

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
July 12, 2022**

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, July 12, 2022 at 7:02 p.m., roll call was taken.

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

Absent: Michelle Fisher

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant to the Village Manager Trevor Bosack, Police Chief Brian King, Fire Chief John Giannelli, Acting Finance Director Alison Brothen, Director of Community Development Robb McGinnis, Village Planner Bethany Salmon, Director of Public Services George Peluso, Superintendent of Parks & Recreation Heather Bereckis, HR Director Tracy McLaughlin, 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 June 14, 2022**

Trustee Posthuma moved to **approve the minutes of the regular meeting of June 14, 2022, as presented.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear and Banke

NAYS: None

ABSTAIN: Trustee Byrnes

ABSENT: Trustee Fisher

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley reported the second phase of the Garfield reconstruction project is from First Street to Fourth Street and projected to be completed by the end of July. The third phase, from Seventh Street to 55th Street will begin soon. Status updates will be provided as the project progresses.

President Cauley reminded residents that parking is prohibited overnight between the hours of 2:00 a.m. and 6:00 a.m. However, residents may request permission to park on Village streets overnight by calling the Police non-emergency phone number to make arrangements when necessary.

He also addressed recent email he has received from residents regarding crime in Hinsdale, that ask to know the steps being taken by the Police Department to address the crime. He explained that the specifics of crime prevention are best not reported to the public as this information could end up in the hands of the criminals. He announced that Police Chief King will host a Community Conversation on August 2 at 7:00 p.m. in the Hinsdale Public Library. He asked residents with suggestions on crime or our response to crime, to forward them to him and/or Chief King. He explained that he does not want to discuss police strategies or operations publically, he assured residents that the Hinsdale Police Department is on the cutting edge of crime prevention. He noted the success they have had catching criminals, including the armed robbery at the Verizon store, the robbery at Marcus, and the robbery a year or so ago at Razny Jewelers. These criminals have all been apprehended and incarcerated. In many cases, the Police Department has become aware of the potential for crime, and taken action to prevent it from happening in the first place. Hopefully, Hinsdale's good statistics of apprehension will deter future criminal activity. He noted that crime statistics and trends are available on the Police website, and pointed out the Village is fortunate to have an experienced and accomplished Police Chief in Brian King, and an excellent well-equipped Police force. He urged concerned residents to attend the Community Conversation with Chief King.

PROCLAMATION – PARKS & RECREATION MONTH

President Cauley read the Park & Recreation proclamation into the record.

CITIZENS' PETITIONS

Mr. Drew Mitchell, 122 East 7th Street, addressed the Board regarding a phone call he received from his friend who owns the Verizon store. His friend said he had been robbed four times in various communities and Hinsdale was the first community that caught and processed the perpetrators. Mr. Mitchell complemented the Hinsdale Police Department for their level of proactivity, and sending the right message going after these guys.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village**

Trustee Posthuma introduced the item and explained that in February 2021, the Board passed the appropriations ordinance that sets legal spending limits for the year. Now that the 2021 audit is wrapping up, the Village is required by State law to amend any items where expenses exceeded the appropriations. Two items require adjusting. These are litigation expenses which are hard to anticipate, and a higher sales tax incentive paid to Land Rover. He noted the increased sales tax revenue offsets this expense.

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

Environment & Public Services (Chair Byrnes)

- b) **Approve an updated Intergovernmental Agreement (IGA) with the Illinois State Toll Authority for fire protection and emergency services**

Trustee Byrnes introduced the item and explained that since 1995 Hinsdale has contracted with the Tollway Authority to cover emergency services to specific areas of the tollway. Previously, the Village could charge \$300.00 per incident, and only if the individual was not billed. The revised agreement will allow the Village to bill \$500.00 per incident irrespective of any additional billing to the individual. This amount will be increased \$10.00 per year. Trustee Byrnes expressed concern that the word ‘treatment’ is not included in the agreement language. It was noted that this is an agreement with other communities as well and has been reviewed by legal.

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

Zoning & Public Safety (Chair Stifflear)

- c) **Approve an Ordinance Amending Sections 6-106 (“Special Uses”) and 11-603 (Planned Development) of the Hinsdale Zoning Code to Authorize Planned Developments for Lifestyle Housing in the O-1 Specialty Office District; and Approve an Ordinance Approving a Planned Development Concept Plan and Special Use Permits for a Planned Development and Lifestyle Housing – 125 S. Vine Street – Holladay Properties Services Midwest, Inc. and Zion Lutheran Church; and Approve an Ordinance Approving a Major Adjustment to a Planned Development Relative to Removal of Certain Properties from an Existing Planned Development and Waivers Related to Property Remaining in Same – Holladay Properties Services Midwest, Inc. and Zion Lutheran Church**

Trustee Stifflear introduced the item for the proposed redevelopment of the Zion Lutheran Church school building into a 12-unit lifestyle housing condominium. There would be no increase in the footprint of the building or any exiting non-conformities. The Village Board referred the matter to the Plan Commission in April. The Plan Commission held a public hearing in May, two residents were present. They expressed some concerns, but were generally in support of the concept plan. If this Board approves the concept plan, a detailed plan will go back to the Plan Commission for further review. In addition to the concept plan, the Board will vote on a text amendment to allow lifestyle housing as a special use in the O-1 District, a special use permit to allow lifestyle housing and a planned development in the O-1 District, and a major adjustment to Zion Lutheran’s current planned development, that will allow the land and building to be sold for redevelopment. Further approvals would be required in the future, including a map amendment, plat of subdivision, detailed plan, and exterior appearance and site plan review.

Trustee Stifflear outlined certain conditions and aspects of the project to be addressed by the Board; the width of parking spaces, age restricted vs. age targeted, the depth of the parking spaces and drive aisle relief in the parking garage, whether Second Street should remain a one-way street, restrictions on rentals to a minimum of six months, and the three proposed park/open space area.

Mr. Chris Walsh, project architect, addressed the Board to explain what has changed since the first time they were before the Board. They have redone a lot of the parking and are able to get to the required 9’ foot width on all but two spaces. They changed the depth of the parking spaces from 20’ feet to 18’, and so no longer require any relief for the drive aisle. There will no longer be any three-bedroom units, they will be two bedrooms and a den. They were concerned about the bare east elevation, and are proposing a window and a trellis for that area.

Mr. Drew Mitchell, partner of Halladay Properties and Hinsdale resident, addressed the Board. He assured the Board that by the time they produce a detail plan the parking will be corrected to code. He said that although the Plan Commission was not concerned with the project being age targeted instead of age restricted, because they did not believe there would be an increase in school children. However, Halladay is willing to defer to the Board on this, but pointed out elimination of three-bedroom units will deter families with children. Regarding the two-way street, they would like to remain agnostic on that, but if it solves a neighborhood problem, they will incorporate it. They will write the rental restrictions into the covenants.

President Cauley asked Mr. Mitchell to address the three proposed pocket parks, two of which would be public, and one private for residents. Mr. Mitchell said the most obvious public, or quasi-public, park would be on the western portion of the site, as it is the most prominent corner. The private park would be located in the front of the building on the south side. There will be no rooftop amenity with this building, so he believes this will provide an area for grilling, a television, and a water feature, essentially an outdoor living room for residents. The eastern portion is up for debate. They are not opposed to it being a public park, but would like not to promote it as such as residents will be paying to maintain the space. President Cauley agreed that might be the solution; to leave it open and not advertise it. Discussion followed regarding this park area in terms of pets.

It was noted that the property that is currently the Pastor's residence will get a little larger to make it conforming, but it will remain part of the church complex and a single-family dwelling. Mr. Mitchell anticipates the price point for the units will be from \$700,000 to \$950,000 depending ultimately on the finishes used. Trustee Banke said he is concerned about the price to avoid vacancy and ensure demand. He added he would prefer these units be age-restricted.

With respect to the east side park, the Board agrees that it is best an unadvertised public park, and giving the homeowner's association the discretion to address this if need be.

Village Planner Bethany Salmon said the conversion of Second Street to a two-way street would require detailed plans, and an impact study. Mr. Mitchell wondered what the church would want for the street. **Reverend Jay Klein, Pastor**, addressed the Board stating he can see an issue making it two-way, because kids know it's a one-way street and treat it as such. President Cauley suggested this should be a separate issue from the approval of the development. Mr. Mitchell agrees.

Ms. Salmon noted there is non-conforming street parking, but this can be addressed with the detail plan. Trustee Stifflear recapped the direction of the Board following tonight's discussion.

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

d) **Approve a Revised Intergovernmental Agreement between the Board of Education of Hinsdale Township High School District No. 86 and the Village of Hinsdale for the Reciprocal Reporting of Criminal Offenses Committed by Students**

Trustee Stifflear introduced the item which is a revision to an existing agreement between Hinsdale and District 86. The agreement ensures information sharing and follows Federal and State laws. District 86 has requested a change to the agreement to include a statutory change regarding the title of school counselor and to update the review period to every two years. The Village attorney has reviewed the agreement and is okay with the changes.

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

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

- a) Trustee Banke moved **Approval and payment of the accounts payable for the period of June 9, 2022 through July 6, 2022 in the aggregate amount of \$1,653,015.02 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, Haarlow, Stifflear, Byrnes, and Banke

NAYS: None

ABSTAIN: None

ABSENT: Trustee Fisher

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve an Ordinance Amending Title 5 (Police Regulations), Chapter 7 (Dogs, Cats, and Other Animals), Section 7 (Prohibited Areas) of the Village Code of Hinsdale Relative to Hours for Dogs at KLM Park** *(First Reading – June 14, 2022)*
- c) **Waive competitive bidding and approve and award a contract to Orbis Solutions of Aurora, IL to provide information technology (IT) support services for a first year annual cost not to exceed \$169,876** *(First Reading – June 14, 2022)*

Environment & Public Services (Chair Byrnes)

- d) **Award contract to Christopher B. Burke Engineering, LTD (CBBEL) for inspection, design and construction engineering services for the 2022/2023 Standpipe Painting and Maintenance Project in an amount not to exceed total of \$99,902** *(First Reading – June 14, 2022)*
- e) **Award a proposal to Janik Custom Millwork to replace three column bases at the Memorial Building for the price of \$43,200** *(First Reading – June 14, 2022)*
- f) **Award year three of contract #1672 for street sweeping services to Lake Shore Recycling Systems not to exceed the budgeted amount of \$63,202**

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

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Fisher

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Environment & Public Services (Chair Byrnes)

- a) **Approve outdoor dining application for Corner Bakery subject to final issuance by the Community Development Department, and subject to any conditions to be set forth by the Building Commissioner and Fire Department upon final inspection**

Trustee Byrnes introduced the item and described Corner Bakery’s request, the location of the tables and materials used. Additionally, they are requesting an outdoor garbage container, which is not allowed by regulation. A representative from Corner Bakery addressed the Board and explained the rationale for this request. This is a dangerous corner, and they do not provide wait staff outside. He said the can would match the Village cans, and will be emptied nightly.

Trustee Byrnes moved to **Approve outdoor dining application for Corner Bakery subject to final issuance by the Community Development Department, and subject to any conditions to be set forth by the Building Commissioner and Fire Department upon final inspection.** Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Fisher

Motion carried.

Zoning & Public Safety (Chair Stifflear)

- b) **Approve an Ordinance Approving a Floor Area Ratio (FAR) Variation at 307 S. Lincoln Street, Hinsdale, Illinois- Case Number V-02-22 (First Reading – June 14, 2022)**

Trustee Stifflear introduced the item that approves an increase in floor area ratio (FAR) for an historic home as recommended by the Zoning Board of Appeals. There was no neighbor opposition, and the request meets the standards of proposed Article 14.

Trustee Stifflear moved to **Approve an Ordinance Approving a Floor Area Ratio (FAR) Variation at 307 S. Lincoln Street, Hinsdale, Illinois- Case Number V-02-22.** Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Fisher

Motion carried.

DISCUSSION ITEMS

- a) **Tollway update**

Assistant Village Manager/Director of Public Safety Brad Bloom said there were no updates at this time.

DEPARTMENT AND STAFF REPORTS

- a) Engineering
- b) 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.

Village Manager Kathleen Gargano recognized Parks & Recreation Superintendent Heather Bereckis who will be leaving the Village to take the position of Economic Development Director in Elmhurst. She congratulated Ms. Bereckis and wished her well. The Board offered their best wishes, as well.

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 Banke moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of July 12, 2022**. Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Fisher

Motion carried.

Meeting adjourned at 8:14 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk