

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
August 11, 2020**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees (conducted electronically) was called to order by Village President Tom Cauley on Thursday, August 11, 2020 at 7:37 p.m., roll call was taken.

Present: President Tom Cauley

Participating by telephone: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow and Neale Byrnes

Absent: None

Participating by telephone: Village Manager Kathleen A. Gargano, Village Attorney Michael Marrs, Assistant Village Manager/Director of Public Safety Brad Bloom, Fire Chief John Giannelli, Police Chief Brian King, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Village Engineer Dan Deeter, Village Planner Chan Yu, Superintendent of Parks & Recreation Heather Bereckis and Village Clerk Christine Bruton

**VILLAGE PRESIDENT - INTRODUCTION**

*“Good evening. On May 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, I find that it is not practical or prudent to conduct an in-person meeting, and this Open Regular Meeting of the President and Board of Trustees of the Village of Hinsdale is therefore being conducted remotely.*

*Public Act 101-640 allows public bodies to meet remotely during public health disasters, so long as the public is able to monitor the meeting, and certain other conditions are met.*

*Public comment is permitted during the Citizen’s Petitions portions of the meeting. When we get to those portions of the meeting, I will ask persons wishing to make public comment to identify themselves.”*

**APPROVAL OF MINUTES**

a) **Regular Meeting of July 16, 2020**

Following changes to the draft minutes, Trustee Posthuma moved to **approve the draft minutes of the regular meeting of July 16, 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.

b) **Special Meeting of July 29, 2020**

There being no changes to the draft minutes, Trustee Stifflear moved to **approve the draft minutes of the special meeting of July 29, 2020, as presented.** Trustee Byrnes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** Trustee Hughes

**ABSENT:** None

Motion carried.

### **VILLAGE PRESIDENT'S REPORT**

President Cauley reported that following the significant storm yesterday, Public Services crews have been working continuously and hope to have all the debris cleared by next week. He said if residents have a tree down, they should contact Village offices. He thanked Public Services, Police and Fire staff for all their hard work. Additionally, because of the storm, approximately 300 Hinsdale homes are still without power. He reported staff has been working with ComEd officials to restore service as quickly as possible.

President Cauley stated he has received a number of phone calls and emails regarding the increase in crime in Chicago and surrounding areas. Police Chief King will host a Community Forum on crime and community safety via Zoom on Monday August 17 at 7:00 p.m. Residents will be able to ask questions and dialogue with the Chief on these issues.

He attended the Ryan Companies open house held on August 4, where he had an opportunity to speak to residents about this project. He noted a number of Trustees were also in attendance. He said Ryan Companies is very interested in community input, and will continue their Plan Commission hearing to a later date to consider public concerns.

Regarding COVID, the Northeast region of Illinois remains in Phase 4, but being closely monitored. The current positivity rate is at 4.6%, with an uptick among younger people. He reported area numbers, with most of the numbers still from ManorCare.

Police Chief Brian King addressed the Board about the increasing local problem with car thefts. Last Friday an individual in the Standard Market parking lot was accosted by two people with a gun who stole his car in the middle of the afternoon. He described police efforts with overnight activity, and pointed out that Hinsdale is not the only suburb experiencing this type of crime. If there is a supply of luxury vehicles there will be more thefts, and he encouraged residents to lock their cars. He stated the pattern of overnight thefts goes back to 2016, and the data indicates that the vehicles stolen in Hinsdale were parked overnight with the keys in the vehicle.

### **CITIZENS' PETITIONS**

**Ms. Katherine Schoon, 705 Phillipa**, addressed the Board stating the concerns of residents in the area of Whole Foods regarding substantial flooding, terrible road conditions, and gutters missing grates. Director of Public Services George Peluso assured her that the Village knows there is a lack of sewer capacity, and an engineering study is planned. Ms. Schoon stated the safety of residents is most important and she will rally her neighbors until this is addressed.

President Cauley responded the Village takes this seriously, and Village Manager Kathleen Gargano stated an engineer would be engaged within two weeks to determine what could be done, and associated costs.

**Mr. Junguo Bian, 811 N. Oak Street**, addressed the Board regarding the ongoing landscaping issues at the Land Rover dealership. He understood there was a solution following a meeting on June 25, but it is still not planted according to plan. President Cauley pointed out there was a meeting the first week of August with Assistant Village Manager Brad Bloom, other Village staff, Land Rover representatives and Mr. Bian. Mr. Bloom reported there was an agreement between all parties at that time, and that Mr. Bian had staked the location of some of the plantings himself. President Cauley explained that Land Rover is not getting their sales tax rebates; therefore, they are out significant money. He assured Mr. Bian that they have every incentive to get this done, the trees in question are on order, and should be installed within the next two weeks.

**Mr. Bart Sarver, 737 S. Stough**, addressed the Board regarding an uncompleted ADA ramp at the southwest corner of Eighth & Stough. Mr. Peluso and Mr. Diaz have assured him this will be addressed, but it was brought to their attention a year ago. President Cauley agreed with his concerns, and assured him it will get done. Mr. Sarver is also concerned about the prioritization of road repair in this area. He wants to make the Board aware of standing water and winter ice. There was a temporary asphalt patch applied this week, but he does not think it will hold up. He requested on behalf of himself and his neighbors, that this be funded and prioritized for this fall. Mr. Peluso explained the drainage issue is in the queue, and staff hopes to pick it up this year with curb work. When the road is resurfaced, the ponding will be corrected. He confirmed it is included in 2020 infrastructure improvements. Trustee Byrnes said he has spoken to Mr. Sarver about these issues, and explained that roadwork is on hold pending evaluation of funding, but we should know more in the next few weeks.

## **FIRST READINGS – INTRODUCTION**

There were no items presented for a first reading.

## **CONSENT AGENDA**

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

- a) Trustee Hughes moved **Approval and payment of the accounts payable for the period of July 15, 2020 through August 7, 2020, in the aggregate amount of \$2,559,504.11 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Byrnes 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 an Ordinance Amending Title 3 (Business and License Regulations), Chapter 19 (Motor Fuel Tax) of the Village Code of Hinsdale Relative to the Motor Fuel Tax** (*First Reading – July 16, 2020*)

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

- c) **Approve a Resolution Approving the 2020 Watermain Project Phase 1 Contract Change Order Number 1 in the amount of \$17,750 to John Neri Construction Company, Inc.** (*First Reading – July 16, 2020*)
- d) **Award year one of bid #1672 for street sweeping services to Lake Shore Recycling Systems in the year one bid comparison amount of \$60,750, with approval not to exceed the budgeted amount of \$57,000** (*Presented for approval as a routine item.*)

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

- e) **Approve the issuance of a blanket purchase order in the amount of \$27,000 to Chicago Parts and Sound/PDS for the installation of equipment in new squad cars** (*First Reading – July 16, 2020*)
- f) **Approve a payment to T-2 Systems, Indianapolis, Indiana in an amount not to exceed \$24,893 for citation management software** (*Presented for approval as a routine item.*)

Trustee Hughes referenced the memo for Item F that states the benchmark for a routine item is that it be within budget, and less than \$500,000. This seems like a big amount, and suggested this is a typo, and should be \$50,000.

Trustee Byrnes moved to **approve the Consent Agenda, as presented.** Trustee Stifflear 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) **Accept the Village’s Comprehensive Annual Financial Report (CAFR) and Management Letter for the Eight Months ended December 31, 2019** (*First Reading – July 16, 2020*)

Trustee Hughes introduced the item for the 8-month ‘stub’ year CAFR. This is annual financial reporting; there were no significant issues reported.

Trustee Hughes moved to **Accept the Village’s Comprehensive Annual Financial Report (CAFR) and Management Letter for the Eight Months ended December 31, 2019.** Trustee Banke seconded the motion.

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

Motion carried.

- b) **Approve a Resolution Authorizing the Village Manager to Submit an Application for Corona Virus Relief Funds Provided to Cook County Under the Corona Virus Aid, Relief And Economic Security Act ("CARES Act")** (*First Reading – July 16, 2020*)

Trustee Hughes introduced the item to approve a resolution required as part of the Cook County submission for COVID relief funds. This resolution is in addition to the approval of the Intergovernmental Agreement on this matter the Board approved at their last meeting.

Trustee Hughes moved to **Approve a Resolution Authorizing the Village Manager to Submit an Application for Corona Virus Relief Funds Provided to Cook County under the Corona Virus Aid, Relief and Economic Security Act ("CARES Act")**. Trustee Byrnes 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)**

- c) **Approve an ordinance approving a variation from Sections 3-110(E)(2) and 3-110(G) of the Village of Hinsdale Zoning Ordinance at 318 S. Garfield Avenue, Hinsdale, IL – Case Number V-04-20** (*First Reading – July 29, 2020*)

Trustee Stifflear introduced the item that is a variation request for relief from floor area ratio (FAR) and lot coverage requirements. This matter was reviewed by the Board at a special meeting on July 29, 2020. The Zoning Board of Appeals unanimously recommended approval of this request (7-0). There were no neighbor concerns. He noted this is an example of the relaxed covenants the Board is currently discussing for historic preservation.

Trustee Stifflear moved to **Approve an ordinance approving a variation from Sections 3-110(E)(2) and 3-110(G) of the Village of Hinsdale Zoning Ordinance at 318 S. Garfield Avenue, Hinsdale, IL – Case Number V-04-20**. Trustee Banke seconded the motion.

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

Motion carried.

d) **Consideration of Certificate of Appropriateness Application and Request for Waiver of Certificate of Appropriateness Application Requirement for plans and specifications for proposed replacement structure in the Robbins Park Historic District - 444 E. 4th Street - Case HPC-08-2020** *(First Reading – July 16, 2020)*

Trustee Stifflear introduced the item that pertains to the Zook home located at 444 E. Fourth Street, and provided background on the matter. The Certificate of Occupancy for the demolition of this home issued in 2017 expired after one year, therefore the applicant is asking for a waiver from the Historic Preservation Commission (HPC) process to get another Certificate of Occupancy. Trustee Stifflear reviewed the options before the Board, and reminded them that the home can be taken down no matter which they choose.

Trustee Stifflear moved to **Approve a Waiver of Certificate of Appropriateness Application Requirement for plans and specifications for proposed replacement structure in the Robbins Park Historic District - 444 E. 4th Street - Case HPC-08-2020.**

Trustee Posthuma seconded the motion.

Trustee Haarlow expressed concern that Board approval without sending the matter back to the HPC sets precedent regarding the new process. Trustee Hughes believes that since this situation hinges on the lapsed Certificate of Occupancy, precedent would be limited. Trustee Stifflear pointed out that the applicant had already gone through the process in 2017; therefore, it does not seem reasonable to make the applicant go through the process again when we know what the outcome will be. He added he would not be in favor of bypassing the HPC step if it had not already been done.

President Cauley pointed out this property has been extensively marketed, and the issue is not that it was not in the public view. The applicant has stated that if anyone wanted to buy the property, he would have sold it. Sadly, there is not a buyer. Trustee Stifflear agreed this home has gotten a lot of press.

Discussion followed, noting the draft ordinance before the Board suggest a property be marketed for one year, this has been marketed for three years. It was noted that going through the process again to the same result would a waste of time for the HPC, Village staff and the applicant.

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

**NAYS:** Trustee Banke

**ABSTAIN:** None

**ABSENT:** None

Motion carried

e) **Approve the Plan Commission recommendation regarding the Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey** *(First Reading – July 16, 2020)*

Trustee Stifflear introduced the item that was designed to stop tear downs while Article 14 would be reviewed. This matter was moved forward to the Plan Commission in March, and

Board members felt that this was, in effect, a moratorium since that time. The Plan Commission did not recommend approval.

Trustee Stifflear moved to **Approve the Plan Commission recommendation regarding the Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey.** Trustee Posthuma seconded the motion.

Trustee Stifflear added that said public comments on this matter were geared toward a Village-wide moratorium. He feels if it had been specific to the historic district, there would have been fewer objections. The Board does not want to restrict individual property rights, but wants to do whatever possible to save historic homes. To that end, the Board is moving quickly with Article 14.

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

**NAYS:** Trustee Banke

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## DISCUSSION ITEMS

### a) **Parking deck update**

Mr. Bloom reported contractors are working through the last punch list items. Ms. Gargano said staff has been working on parking administration, but will need more time. President Cauley commented that with the reduced number of people parking downtown because of COVID, more time is not a problem. It was noted that Police Chief King has started conversations with the Chamber of Commerce on this matter.

### b) **Tollway update** – No update

### c) **Title 14 Historic Preservation draft**

President Cauley began discussion stating this is a complicated issue; and he has asked Village Attorney Michael Marrs to revise the draft to include the last suggestions from the Board. He would like to direct discussion to the framework of the document, not the details, and recommended a Committee of the Whole (COW) meeting to take up specific issues. He suggested inviting the Historic Preservation Commission to participate.

Mr. Marrs gave a PowerPoint presentation to the Board and summarized the changes in the new draft, and began by explaining that some of the requested changes don't 'fit' the old article, so he made a new Chapter 6, that is user friendly and all in one place.

He described such improvements as a Historic Preservation Fund, funded by Board allocation of funds, gifts and donations from private or public sources and fundraising efforts, as well as specified fines and penalties. These monies could be used for various preservation efforts and activities.

He described a Historic Façade Improvement Rebate Program such as is currently used in a number of communities, particularly commercial districts, but expanded herein to apply to residential properties. The new Chapter 6 includes property tax rebates on a case-by-case basis with specific parameters to be established by the Board. Also covered are marketing requirements designed to dissuade developers from buying to tear down. The Village could provide approved language for real estate advertisements.

Lastly, included is a 'sunset' requirement for Village Board review of these items every five years to determine the effectiveness of the program, and whether it provides good value for public dollars. It can then be modified or eliminated.

Mr. Marrs suggested a number of Board decisions and open questions to be determined in future discussions of Chapter 6.

Ms. Gargano introduced Mr. Nathan Parch, from GovTemps who has been brought on staff to help with the preservation ordinance. Mr. Parch stated these issues are not new, he faced them when he worked in Glencoe. He said he worked with their preservation ordinance for 10 years, and there are 370 landmarked or contributing homes in Glencoe

President Cauley stated he believes Mr. Marrs has addressed the points brought up by Trustees, and recommends a COW to flush out the details. Trustee Hughes reiterated his concern regarding complexity and process, but is ok if it accomplishes the goal. If people ask for incentives, that would be good news. He would like the sunset provisions to apply to the whole thing, and thinks it should be broader than just the historic district. There are great homes that contribute to the character of the Village throughout the Village, if the incentive program is effective, why not save those, too. President Cauley agreed a wider net could be cast, and noted there are landmarked homes outside of the historic district.

Trustee Banke commented it is hard to quantify the value of Hinsdale's landmark status, and the provisions that preserve that. Efforts that allow significant homes to be preserved, lends value to the overall reputation of the township itself. He is interested in Mr. Parch's insights to the value of historic preservation beyond money and property value. President Cauley likened it to the paver bricks on First Street; it preserves something unique in the Village that everyone values. President Cauley asked Mr. Parch to look at other north shore suburbs where there are historic districts to add context. Mr. Parch restated that our incentives list is more comprehensive than that of Glencoe, and added that the zoning aspects are good. Discussion followed regarding building permit fees; Trustee Hughes said this is about changing economic scales in favor of restoration. He asked Mr. Parch to research other ideas that make it more expensive to tear down old homes.

Discussion followed regarding the need for a referendum because Village funds may be redirected to preservation. They concluded valuable input will come from resident input at public meetings, but the amount of money that might be allocated to preservation could 'trigger the need for a referendum. Trustee Stifflear said that Village Planner Chan Yu reported that 904 significant or contributing homes were identified in 1999, and only 263 or 29% have been demolished. He concluded there are enough homes remaining to make this effort worthwhile.

Trustee Posthuma added before funds are given to a homeowner, they need to have some skin in the game. President Cauley agreed stating this is not 'free' money, it is meant to supplement the homeowner's efforts.



## DEPARTMENT AND STAFF REPORTS

- a) Parks & Recreation
- b) Engineering
- c) Community Development
- d) Fire

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

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 Byrnes moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of August 11, 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