It was also noted that approximately 20-30% of the old bricks could possibly be reused.

The project construction budget is \$4,500,000, and the proposed project design engineering budget is \$450,000. For planning purposes, staff budgeted design engineering services as 10% of the construction budget. HR Green's proposal of \$392,645 is within the available project budget of \$450,000.

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

b) Award a Contract for Rehabilitation of the Standpipe to Era Valdivia Contractors, Incl in the amount of \$1,212,800

Trustee Byrnes introduced the item. Constructed in 1956, the 2,000,000-gallon Hinsdale standpipe is located adjacent to Hinsdale Central High School. The standpipe is a critical piece of infrastructure that serves as water storage, a system pressure fluctuation controller, fire protection provider, and the SCADA (electronic water control) system catalyst. The Hinsdale standpipe was last painted in 2003. In June, the Village contracted with Christopher B. Burke Engineering (CBBEL) for inspection, design, and construction engineering services for this project. The standpipe was inspected this summer and a full blast/recoating of the interior and exterior of the structure was recommended. Several other smaller improvements were also recommended including improvements to pit piping, repairs to the concrete foundation, and certain safety enhancements.

Following the completion of the inspection, engineering plans and bidding documents were prepared. On November 14, 2022, sealed bids were opened for this project. The Village received four (4) bid proposals with the low bid submitted by Era Valdivia in the amount of \$1,212,800.

In addition to the bid amount, staff anticipates additional costs associated with the transfer of telecom equipment of around \$300,000. Trustee Stifflear asked about the revenue received from the telecoms which is approximately \$96,000 per year. President Cauley asked staff to evaluate options to reduce the cost of the relocation of the equipment.

A substantial portion of this project is being funded through various external funding sources including \$1,000,000 in American Recovery & Rescue Plan (ARPA) funds, and \$500,000 from Illinois Tollway Authority.

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

Zoning & Public Safety (Chair Stifflear)

a) Approve an Ordinance Approving a Major Adjustment to an Exterior Appearance and Site Plan Review for the Kensington Subdivision; or Refer the Request for a Major

Adjustment to an Exterior Appearance and Site Plan Review for the Kensington Subdivision to the Plan Commission for further hearing and review.

Trustee Stifflear introduced the item. The applicant requests approval of a Major Adjustment to an Exterior Appearance and Site Plan Review to allow for changes to the eight (8) lot residential subdivision approved as part of the Kensington School project in 2018. The eight (8) single-family lots at 527-541 Kensington Court are currently vacant and located in the R-4 Single Family Residential District. J. Jordan Homes intends to purchase the residential lots from the former developer of the subdivision and Kensington School in order to develop a gated private community. Proposed changes include converting Kensington Court into a private street, installing a new sliding metal gate across Kensington Court, and installing fencing along Monroe Street and areas on the perimeter of the subdivision. Signage will be handled separately. The applicant will be required to complete outstanding items for the subdivision pending Village approval, including the construction of Kensington Court and installation of street trees.

On June 20, 2022, the ZBA unanimously approved a variation to allow for a 6-foot-tall open gate with a parallel 6-foot-tall solid wall on either side of the gate long enough to receive the gates (Case V-01-22). The variation request to allow a 6-foot-tall open fence to extend along the remaining frontage along Monroe Street was denied. The proposed plans submitted as part of this request for a Major Adjustment meet Village Code requirements and are in keeping with the approval of the ZBA. No objections from the public were provided.

Per Section 11-604(l) of the Zoning Code, adjustments to public dedications or improvements, circulation, fences, and screening requires approval via a Major Adjustment to the Exterior Appearance and Site Plan Review. The Village Board may approve the Major Adjustment if the request is found to be consistent with the concept and intent of the previously approved site plan or may move to refer the request to the Plan Commission for further hearing and review in accordance with the process outlined in Section 11-604(E).

Julie Laux of J. Jordan homes provided an overview of the project and answered questions from the Village Board. President Cauley stated that he is in favor of the project as it is an unusual property that has been vacant for 20 years. The proposed project is code compliant and less dense than other potential uses. The proposed gate is practical as the cul de sac faces a commercial area. Trustee Posthuma stated that he is not concerned with the project as it is close to Ogden and commercial area. Trustee Haarlow stated that having a gated community with a private street does not integrate with the community. Trustee Banke asked if the neighbors had reviewed a rendering of the landscaping. Director McGinnis stated that neighbors were notified of the hearing and that there were no objections. Trustee Stifflear stated that he is inclined to support the project and noted that the ZBA determined that there were unusual circumstances. The Village Board can opine on landscaping. Trustee Byrnes stated that he is inclined to support the project and asked about the selling price of the homes which J. Jordan indicated was in the high \$2.0 million.

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

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

- a) Trustee Banke moved to **Approve payment of the accounts payable for the period of November 10, 2022 through December 7, 2022 in the aggregate amount of \$929,359.07 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve the Annual Meeting Schedule for 2023**
c) **Approve an Ordinance Authorizing the Disposal or Sale of Personal Property Owned by the Village of Hinsdale**

Environment & Public Services (Chair Byrnes)

- d) **Approve the Award of the Custodial Services Bid to Eco Clean Maintenance, Inc., for Custodial Services in Year 1 within Village Facilities, in the amount of \$83,952**

Trustee Byrnes moved to **approve the Consent Agenda, as presented.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve an Ordinance Levying Taxes for Corporate Purposes for the Fiscal Year of the Village of Hinsdale, Illinois Commencing on January 1, 2022 and Ending on December 31, 2022 in the aggregate amount of \$14,866,389 (First Reading – November 15, 2022)**
b) **Approve a Resolution abating the tax hereto levied for the year 2022 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 (First Reading – November 15, 2022)**
c) **Approve a Resolution abating the tax hereto levied for the year 2022 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 (*First Reading – November 15, 2022*)

- d) **Approve a Resolution abating the tax hereto levied for the year 2022 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** (*First Reading – November 15, 2022*)
- e) **Approve a Resolution abating the tax hereto levied for the year 2022 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** (*First Reading – November 15, 2022*)
- f) **Approve a Resolution abating the tax hereto levied for the year 2022 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** (*First Reading – November 15, 2022*)
- g) **Approve a Resolution abating the tax hereto levied for the year 2022 to pay the principal of and interest on \$2,655,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the Village of Hinsdale, DuPage and Cook Counties, Illinois** (*First Reading – November 15, 2022*)

Trustee Posthuma read each item and moved to **approve items a-g**. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried

- h) **Approve the 2023 Annual Budget** (*First Reading – Committee of the Whole November 30, 2022*)

Trustee Posthuma introduced the item that was reviewed by the Board at the November 30 Committee of the Whole meeting. He noted that the materials presented for consideration are consistent with discussion at that meeting and at the November 3 meeting to discuss revenue projections. Trustee Posthuma moved to **Approve the 2022 Annual Budget**. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried

Zoning & Public Safety (Chair Stifflear)

- i) **Approve a referral of a Map Amendment and concurrent Exterior Appearance and Site Plan Review for Mouse Automotive for consideration by the Plan Commission; OR;**

Deny a referral of a Map Amendment and concurrent Exterior Appearance and Site Plan Review for Mouse Automotive (*Discussion Item – September 20, 2022*)

Trustee Stifflear introduced the item which was previously discussed at the September 20 Village Board meeting. He noted that the applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and Board of Trustees to allow for a reduction in parking from 119 required spaces to 46 proposed spaces. The project has 65 parking spaces proposed inside the building. President Cauley asked if there were any concerns to convey to the Plan Commission and ZBA. Hearing none, a motion to **approve a referral of a Map Amendment and concurrent Exterior Appearance and Site Plan Review for Mouse Automotive for consideration by the Plan Commission** was made by Trustee Stifflear. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried

j) **Approve an Ordinance Approving a Third Major Adjustment to a Planned Development for Signage Updates at 420 E. Ogden Avenue – Continental Autosports** (*First Reading – November 15, 2022*)

Trustee Sifflear introduced the item which was previously discussed at the November 15 Village Board meeting. A motion was made by Trustee Stifflear to **approve an Ordinance Approving a Third Major Adjustment to a Planned Development for Signage Updates at 420 E. Ogden Avenue**. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried

DISCUSSION ITEMS

New Assistant Finance Director Ellen Goldrick was introduced.

DEPARTMENT AND STAFF REPORTS

a) **Community Development**

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

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

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 under 5 ILCS 120/2(c) and that the Village Board would not be returning to open session. Trustee Fisher moved to **adjourn to Closed Session**. Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 8:08 p.m.

ATTEST: _____
Andrianna Peterson, Acting Village Clerk