

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
October 20, 2015**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, October 20, 2015 at 7:34 p.m.

Present: President Tom Cauley, Trustees Christopher Elder, J. Kimberley Angelo, 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, Police Chief Brad Bloom, Assistant Fire Chief Tim McElroy, Director of Public Services George Peluso, Director of Community Development Robb McGinnis, Director of Parks & Recreation Gina Hassett, Village Engineer Dan Deeter, Village Planner Chan Yu, Economic Development Coordinator/Human Resources Administrator Emily Wagner, Superintendent of Public Services Ralph Nikischer and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

The Board agreed to all suggested clarifications to the draft minutes. Trustee Elder moved to **approve the draft minutes of the regularly scheduled meeting of October 7, 2015, as amended.** Trustee Hughes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** Trustee Angelo

**ABSENT:** None

Motion carried.

**CITIZENS' PETITIONS**

None.

## VILLAGE PRESIDENT'S REPORT

President Cauley addressed the problem of the platform tennis walkway located at KLM. This came to his attention on October 4<sup>th</sup>. Director of Community Development/Building Inspector Robb McGinnis inspected the walkway on October 9<sup>th</sup> and based on their condition and the fact that there are gas lines underneath, he recommended the walkway be closed.

On October 11<sup>th</sup>, staff met with a contractor to determine a temporary fix. The Village had these repairs in the Capital Improvement Plan (CIP) for next year, but a special meeting of the Parks & Recreation Commission has been scheduled to determine a course of action. President Cauley stated he received an email from a paddle tennis player which stated the walkway has been in disrepair for a year. President Cauley said it is hard to know where the problem lies; the Village didn't build the walkway, perhaps it was not properly constructed, but the Village is taking ownership of the problem and will make it safe as quickly as possible.

He asked staff to continually review CIP items and more quickly address potential problems. He also encouraged residents to call him if they see something like this. If staff had gotten this call earlier, the problem would have been addressed sooner.

## FIRST READINGS – INTRODUCTION

### Administration & Community Affairs (Chair Hughes)

#### a) **Approval of the Village's Comprehensive Annual Financial Report and Management Letter for the Year Ended April 30, 2015**

Assistant Village Manager/Finance Director Darrell Langlois provided an overview of the 2015 audit report the Board received in their packet. The management letter includes three new comments; two are housekeeping issues such as the timing of work paper preparation, but the third is more substantive. He explained the Village has historically recorded income tax revenue from the State of Illinois on a one month accrual lag basis. He explained that when we cut off financial statements, revenue posted in May goes to the prior year. The new audit partner noted we should have been doing this on a cash basis; in order to implement this comment, we will only recognize eleven months of income tax collection in this fiscal year. Last year there were three other deficiencies noted, and his staff has remedied those.

The Comprehensive Annual Financial Report (CAFR) will again be sent to the Government Finance Officers Association (GFOA); he stated Hinsdale has received an award for excellence in financial reporting for 21 consecutive years. He pointed out there are new accounting standards for pension reporting; next year pension liabilities will be on the face of financial statements. This will result in \$25-30 million in new liabilities with no offsets.

President Cauley made note of one of the recommendations of the auditors regarding credit cards. They recommend against the use of jointly used cards, as is the Village's current policy. Mr. Langlois explained current practice and that he steers staff toward the usage of checks. Discussion followed regarding the recommendation of the auditors. Mr. Langlois explained this is an internal control problem, but he will develop a policy for Board review. President Cauley

recommended issuing credit cards to those people who will use them and have them sign a policy regarding credit card use.

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

- b) **Approval of a Resolution Determining Amounts of Money to be Raised through Ad Valorem Property Taxes for the Village of Hinsdale in the amount of \$9,334,825**

Trustee Hughes stated he spoke to Mr. Langlois on this matter; essentially the Village has many revenue sources, and the Villages need to attribute a use to property taxes. Discussion followed regarding the determination of the tax levy.

The Board agreed this item will receive a second reading at the next meeting of the Village Board.

- c) **Approve the construction of an ice rink at Melin Park by residents of the Village and that the Village will supply water and signage for the 2015-16 season**

President Cauley introduced the item and explained the Village has done this for several years; the cost of water is \$100 and staff time expense is approximately \$300.

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

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

- d) **Approve a Resolution Approving a Consolidation Plat for Property Commonly known as 215 E. Walnut Street, in the Village of Hinsdale, County of DuPage\*\***

Mr. Brian Eastman, landscape architect representing the homeowners, addressed the Board. His client owns three contiguous properties they would like to combine in order to improve the existing deck and add a patio. If they consolidate, all proposed improvements would be in conformance with Village code. Trustee Stifflear made note of an address error to be corrected on one of the exhibits.

This item will appear for a second reading at the next meeting of the Village Board.

- e) **Approve an Ordinance Approving a Second Major Adjustment to a Site Plan/Exterior Appearance Plan at 10 Salt Creek Lane – Salt Creek Campus LLC\*\***

President Cauley introduced the item and noted the plans submitted for permit are different than those the Plan Commission approved. The changes include roof equipment that requires a larger enclosure and the removal of a window to install another door on the west elevation to meet the building code. Mr. Kenton Rehmer, architect on the project, addressed the Board. He described and illustrated the changes which are necessary as a result of the medical equipment necessary for the tenant.

President Cauley expressed his ongoing concern that this happens commercially and residentially; plans don't match the originally approved drawings. Village Planner Chan Yu explained that in this case, the building owner did not have an actual tenant for the space at the time of application. Now the tenant has requirements they couldn't foresee. With respect to the doors, Mr. McGinnis explained that most applicants don't have working drawings during the entitlement process, therefore the door situation would not be found until permitting. Trustee LaPlaca pointed out the new doors are not evenly spaced. Mr. Rehmer explained

this is because of the interior floor plan in this part of the building. He did note that the doors will be screened by a trash enclosure and landscaping.

This item will appear for a second reading at the next meeting of the Village Board.

f) **Refer the application to the Plan Commission for a hearing and consideration of text amendment to Section 6-103(E)(14) to allow remodeling services and showrooms in the O-2, Limited Office District**

Mr. Nick Esposito, attorney, addressed the Board on behalf of La Mantia Builders who are seeking a text amendment for a showroom. They are a residential kitchen and bath remodeling business, similar to Normandy. Their proposal meets O-2 zoning district requirements; no products will be sold retail or warehoused or fabricated at this location. There will be limited street visibility and no detriment to surrounding properties. The current medical offices owner/occupant has been unable to find tenants and the building has been 50% vacant. La Mantia will also be an owner occupant. Mr. Esposito believes changing the classification will have little impact on other O-2 districts. He described the existing businesses in the area and reviewed the materials in his application necessary to recommend approval of the application. In-office sales will be the primary use of the subject property; the showroom will assist by providing display and to demonstrate products. He noted the Village will realize sales tax revenue, there will be limited walk-in business, and the property has code sufficient parking.

Trustee LaPlaca commented this text amendment applies to all office districts not just to this building; the Plan Commission has to consider whether this change will impact other O-2 areas. Trustee Stifflear suggested making this a special use to control future O-2 uses. Trustee Saigh checked the zoning map and noted there are other O-2 districts next to residential areas. Mr. Langlois noted a concern with the collection of sales tax. President Cauley believes this matter passes the threshold for referral to the Plan Commission.

The doctor who is the current owner of the property, addressed the Board stating 36 years ago he was before a Village Board to have this residential property rezoned for his medical offices. The utilization of the building has shrunk in the last number of years, because of changes in the medical profession. He appreciates the Board's consideration of this proposal.

Trustee Saigh moved to **Refer the application to the Plan Commission for a hearing and consideration of text amendment to Section 6-103(E)(14) to allow remodeling services and showrooms in the O-2, Limited Office District.**

Trustee Elder seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Discussion followed regarding recommending this matter as a special use to the Plan Commission. Mr. McGinnis confirmed that both options would require the same amount of time in terms of process. The Board agreed to recommend both the text amendment and the special use.

Trustee Saigh **moved to rescind his previous motion.** Trustee Elder seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Trustee LaPlaca moved to **Refer the application to the Plan Commission for a hearing and consideration of text amendment to Section 6-103(E)(14) to allow remodeling services and showrooms in the O-2, Limited Office District or as a special use for a showroom at the property located at 20 East Ogden Avenue.** Trustee Elder seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Trustee Stifflear confirmed the applicant will apply for a special use permit that will run concurrently with this text amendment application.

## **CONSENT AGENDA**

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

#### **Accounts Payable**

Trustee Elder moved **Approval and payment of the accounts payable for the period of October 7, 2015 through October 20, 2015 in the aggregate amount of \$1,892,169.42 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, Angelo, Stifflear, Hughes LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

The following items were approved by omnibus vote:

- a) **Approve an Ordinance Amending Section 3-3-5 (Local Liquor Licenses) to Create a New Liquor License Classification – Class A9 Concierge License** (*First Reading – October 7, 2015*)

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

- b) **Approve the payment of reserve fees per the Village’s membership agreement with DuComm in the amount of \$131,580** (*First Reading – October 7, 2015*)
- c) **Approve an Ordinance Amending Section 6-12-3 and Section 6-12-4 of the Village Code of Hinsdale – replacing the east and westbound Yield signs with Stop signs at the intersection of Fifth and Washington** (*First Reading – October 7, 2015*)

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

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

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

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

- a) **Award a component of Bid #1593 to Wingren Landscape for holiday lighting and decorating in an amount not to exceed \$8,722; and award a component of Bid #1593 to Holiday Creations for holiday lighting and decorating in an amount not to exceed \$21,856** (*First Reading – October 7, 2015*)

President Cauley confirmed that the numbers reflected in this motion have been adjusted for the LED lighting. Trustee Hughes moved to **Award a component of Bid #1593 to Wingren Landscape for holiday lighting and decorating in an amount not to exceed \$8,722; and award a component of Bid #1593 to Holiday Creations for holiday lighting and decorating in an amount not to exceed \$21,856.** Trustee Saigh seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

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

- b) **Approve an Ordinance Approving Certain Sign Variations for Various Signs at 10, 11 & 12 Salt Creek Lane and 901 & 907 Elm Street – Med Properties/Salt Creek Campus, LLC** (*First Reading – October 7, 2015*)

Trustee LaPlaca moved to **Approve an Ordinance Approving Certain Sign Variations for Various Signs at 10, 11 & 12 Salt Creek Lane and 901 & 907 Elm Street – Med Properties/Salt Creek Campus, LLC.** Trustee Saigh seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- c) **Approve the interior elevations and floor plans submitted by Casa Margarita dated September 22, 2015 for Brush Hill Train Station** (*First Reading – October 7, 2015*)

Trustee LaPlaca began discussion stating that she, Trustee Stifflear and staff have met with Casa Margarita owners, Mr. Chase Lofti and and Mr. Al Lofti on three occasions to discuss colors and a scheme that fits the nature of the building and still allow the Lofti's to use their trademark colors for marketing the restaurant.

Mr. Chase Lofti brought in a color board for the Board to see. Trustee LaPlaca explained the interior walls will be yellow, the ceiling will be charcoal, the ceiling component over bar will be red and the ceiling in entryway will be red. The green color will be used on the wall behind the bar, but will be somewhat obscured by menu boards and a flat screen television. It was noted that these colors are all from Benjamin Moore. She noted an existing glass tile wall that already includes the colors brought forward tonight which will remain. The floors will remain the same; there is a dropped ceiling area with a wood grain that matches the wainscoting. The applicant was given the option to request that this drop ceiling be painted after the rest of the painting is completed. The seating will be wood, with padded backrests in green. Trustee Stifflear added the applicant toned down the original colors a great deal, but also noted that Cosi had 4-5 colors included in their design which made him more amendable to the three colors being proposed by Casa Margarita.

It was noted that the Plan Commission will review the screening vent and the awnings, but Trustee Stifflear commented with respect to the awnings, that he doesn't think there is anything in town with three colors. Discussion followed regarding awnings; there is a higher level of scrutiny because of the historical nature of the building. Mr. Al Lofti brought two awning samples to the meeting for the Board to review, and the Board agreed they were an improvement.

Trustee LaPlaca moved to **Approve the interior elevations and floor plans submitted by Casa Margarita dated September 22, 2015 for Brush Hill Train Station with any material modifications to be approved by staff and to approve the principle palette colors for the interior of Casa Margarita as presented to the Board of Trustees; the red is sangria, the yellow is yoke, the green is vine and the grey is graphic charcoal.** Trustee Elder seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## **DISCUSSION ITEMS**

### **Discussion of Brick Streets**

President Cauley reminded the Board that First Street was added to the list of street projects because it is in such horrible shape. It made sense do the work in conjunction with sewer and gutter work. He explained that only about 60% of the bricks are salvageable. There are options for the street repair; use the 60% and supplement with 40% new bricks or purchase old bricks from another source, or use 100% new bricks. The cost breakdowns for these options have been provided to the Board.

Village Engineer Dan Deeter said we have approximately 1,200 old bricks from another street, but they have been included in these estimates, we are still 40% short. He said the repaired street will look like north Park Avenue with concrete curbs. The reclaimed bricks from the existing curbs will be used in the road. Mr. Deeter said there was a good example of the new brick usage in a parking lot in Glen Ellyn; he will provide photographs to the Board. Discussion followed regarding whether or not our old bricks could be sold, but it was concluded there would be zero value to the Village. It was noted that driveways are replaced in kind.

Trustee LaPlaca said this discussion should be continued with area stakeholders for their input. The item should be adequately noticed to residents. It was pointed out that if residents prefer the highest cost option, the Village could propose a cost sharing portion.

This item will be added to the November 3<sup>rd</sup> agenda for further discussion.

### **Oak Street Bridge Update – Engineering**

Mr. Deeter informed the Board that the concrete work on the west side of north Oak Street will be completed early next week. North County Line Road and south Oak Street will be paved with bituminous surface this week. The center span girders were installed this past weekend and Kenny Brothers is working on placing the safety scaffolding. Once installed, work can proceed unimpeded over the tracks for a full working day. They will remove the scaffolding on November 13<sup>th</sup>, which will again require the tracks to be closed and scheduled with BNSF. Trustee LaPlaca said souvenir pieces of the old bridge are being packed up and will be available for pick up at Public Services next week; over 250 people have requested a piece of the old bridge.



### **Review of Village's Snow Plan**

Director of Public Services George Peluso addressed the Board and said Mr. Ralph Nickischer, recently promoted to Superintendent of Public Services, is also available to assist with any questions the Board might have. Mr. Peluso explained the purpose of the snow plan is to promote safety to residents and commuters. He provided an overview of the plan including how plowing and salting is prioritized, and what is included in salting and plowing operations. He noted snow removal is a cooperative process and they ask residents not to put snow back into the street and to shovel out hydrants, if possible. The plan will be on the website and there will be a service module on the new website so residents can reach them directly. It was noted that Fullers will continue to shovel the central business district sidewalks.

### **DEPARTMENT AND STAFF REPORTS**

- a) Treasurer's Report
- b) Public Services
- c) Engineering
- d) Fire
- e) Police

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 reports.

### **OTHER BUSINESS**

None.

### **NEW BUSINESS**

None.

### **CITIZENS' PETITIONS**

None.

### **TRUSTEE COMMENTS**

Trustee wanted to highlight what Mr. Peluso mentioned regarding the new website, that residents will be able to report a concern directly to staff. Ms. Gargano informed the Board that the new website will go live on November 2<sup>nd</sup>.

Trustee Saigh commented with respect to the Committee of the Whole meeting last night, that it was obvious a lot of hard work and good thought was contained in the materials

provided to the Board. He felt it was an interesting and informative meeting and thanked staff for their efforts.

### ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Elder **moved to adjourn the meeting of the Hinsdale Village Board of Trustees of October 20, 2015.** Trustee Angelo seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Meeting adjourned at 9:19 p.m.

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