

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
January 28, 2020**

The specially 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, 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 and Village Planner Chan Yu

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

a) **Regular Meeting of January 7, 2020**

Following changes to the draft minutes, Trustee Haarlow moved to **approve the draft minutes of the regular meeting of January 7, 2020, as amended.** Trustee Byrnes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

**VILLAGE PRESIDENT'S REPORT**

President Cauley reported that in May 2017, Hinsdale resident Andrea Urban was murdered in her home. Three weeks later the Hinsdale Police Department arrested the offender. That individual was convicted last Friday. He recognized the work of Hinsdale police officers Ryan Grahn, Frank Homolka, Tom Krefft and Kevin Susmarski, as well as the States attorney and DuPage County officials who worked on this case.

President Cauley recognized Ms. Anna Martch, the Village's Economic Development and Communications Specialist. He read a recent Hinsdalean editorial from a merchant in town that

compliments her good work and positive energy, and credits her with the success of various events in the business community. He believes she has been a major influence in the achievement of a 97% occupancy rate in the central business district (CBD). President Cauley agrees, and added she is the face of Hinsdale in many situations and has done an outstanding job.

President Cauley congratulated staff that worked on the OSLAD grant which will provide \$400,000 toward repairs at the Community Pool. It was the team effort of Superintendent of Parks & Recreation Heather Bereckis, Director of Public Services George Peluso, Water Superintendent Mark Pelkoski, Director of Community Development Robb McGinnis, Finance Director Darrell Langlois, and Village Manager Kathleen Gargano who presented the application in Springfield.

### 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**

Trustee Hughes introduced the item that relates to engaging a firm to help with cyber security. Orbis, our technology consultant, and IRMA indicated there is work to be done on this front. He stated the Village should move forward with urgency as anything could happen at any time, and we want to be prepared. Orbis highly recommended Infogressive, but other alternatives were reviewed. He believes it is an advantage to use a firm that Orbis is both comfortable and familiar. There are more and more cyberattacks to municipalities that can be highly disruptive and very expensive. He noted this is a one year agreement, and can be evaluated at that time, and this is a reasonable expense when the cost of remediating a successful breach can be hundreds of thousands of dollars. Assistant Village Manager/Director of Public Safety Brad Bloom added Infogressive has never had a customer with a data breach, ransomware or lost data. Following a question from the Board, he recommended that any discussion of current protections should be discussed off-line. Trustee Banke believes that the Orbis recommendation is high praise. The Board agreed to move this to the consent agenda of their next meeting.

- b) **Approve the blanket purchase orders for Calendar Year 2020 totaling \$736,700 and waiving the competitive bidding requirements where applicable**

Trustee Hughes introduced the item stating it is a routine, annual item. There are two new items related to contracted services, necessary because of recent staff departures, to provide temporary help with the ERP and human resources.

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

**Environment & Public Services (Chair Byrnes)**

**c) Approve an Ordinance Authorizing Execution of the Illinois Public Works Mutual Aid Network Agreement (IPWMAN)**

Trustee Byrnes introduced the item that will authorize Hinsdale to join a Statewide network for mutual aid in the event of natural or man-made disasters. He explained Hinsdale has cooperated voluntarily in the past, but this will provide greater assets. We are not obligated to respond, but can when we are able. Mr. Peluso confirmed there is no reason not to do this, and there is no cost to the Village.

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

**d) Approve an Illinois Department of Transportation (IDOT) Resolution for Improvement Under the Illinois Highway Code and Local Public Agency Agreement for Federal Participation to partially fund the 2020 Infrastructure Project with Surface Transportation Program (STP) funds**

Trustee Byrnes introduced the item for Surface Transportation Funds to partially fund the 2020 infrastructure projects. This money is already budgeted; Village Engineer Dan Deeter clarified the difference between the total cost of the project, \$532,000, and the total amount of STP dollars, \$354,241.

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

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

**e) Waive Competitive Bidding and Approve a Professional Services Agreement with MSA Municipal Services Associates, Inc.**

Trustee Stifflear introduced the item noting the Board has discussed many times the anticipated telecommunication applications for small cell towers in the public right-of-way. The State mandates that these installations must be allowed, but there are a large number of concerned residents trying to stop installation altogether. He noted the Village of Hinsdale has not yet received any application. Village Manager Gargano became aware of a consultant used in the Chicago area, and recommends his technical expertise as it exceeds that of staff. The cost is \$170/per hour to review applications, but this cost is budget neutral as the expense is passed on to the telecommunication companies.

**Mr. Stuart Chapman, President of MSA, Inc.** addressed the Board stating he has met with Ms. Gargano and Trustee Stifflear regarding the upcoming entry of telecommunication small cells in the community. He said small cells have been in the metro area since 2015. MSA reviews plans and the required structural evaluation, makes recommendations regarding aesthetics, installation of fiber optic cables, and space in the right-of-way. Ms. Gargano sent him a couple documents earlier this week, for a fiber run in the community that he will look into. He said MSA also reviews cell tower plans and installation of antennas on structures. He explained they represent municipalities, and do not represent the industry.

Discussion followed regarding Western Springs recent denial of a Verizon application primarily for environmental concerns. Trustee Stifflear commented Senator Glowiak and Representative Mazzochi are looking to put forward legislation to give more authority to local municipalities. FCC and State regulations were discussed; Mr. Chapman stated the differences are not considerable. There is no difference regarding aesthetic standards being published, reasonable, consistently applied, and not discriminatory. He has reviewed Hinsdale's aesthetic standards and commented they are beyond what many communities

have in place; Hinsdale did their homework. He added these standards need to be a living document.

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

## CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

- a) Trustee Hughes moved **Approval and payment of the accounts payable for the period of January 8, 2020 to January 28, 2020, in the aggregate amount of \$3,690,420.06 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Banke 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:*

### Environment & Public Services (Chair Byrnes)

- b) **Award Trees R Us, Inc. the Elm Injection contract for Calendar Year 2020 in the extended price comparison amount of \$147,166.65 not to exceed the proposed budgeted amount of \$161,012 (Routine item)**
- c) **Waive the competitive bidding procedure to Approve a three-year contract with Clarke Environmental Mosquito Management, Inc. for annual mosquito abatement services in an amount not to exceed \$55,496 (Routine item)**

Trustee Byrnes 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

### Environment & Public Services (Chair Byrnes)

- a) **Award the engineering services for the 2020 Maintenance Project to Rempe-Sharpe & Associates, Inc. in the amount not to exceed \$76,510 (First Reading – January 7, 2020)**

Trustee Byrnes introduced the item stating there was a question from the Board at the first reading about whether the cost of the observation quoted by Rempe-Sharpe was sufficient. Staff contacted the contractor who has provided a letter assuring the price is sufficient.

Trustee Byrnes moved to **Award the engineering services for the 2020 Maintenance Project to Rempe-Sharpe & Associates, Inc. in the amount not to exceed \$76,510.** 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) **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 and reminded the Board the IBLP property encompasses 60 acres of property, but this application is only for the 16.8 acres west of Adams Street for the construction of 245 senior living residences. Ryan Companies presented at the last Board meeting regarding building height, density, setbacks, public need and waivers. Trustee Stifflear reviewed the process and explained that if the Board refers this to the Plan Commission, they will conduct a public hearing in March, all three matters will be concurrently considered; a map amendment to change 7.6 acres from an IB district to R2, which he noted is more restrictive; a text amendment to reduce the required acreage for a planned unit development (PUD) in a residential district from 20 acres to 15; and the PUD itself. The Plan Commission would recommend a concept plan to the Board, if approved, the Board will provide specific, definitive instructions to the applicant. If approved, then a detailed plan will go back to the Plan Commission and include specifics including water management, building materials, traffic control, landscaping and aesthetics. The Plan Commission will make a recommendation to the Board that it can then approve or deny.

Trustee Stifflear provided summary feedback from Trustees to date; push the setback further back from Ogden Avenue, decrease the height from four to three-stories, use an architectural style the best fits with the residential architecture in the area, make the 540' foot wide front façade more appealing, and provide a public benefit commensurate with that recently provided by Eve Assisted Living and Hinsdale Meadows. He also referenced the site plan, specifically the villas on the north side of property, and noted that some are located in Hinsdale and some in Oak Brook. The applicant will need to go through this process in Oak Brook, but noted that our plan is not contingent on that outcome. If they say no, the 17 villas in Hinsdale can still be developed.

**Mr. Dave Erickson, Vice President of Real Estate Development for Ryan Companies,** representing Clarendale of Hinsdale, addressed the Board. With respect to parking, he

referenced a comparison of building size and parking for Clarendale's in other communities that was included in the Board packet. Generally, there are .8 stalls per unit. Director of Community Development Robb McGinnis said the proposed plan is only 12 spaces short of code requirements; 216 are required, 204 are provided. Mr. Erickson noted this compares favorably to the parking provided at Eve Assisted Living. Regarding the four story section of the building, he said they will continue to work with staff on this, but it is located 250' from Ogden Avenue.

Trustee Banke said his first impression is this is a worthy project. The exterior appearance is a concern, as this facility is a gateway to the Village. From the east, existing buildings along Ogden are a Georgian style, which is consistent with the Memorial Building and area residences. He would like the building to be consistent with this style, as it has stood the test of time. He thinks the setbacks should be pushed back from current renderings, and a four story building is inappropriate, as residents that live behind the building would be impacted.

Mr. Erickson said there would be 22,000' square feet on the fourth floor. President Cauley cautioned this Board likely won't vote for a fourth story, and to take the Board's recommendations seriously.

Trustee Hughes said he is concerned about traffic, Adams is a very quiet street, and would not want to impact this. He would like the fourth story issue be addressed in terms of number of feet. He said the appearance and standard of quality should fit with the Village character. He thinks the Clarendale name is odd, and should be taken into account when considering signage.

Trustee Haarlow commented four-stories is too high, and will appear massive, especially from Route 83. She is curious as to why there are 245 proposed units in Hinsdale, when there are much lower numbers in other communities. If developed as proposed, it seems outsized for our community. She thinks moving the building further from Ogden is a good idea, and noted there is nothing else in Hinsdale with a continuous façade such as the one proposed. She is concerned about the discernable benefit to Village stating a walking path is not really a benefit to a lot of people on a regular basis. Further, would there be parking to accommodate people if they wanted to use the path. It is laughable to think the area won't be impacted by additional traffic during construction or by visitors and residents in the future. This parcel remains the last undeveloped area of this size in Hinsdale and the Board should explore the use of the land as a park. It would be a compliment to Katherine Legge on the south side of the Village, and be an additional facility with the potential of a multitude of uses. While the Village cannot afford to buy the property at this time, it is a disservice to move forward without exploring ways to finance the purchase, such as a bond issue, or private donations. While she appreciates the proposal of senior living, and acknowledges there is a growing need, she does not believe this is the best use of the land for the Village.

Trustee Byrnes agrees with comments about height and setback, and while less concerned with the architectural style, he would not want it to look institutional. He questioned whether there is real demand for the use, and the public benefit.

Trustee Haarlow added that reducing the PUD from 20 to 15 acres is a dangerous precedent that could increase density.

Trustee Posthuma agreed in an ideal world the land would be made a park, but cautioned it might not be realistic from an economic standpoint. He seconded thoughts on setback, height, breaking up the façade, and looking for something more understated and subtle.

President Cauley added that he and Trustee Stifflear have looked at a number of proposed projects for this property. They concluded that senior and assisted living appears to be a need, and there would be less traffic with this type of residential development than others, and no additional burden on services. He wasn't thinking about the 245 units that will create traffic on Adams, so this may be more dense than he hoped. It should not be four-stories, and the façade should be broken up, possibly with an atrium. This building will take up more of the lot than the current building, and therefore should be set back further. He encouraged the applicant to take these comments to heart and to consider a community benefit, hopefully for the Village at large. Trustee Stifflear appreciates Trustee Haarlow's idea for a park, and suggested that the wetlands area might not be worthless from a park standpoint. Mr. Ericson thanked the Board for their clarity. He said they have no control over the east part of the property, and it is not currently on the market, but noted that 55% of the property is wetlands. The Board thinks this is worth exploring. There were no public comments at this time.

Trustee Stifflear moved to **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. with the caveat that the Village Board of Trustees provided comments for review for setbacks, height, architectural style and public benefit.** Trustee Hughes seconded the motion.

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

**NAYS:** Trustee Haarlow

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

#### **DISCUSSION ITEMS**

a) **Parking deck update**

Mr. Bloom said plumbing work is being done, taking advantage of the favorable weather.

b) **Tollway update** - Nothing to report

#### **DEPARTMENT AND STAFF REPORTS**

a) Treasurer's Report

b) Economic Development

c) 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 specially scheduled meeting of the Hinsdale Village Board of Trustees of January 28, 2020.** Trustee Byrnes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Meeting adjourned at 8:45 p.m.

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