

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
January 7, 2020**

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, January 7, 2020 at 7:30 p.m., roll call was taken.

Present: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow, Neale Byrnes, and President Tom Cauley

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant Village Manager Emily Wagner, Police Chief Brian King, Fire Chief John Giannelli, Finance Director Darrell Langlois, Director of Community Development Robb McGinnis, Director of Public Services George Peluso, Village Engineer Dan Deeter, Village Planner Chan Yu, and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

a) **Regular Meeting of December 10, 2019**

Following changes to the draft minutes, Trustee Hughes moved to **approve the draft minutes of the regular meeting of November 19, 2019, as amended.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Banke, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: Trustee Stifflear

ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

No report.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Hughes)

- a) **Waive the competitive bidding process and approve the purchase of proprietary software and information technology security managed services from Infogressive Cyber Security of Lincoln NE at a cost not to exceed \$25,423.20**

This item was postponed to the following meeting of the Village Board.

Environment & Public Services (Chair Byrnes)

- b) **Award the Design Engineering phase of the 2020 Maintenance Project to Rempe-Sharpe & Associates, Inc. in the amount not to exceed \$45,452**

Trustee Byrnes said 2020 is the year roadwork would be a 'scale back year' and only doing one mile of roads and a couple of parking lots. Rempe-Sharpe is qualified, and staff has been satisfied with their work in the past. The construction supervision for the project will be awarded at a later date. He noted that some of the roads scheduled for work this year are in fair condition, which underscores the effectiveness of MIP program.

President Cauley recalled that when he was a Trustee the Board agreed that there are advantages to having the same firm do the design and the construction observation, and that a later time the Board asked that the two phases be bid separately. He asked if the contractor is committed to their estimate for the observation. Village Engineer Dan Deeter said the estimate is based on a number of days, but it is a year out from the actual project. He has been assured they can do it for these numbers. Trustee Hughes would like to know why there is such a big difference between these two bidders.

President Cauley suggested we get one contract for both phases. Mr. Deeter said we had been hesitant to do that in the past, so as to make sure the contractor did a good job on the first half of the project, but he will gather more information and share his findings with the Board.

The Village Board agreed to move this item forward for a second reading at 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, 2019 to December 27, 2019, in the aggregate amount of \$962,599.09 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, Banke, Stifflear, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve a lobbying services agreement with Chris Nybo LLC, 444 Mitchell Avenue, Elmhurst, effective January 1, 2020 through July 1, 2020 at a cost not to exceed \$30,000 (First Reading - December 10, 2019)**

Zoning & Public Safety (Chair Stifflear)

- c) **Reject all bids, waive the competitive bidding process and approve the purchase of (24) Self-contained Breathing Apparatus (SCBA), (3) Rapi**
- d) **d Intervention Team SCBA's, (44) 4,500psi 30-minute air cylinders, and (27) full face piece masks to Municipal Emergency Services (MES) d/b/a 3M Scott brand, 132 Eisenhower Lane South, Lombard, Illinois in an amount not to exceed \$168,713 (First Reading - December 10, 2019)**
- e) **Approve an Intergovernmental Agreement (IGA) with Hinsdale Township High School District No. 86 for reciprocal reporting of Criminal Offenses (First Reading - December 10, 2019)**
- f) **Approve an Intergovernmental Agreement (IGA) with Hinsdale Township High School District No. 86 for School Resource Officer Services (First Reading - December 10, 2019)**

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

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Administration & Community Affairs (Chair Hughes)

- a) **Approve a Resolution Authorizing Submission, by the Village of Hinsdale, of a Park & Recreation Facility Construction Program (PARC) grant application**

Trustee Hughes introduced the item which is approval of a grant submission to acquire \$2.5 million to provide ADA compliance, HVAC and other upgrades to the Katherine Legge Memorial Lodge (KLM). The RBA explains that if the grant is awarded the Village needs to be prepared to spend approximately \$600,000. Mr. Bloom explained that the Village would make their share of the expenditure beginning in the third quarter of 2020 and the following two years. Trustee Hughes noted this expenditure is not in the 5-year Capital Improvement Plan (CIP), but there are some offsets, as outlined in the RBA. President Cauley said these improvements would raise KLM revenues; in his opinion we have to make a commitment or let it go. Further, if there is money to fix the Lodge, we should take advantage of it. There are lots of places for the money to go, but this could double Lodge income. If the buildings aren't upgraded, no one will rent it, and we won't be able to maintain the buildings.

Trustee Hughes moved to **Approve a Resolution Authorizing Submission, by the Village of Hinsdale, of a Park & Recreation Facility Construction Program (PARC) grant application.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Zoning & Public Safety (Chair Stifflear)

- b) **Approve an Ordinance Amending Section 14-5-3 (Application) of Chapter 5 (Certificate of Appropriateness), Title 14 (Historic Preservation), Relative to Applications for Certificates of Appropriateness** *(First Reading - December 10, 2019)*

Trustee Stifflear introduced the item relative to Applications for a Certificate of Appropriateness pertaining to demolition requests in historic districts on the National Register of Historic Places. This is for residential buildings, and will require submission of plans for the home that will replace the one being demolished to be included with the application. This will allow the Historic Preservation Commission (HPC) to make a more informed decision regarding the demolition. The applicant can appeal these decisions to the Village Board of Trustees.

Trustee Stifflear moved to **Approve an Ordinance Amending Section 14-5-3 (Application) of Chapter 5 (Certificate of Appropriateness), Title 14 (Historic Preservation), Relative to Applications for Certificates of Appropriateness.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

- c) **Move the request for a Major Adjustment for Exterior Plan changes for brick façade color for the commercial building at 24 W. Hinsdale forward for a second reading; or Move to refer the request to the Plan Commission for further hearing and review**

Trustee Stifflear introduced the item that is a major adjustment relative to the brick façade color for the property at 24 W. Hinsdale, the old Hartley building. This Board can approve or deny the matter or refer it to the Plan Commission. The exterior appearance was approved, and included removing the canopy in the front and retaining the original color of the brick. When it was removed, some of the brickwork could not be replaced, and there were problems with the mortar and joints. He noted there are three architects on the Historic Preservation and Plan Commissions, and he recommends this be referred to the Plan Commission to work through the details. This matter is on the Plan Commission agenda for tomorrow, in the event this Board agrees to move it forward.

Mr. Mike Abraham, architect for the project, addressed the Board and explained that they found no reference in the code requiring a permit for painting or staining the façade, and further, in looking at other similar completed projects in the downtown, there was no record of permitting for painting or staining the brick. President Cauley explained changing the use triggers the need for a permit, but acknowledged the code is complex. Mr. Abraham said he didn't find anything to indicate they couldn't stain the brick, and further, the stain can't be removed without destruction to the brick. He explained there were several mortar colors under the canopy, much of the brick had been replaced. Matching the brick and mortar would require a lot of patching and repair; their intent was to unify the façade of the front. Discussion followed as to whether or not the stain could be removed. Trustee Stifflear and President Cauley agree this matter would be best served going back to the Plan Commission. Trustee Stifflear pointed out the revised elevation illustrated in the Board materials, and explained the timeline for review and approvals. Mr. Abraham said this will impact completion of the exterior of the project, as they were hoping to open at the end of the month.

Trustee Stifflear moved **to refer the request for a Major Adjustment for Exterior Plan changes for brick façade color for the commercial building at 24 W. Hinsdale to the Plan Commission for further hearing and review.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

- d) **Refer the application packet to the Plan Commission for a hearing and consideration of a map amendment, text amendment to Section 3-106(B)(1) and concurrent planned development concept plan by Ryan Companies, US Inc.; or Deny the map amendment, text amendment to Section 3-106(B)(1) and concurrent planned development concept plan by Ryan Companies, US Inc.**

Trustee Stifflear introduced the item that relates to the northwest corner of Adams and Ogden Avenue, commonly referred to as the Institute of Basic Life Principles (IBLP). This application is for a portion of the property only; 16 acres of the 60 total. Ryan Companies is proposing a 330,000' square foot building that will include 245 senior living units; 122 independent living units, 85 assisted living units, and 38 memory care units. He said the applicant will present on the total project including height, density, building setbacks, the need for this type of use in the community, and requested waivers. Although a referral only requires one reading, he recommends a second reading because of the complexity of the project and to provide the Board more time to review the materials. The application will concurrently consider a map amendment to change 7.6 acres on the corner of Adams and Ogden from an Institutional Building (IB) district to R2; a text amendment to change the code requirement from a minimum of 20 acres to 15 acres for a Planned Unit Development (PUD) in a residential district; and a PUD for the project on the entire 16 acre site. Trustee Stifflear explained that the process will include a referral of the concept plan, map amendment and text amendment to the Plan Commission for a public hearing likely in March. After the hearing, the Plan Commission would provide a recommendation to the

Village Board for a vote on the approval of the concept plan. If it is approved, the Board will provide specific direction to the applicant with regard to all relative matters including use of the property, density and building height. At that time, the applicant would produce a detailed plan for review by the Plan Commission. The detailed plan would be referred to the Village Board for a third time for possible final approval. Trustee Stifflear reviewed the general criteria for a PUD as found in Section 11-602 of the Village code.

President Cauley commented in favor of two readings stating that relative to the amount of time the entire process takes, two more weeks are insignificant. If the Board has strong views on any aspect of the project, they can talk about them again. Director of Community Development Robb McGinnis said public notification would occur as part of the Plan Commission hearing process.

Mr. Dave Erickson, Vice President of Real Estate Development for Ryan Companies, representing Clarendale of Hinsdale provided an overview for the Board. He described the Clarendale brand stating this is their tenth project and a \$95 million private equity investment. The plan has evolved over 6-8 months and will include 262 senior care units, and still maintain 60% green space. He talked about Ryan Companies and their partnership with Life Care Services, LCS. He addressed the need in this area for this type of facility stating there are 23,000 seniors within a 15 minute radius of the subject property; a nationally recognized firm did a market analysis and demand is high. This location is a good address and easily accessible. It will take about two years to fully lease the project. With respect to the site, residential Oak Brook is to the north, to the east is a vacant flood plain, to the south is residential Hinsdale, and to the west is Route 83. There are some challenges with the proposed site as 23% is flood plain and wetlands, and will need to go through FEMA to remap. There is stormwater drainage under the existing building, but environmental remediation will be required. When the stormwater management aspect of the project is complete, it will be better than it is currently. He illustrated the site plan, and explained that the four-story portion of the building would be at the far northwest corner, and would not be visible from Ogden Avenue. Facing Ogden Avenue the building will be only two stories tall, and the middle of the building will be three stories. He described the vehicular access to the building to be located on the north side of the proposed building. He added seniors drive during off-peak hours, and the employee shift change is not during peak traffic hours, either. The project will include a pedestrian path that crosses the creek, landscaping will meet or exceed code; there will be four courtyard areas, and lots of green space to the north. All the units are rentals, with villas in Hinsdale and Oak Brook. Mr. McGinnis said he talked with his counterpart in Oak Brook, they saw no fatal flaws with the proposed project, but they have a process, too. Mr. Erickson provided an overview of on-site parking, which will be 12 spaces less than required by code, they will work with staff, but based on experience there will be sufficient parking.

Mr. Brian Pugh, architect for the project, walked the Board through the renderings. Existing berming and the view from Ogden will remain the same. They took their cues from the community and customized the building to the neighborhood. It will be in the Craftsman style which is compatible with other area developments. The existing berm will screen the taller sections of the building. The building is set back 58' feet from Ogden Avenue.

Mr. Erickson added 35% of the building interior is amenity space for residents. A map amendment will be required to rezone the IB section to R2. A text amendment will be necessary to reduce the acreage requirement for a PUD from 20 acres to 15. Discussion

followed regarding building regulations, work start times, and a request to waive the park requirement. Relief will be required for height, FAR, and some setbacks, but will comply with other R2 requirements such as building and lot coverage. The configuration of the lot requires some setback modifications.

In terms of public benefit, during the 18 month anticipated construction period, there will be 400 construction jobs. The facility will employ a cross-section of 104 full-time equivalent jobs, provide a new high quality senior living facility, improve stormwater management, replace an aging building with improved architecture, and provide a walking path and significant green space. Mr. Erickson stated they are proud to present this plan, they believe it is a good one, and they appreciate the feedback of the Board. He respectfully requests a referral when the time is right.

Trustee Hughes asked about the price point for the units. Mr. Erickson explained there is no buy-in fee, and rentals will be at the market rate, but he can provide numbers. Trustee Banke asked about traffic flow and EMT impact. Fire Chief John Giannelli referenced a memo he had prepared siting the effect of the assisted living at 10 N. Washington, and other area facilities. He said there is no significant impact with respect to the independent living residents, but for the assisted living and memory care residents, he estimates 10-15 more calls per month. He stated that his department would be able to handle this increase. Mr. Erickson added IDOT will have to review the traffic flow. Trustee Hughes suggested looking at Bethlehem Woods in LaGrange Park as a comparable. Mr. Erickson said the building will be for 62 and older people only, and reviewed why they believe the park requirement should be waived. Trustee Stifflear reminded the Board of the contributions made by Eve Assisted Living and Hinsdale Meadows.

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

DISCUSSION ITEMS

Relative to the previously discussed item for the PARC grant for KLM, Mr. Bloom confirmed that the Village does not have to move forward with the project should the grant be received and matching funds are unavailable.

a) Parking deck update

Mr. Bloom stated the deck is in place, and contractors will move on with electrical and plumbing work. Southbound Garfield will be closed for about a week, and the project continues on schedule.

b) Tollway update

Mr. Bloom reported per the change to the IGA, the process to remove the soundwalls has begun, fences are still up. The Tollway has promised the new soundwall will be up before Little League begins in April 2020.

Village Manager Kathleen Gargano provided a 5G update stating Stop 5G would be meeting on January 15 at the Community House, and will host a fundraising drive at Plate 28 on January 10. Details can be found on their Facebook page, and will be added to the Village website.

DEPARTMENT AND STAFF REPORTS

a) Fire

- b) Police
- c) Engineering
- d) Parks & Recreation
- e) 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.

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. Trustee Hughes moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of January 7, 2020.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 9:11 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk