

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING
March 16, 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, March 16, 2020 at 7:32 p.m., roll call was taken.

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

Absent: Trustees Scott Banke and Laurel Haarlow

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Superintendent of Parks & Forestry John Finnell 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 March 3, 2020**

Following changes to the draft minutes, Trustee Byrnes moved to **approve the draft minutes of the regular meeting of March 3, 2020, as amended.** Trustee Hughes seconded the motion.

AYES: Trustees Stifflear, Hughes, Byrnes and President Cauley

NAYS: None

ABSTAIN: Trustee Posthuma

ABSENT: Trustees Banke and Haarlow

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley reported on the emergency measures taken by the State of Illinois in response to the COVID-19 virus. Governor Pritzker has limited public gatherings, and bars and restaurants will be closed beginning tonight at 9:00 p.m. However, it is anticipated that grocery stores, pharmacies and gas stations will remain open. The Department of Community and Economic Opportunity (DCEO) has a survey where it is collecting data related to the impact of COVID-19. He encouraged Hinsdale small businesses to complete the survey. This link is on the Village

website. Staff is also staying abreast of and State or Federal initiatives to assist small business owners, noting these businesses make up the bulk of Hinsdale's retail community. Out of an abundance of caution for Village employees, Village Hall is closed to the public, however, all essential municipal services, Public Services, Police and Fire, will remain in operation. There are drop-off locations at the Police Department and at the front door of Memorial Hall, staff will continue to process Village business and answer phones. The Village Board intends to continue to hold meetings for the foreseeable future. Village Manager Kathleen Gargano added that by executive order, changes have been made to the Open Meetings Act regulations regarding meetings; and between now and the next meeting, the details will be worked out.

President Cauley urged people to visit the Village website for up-to-date information on the status of meetings and municipal services. He reminded residents to practice social distancing to slow down the spread of the virus, and to stay home to the greatest degree possible. He noted this is an ever-evolving situation and the Village continues to adjust as information becomes available. If people have questions, they should call the Village offices or him directly.

President Cauley reported good news with respect to the recent rash of car thefts. Last week the Hinsdale Police Department arrested seven individuals responsible for overnight auto thefts and burglaries that occurred in the Village. A stolen automobile and firearms were recovered in raids in South Holland and Dolton. The Police Chief anticipates additional arrests and additional criminal charges. He reminded residents how important it is to lock their vehicles and remove their key fobs to help eliminate the opportunity for overnight crime.

Finally, President Cauley said he got a call from a resident because the Community House has determined to close as a polling place tomorrow, and voters have been directed to the fairgrounds in Wheaton. Staff made an attempt to move the polling place to Memorial Hall, however, the County wouldn't allow it at this late date.

Chamber of Commerce – Annual Event Calendar *(Item taken out of order)*

Ms. Eva Field and Ms. Melissa Waters, representing the Chamber of Commerce, addressed the Board regarding their request to the Village for support for their annual events. Ms. Field noted that the Garage Sale has been dropped for the time being, but the Wine Walk was very successful. The Board had no objections to the Chamber requests.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION
(Items taken out of order)

Zoning & Public Safety (Chair Stifflear)

- a) **Approve an ordinance approving a variation from Section 6-111(E) of the Village of Hinsdale Zoning Ordinance at 908 N. Elm Street, Hinsdale, IL – Case Number V-06-19**

Trustee Stifflear introduced the item that comes to this Board, following a recommendation of the Zoning Board of Appeals to approve a request for an increase in floor area ratio (FAR) for an O-3 pre-code structure. The current medical building is already over the allowable FAR, and they are requesting an additional 294' square feet, a .1% increase, in order to enclose the entry and create a vestibule. The Zoning Board of Appeals approved the request 6-0 at a public hearing held on January 15, and Trustee Stifflear agrees this request meets the criteria for approval.

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

b) **Approve a Referral to Plan Commission of a Request to Hold a Public Hearing for Consideration of, and a Recommendation to the Board of Trustees on, a Temporary 180-day Moratorium on the Issuance of any Demolition Permits or other Building or Zoning Approvals involving the Demolition of Landmarked Single-Family Homes, or of any Single Family Homes within the Village or within the Robbins Park and Central Business District Historic Districts**

Trustee Stifflear introduced the item which is a follow-up on a proposed moratorium that President Cauley discussed in his remarks two weeks ago regarding the teardown of historically significant homes in the Robbins Park historic district. This matter can be heard by the Board, or referred to the Plan Commission with a vote tonight. Any potential moratorium will allow a debate on what a long-term historic preservation ordinance may codify to protect historically significant structures, and insure that those homes are not razed during the process. The Plan Commission would hear public comment and provide the Board with a recommendation. At the last meeting of the Village Board, Historic Preservation Commission members asked the Village to do something about this. If the Plan Commission holds a public hearing, it would come back to the Village Board for a final vote. Trustee Stifflear suggested the Board consider and provide direction to the Plan Commission regarding the length of the moratorium, six months has been recommended; whether the moratorium should be Village-wide or apply only to Robbins Park and/or the Central Business District (CBD); apply to all buildings, or only to contributing buildings, and if we include all buildings, a waiver or appeal process should be considered. President Cauley noted this matter addresses the concept of having a moratorium, not regulations to preserve historic homes. He views the Board of Trustees as an appellate body and that public hearings should be conducted by the Plan Commission or the Zoning Board of Appeals. This is a sensitive issue, lots of people in the community want to see older homes preserved, but owners want to develop them, or they can't sell them as they are. The Historic Preservation Commission has asked us to do something, but we don't know what that is yet. No determinations have been made.

Trustee Hughes reminded the Board there are significant homes outside the Robbins historic district. He would suggest, in terms of scope, that the moratorium apply to contributing homes in Robbins and something based on age, pre-war homes, located outside the district. Director of Community Development Robb McGinnis said there were about 40 demolitions in 2019, and since 2008, 24 homes were demolished in Robbins, 19 of which were contributing homes.

Trustee Posthuma agrees property rights should be protected, but also agrees this issue should be looked at. Discussion followed regarding the length of the moratorium the Board agreed to keep it as short as possible to realistically evaluate the problem, but no more than 6 months. Trustee Stifflear agrees that property rights are important, and that this

should only apply to properties that contribute to the historic definition in Robbins and the CBD.

Mr. Mike Ryan, 125 E. Eighth Street, addressed the Board, and echoed their comments but stressed that some houses might not be worthy of being on a list of what is unique and special, stating that some houses should truly come down. He appreciates the Board's consideration of the property rights of owners. President Cauley said he would like to see the opportunity for rehabbing these homes maximized, possibly with incentives regarding FAR, or waiving construction fees or setback requirements.

Mr. Mark Weber, 427 S. Stough, addressed the Board stating he is building a home at 6th & County Line that was a tear down. They looked at rehabbing the property, but they couldn't make the numbers work; economics ruled the outcome. He is concerned about property rights, and he wants Hinsdale to grow. He agrees it would be best to work through this issue quickly.

Trustee Stifflear made an initial motion that was revised following discussion of the Board regarding whether or not to include buildings outside the Robbins historic district, and if so, of what vintage. The Board agreed to make the motion more broad and let the Plan Commission refine the parameters. Trustee Byrnes asked that the motion include parameters for a waiver process. Ms. Gargano asked that the motion include landmarked homes.

Trustee Stifflear moved to **Approve and refer to Plan Commission a request to hold a public hearing for consideration and recommendation to the Village Board on a temporary, not to be longer than 180 days, moratorium on the issuance of demolition permits or other building or zoning approvals, involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Banke and Haarlow

Motion carried.

c) **Approve an ordinance to change certain parking regulations in the Central Business District (CBD)**

Trustee Stifflear introduced the item that relates to new parking regulations in the central business district once the new parking deck is open sometime this summer. He believes there is general agreement on the Board regarding the following: the goal of the parking ordinance is to move merchants and employees off the street and into the deck to free up spaces for shoppers and restaurant patrons; move to zoned parking that includes 3-hour parking in metered spots, 6-hour free parking for everyone in the lower level of the parking deck, and 8-hour parking in the Washington and Garfield lots for \$1.00/per day. Merchants and employees will have free and unlimited access to the deck after registering their vehicles. If registered vehicles park on the street in a metered spot, a ticket will be issued. Ticket fees will increase from \$8 to \$25. Parking will be monitored by License Plate Reading (LPR) technology. Vehicles parked in the CBD for greater than three hours total, including multiple spots, will be ticketed. Fines are being increased as a way to influence behavior, not as a

revenue generating tool. Additional 15-minute spots will be added to high traffic areas, such as Starbucks or a dry cleaner. Additional commuter permits will be issued. The other matter to bring to resolution is the resident versus non-resident parking matter; should everyone park for free in the CBD or should residents park for free, and non-residents continue to pay a per hour charge to be collected by the meters.

Trustee Hughes stated he believes the question is whether or not the Village continues, for some period of time, to require non-residents to pay for on-street parking in the CBD on a per use basis. Initially, the thought was to enable residents not to have to feed meters by building those costs into the price of their vehicle sticker. The benefit would be convenience, and possibly an incentive to patronize the businesses in town because their parking was already paid. He noted that estimates indicate that only 10% of the people parking in the CBD are residents. He believes the only people actually parking for free in the alternative proposal are non-residents. He explained the cost to each Hinsdale household over the next 20 years for the parking deck is about \$50.00 annually. He asked what will work best to accomplish the objective of making street parking readily available, what is practical, and what is fair. The CMAP study recommended using price is a tool to allocate sparse parking inventory. Price, limits, and supply are the tools we have now, but he does not believe it is safe to cast aside price as a tool and assume limit and supply are adequate tools because true demand is still unknown. Human behavior is unpredictable, and it is unknown how easy it will be to get people to park in the garage. The time limit could be a factor. He recommends solving all other issues, before eliminating price.

Trustee Posthuma agrees, and wants to make sure the deck does what it's supposed to do, which is free up CBD parking. He would like people's first inclination be to park at the deck, but is concerned that if parking is free downtown, people will not be incented to use the deck. He agrees residents are already paying for parking in many ways. Trustee Byrnes believes the signage will be a problem, as well as the message sent to non-residents, which he believes could be a barrier to sales in the CBD. He noted that if all the merchants and employees that are currently parking on the street parked in the deck, it would be full.

President Cauley explained that he sees the cost of the deck to the resident or non-resident in the same way as the cost of infrastructure work. When the streets are fixed, anybody can drive on them. The deck is another infrastructure project. No other town charges different rates depending on residency, many towns have free parking. He believes the signage would create complexity, but it is the three-hour time limit that controls the problem, not the fee. If estimates are correct that 80% of downtown shoppers are non-residents, their patronage is central to the vitality and vibrancy of the downtown. Free parking will contribute to this, it is good for everybody, and residents will get a benefit from sales tax revenues. He recommends keeping the meters, make the parking free, and if it doesn't work, then change it. Trustee Stifflear thinks the inconvenience of not charging residents and charging non-residents outweighs some of the possible problems, and agrees the meters will still be in place if we have to make a change.

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

Administration & Community Affairs (Chair Hughes)

- a) **Approve an Ordinance Amending Section 6-6-5 (Village Permit Parking Lots) of Title 6 (Motor Vehicles and Traffic), Chapter 6 (Stopping, Standing and Parking) of the Village Code of the Village of Hinsdale Relative to Parking Permit Fees**

Trustee Hughes introduced the item regarding whether commuter lot permit fees should be raised from \$310/per 6 months to \$375/per six months. He explained there are a variety of reasons to do this including the fact there has not been an increase since 2006, and there is a 15 month waiting list. He thinks the wait list should be under one year; President Cauley concurs. Discussion followed regarding the amount of the increase. The Board agreed they would feel better if this fee was reviewed more often, but pointed out that this is about the same as an annual cost of living increase, or about \$5.00/per year.

Trustee Byrnes noted the permit price for the Highlands and West Highlands stations is not being raised, and are \$280/per six months. Ms. Gargano explained that the motivation for reviewing the fees was an effort to manage downtown parking, but staff can review Highland fees and paybox rates, too. She cautioned that with respect to the Highlands parking, the Village receives METRA funds, and therefore METRA needs to be consulted about raising any fees.

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

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

- a) On behalf of Trustee Haarlow, Trustee Hughes moved **Approval and payment of the accounts payable for the period of March 4, 2020 to March 16, 2020, in the aggregate amount of \$1,329,100.92 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.**

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Banke and Haarlow

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve an Ordinance to Collect Cable Public Education Government (PEG) fees to fund the replacement of cable broadcast equipment (First Reading – March 3, 2020)**
- c) **Accept a proposal from Williams Architects/Aquatics for design engineering and construction management services for Community Pool renovations in the amount of \$61,800 (First Reading – March 3, 2020)**

Environment & Public Services (Chair Byrnes)

- d) **Approve the award of Custodial Services Bid #1669 to Bravo Service, Inc., for custodial services within Village facilities for one term (20 months), in the amount not to exceed \$117,000**

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

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes
NAYS: None
ABSTAIN: None
ABSENT: Trustees Banke and Haarlow

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Zoning & Public Safety (Chair Stifflear)

- a) **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of a Paddle Court Warming Hut – Hinsdale Platform Tennis Association – 5901 S. County Line Road** (*First Reading – March 3, 2020*)

Trustee Stifflear introduced the item that relates to the expansion and renovation of the HPTA paddle hut located at the southeast corner of KLM, zoned Open Space. He noted the Plan Commission reviewed this request in February 2020, and recommended approval by a vote of 6-0. He noted there were no public comments on this matter.

Trustee Stifflear moved to **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of a Paddle Court Warming Hut – Hinsdale Platform Tennis Association – 5901 S. County Line Road**. Trustee Hughes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes
NAYS: None
ABSTAIN: None
ABSENT: Trustees Banke and Haarlow

Motion carried.

- b) **Approve an Ordinance Approving Variations Relative to the Replacement and/or Construction of New Improvements for Hinsdale Central High School at 5500 S. Grant Street, Hinsdale, Illinois – Hinsdale Township High School District 86 - Case Number V-05-19** (*First Reading – March 3, 2020*)

Trustee Stifflear introduced this and the following item regarding Hinsdale Central High School. He recapped the five unanimously recommended ZBA variations, and noted that the majority of these variations are pre-existing, but because of the expansion they have to be reconsidered. The second matter before the Board is in regards to the new two-story structure, 33,040 square foot pool facility and site renovations. This was reviewed by the Plan Commission and recommended by a vote of 5-0. Neighbors were notified, and questions regarding construction updates and construction traffic were addressed.

Ms. Bonnie Sartore, 5716 Foxgate Lane, addressed the Board representing the Foxgate Homeowners Association. Their concern is the relief for only 23 additional parking spaces. They have been neighbors to the high school for a long time, and support this project in the majority, but the parking situation is unacceptable and dangerous. Every current space is filled, 23 additional spaces is not adequate for the additional activity this project will cause. She said they did not get notice of the public hearing nor has there been any community outreach. President Cauley noted the school is landlocked, and asked her what the

alternative might be. She said she doesn't know, but stressed there will be a whole different level of activity. She thinks they need a parking garage. She complained the project has gone so far, and the communication with neighbors has been nil.

Trustee Stifflear is sympathetic, and noted that numbers indicate that enrollment will stay flat or go down. He said when this project came in front of the Board he was surprised there were 23 new parking spots. Although there could be increased intensity of use because of the pool, this parking issue predates this project. Practically, it is impossible to provide what the code prescribes.

President Cauley is worried about the process. When the Board is told residents don't have concerns, but show up at second read stating they didn't get notice, he is inclined to hold up to talk to these residents.

Mr. Graal, representing the school, addressed the Board. He said Foxgate was on the resident notification list, letters were sent, and signage was posted onsite. There was an issue with letters, so they postponed the Plan Commission hearing and resent the mailing. The certified mailing receipts have been returned to the Village. They have conducted monthly facility meetings for almost a year that have been posted and are open to the public. They have had conversations with other residents on 57th Street regarding property damage from flying baseballs, and with residents about the fence off the alleyway. Mr. Graal said he will bring this matter back to the district. Staff will verify who has received the certified mailings.

The Board agreed to postpone action on this item for further consideration at their next meeting.

Trustee Byrnes asked about the netting at the baseball field proposed for the first base line on 57th Street, but not the third base line along Grant Street where parking is allowed. Mr. Graal explained that his team looked at installation along Grant Street, but it was a cost concern. Trustee Byrnes said his vote is contingent on modifying the net, and it was noted that Trustee Banke also had concerns about this issue. Mr. Graal clarified the Board wants netting on the first and third base lines, but not the backstop. He will bring this back to the district, and although he doesn't have exact numbers, he estimates the cost of the safety netting as requested would be between \$35,000 – \$50,000.

- c) **Approve an Ordinance Approving an Exterior Appearance and Site Plan for a New Natatorium and Various Other Improvements for Hinsdale Central High School at 5500 S. Grant Street - Hinsdale Township High School District 86** (First Reading – March 3, 2020)**

The Board agreed to postpone action on this item for further consideration at their next meeting.

- d) **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of an Existing Building – Dr. Vanwormer-Hartman - 110 E. Ogden Avenue** (First Reading – March 3, 2020)**

Trustee Stifflear introduced the item for a property that has been vacant for 10 years. The applicant has provided a code compliant site plan for a medical office facility, and has addressed Plan Commission recommendations. A fence cannot be installed on the south lot line because that is private property, but there is a 10' foot green space in the parking lot setback and arborvitae will be planted densely to provide a barrier.

Trustee Stifflear moved to **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of an Existing Building – Dr. Vanwormer-Hartman - 110 E. Ogden Avenue.** Trustee Hughes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Banke and Haarlow

Motion carried.

DISCUSSION ITEMS

a) **Parking deck update**

Assistant Village Manager/Director of Public Safety Brad Bloom stated there is nothing new to report.

b) **Tollway update**

Mr. Bloom reported the sound walls on Peirce Park are expected to be complete by April 1, and the landscaping is finished.

c) **Chamber of Commerce – Annual Event Calendar** (*Addressed earlier with Presidents Report*)

d) **Integrated Pest Management (IPM)**

Superintendent of Parks & Forestry John Finnell, acting as IPM Manager for the Village, gave his annual report to the Board and residents. He stated the goal of integrated pest management is the control of insects, disease, weeds and other pests through environmentally sensitive and economical practices. Hinsdale has had annual compliance since 1995 ensuring public health, safety, and welfare by limiting reliance on chemical pesticides. He outlined the IPM process for turf maintenance, prairie maintenance, tree preservation, sustainable landscape, and mosquito abatement. Recommendations were made for 2020 work in these areas.

DEPARTMENT AND STAFF REPORTS

a) **Engineering**

b) **Public Services**

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

Ms. Gargano reported Village measures with respect the ever-changing developments with the coronavirus. The best place to check for current information is the Illinois Department of Public Health (IDPH) website, there is information and links on the Village website, and there is information running on Channel 6. Staff will continue to provide updated information to residents. Regarding reported activity at the DuPage Medical Group offices, she explained they are serving as a test facility, but it is not open to the public, only for IDPH referred patients. Ms. Gargano complemented Department Head staff because in February when reports were coming in from China, they took steps to identify how to address social

distancing and still maintain service delivery to residents. She said the general service telephone numbers are still being answered by staff during this period when offices are closed to the public.

Trustee Hughes commented on the idea of a remote meeting and thinks this is a good idea, although probably not for the next Board meeting. However, if this lasts a long time, and there is a light agenda, we should learn how to do this. Ms. Gargano said we don't have 'turnkey' technology at this time, but will look at everything we can to make it available in the future.

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. Trustee Hughes moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of March 16, 2020.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Hughes, and Byrnes

NAYS: None

ABSTAIN: None

ABSENT: Trustees Banke and Haarlow

Motion carried.

Meeting adjourned at 9:09 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk