

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
August 16, 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, August 16, 2022 at 7:00 p.m., roll call was taken.

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

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Police Chief Brian King, Fire Chief John Giannelli, Finance Director Alison Brothen, Director of Community Development Robb McGinnis, Village Planner Bethany Salmon, Director of Public Services George Peluso, HR Director Tracy McLaughlin, Acting Superintendent of Parks & Recreation Hilary Poshek (*present electronically*), 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 July 12, 2022**

Trustee Posthuma moved to **approve the minutes of the regular meeting of July 12, 2022, as presented**. Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley reported that the Village contractor will begin the final phase of the Garfield Street reconstruction project on August 19. He described the work, and noted that each activity location will require temporary street closures, but should conclude the week of August 22.

Finance Director Alison Brothen provided a year-to-date summary of key Village revenues. While most revenue sources are over-performing, parking fees and the electric utility tax are not. President Cauley commented that for the first seven months of the year, the Village is in good shape.

CITIZENS' PETITIONS

Mr. Jungua Bian of 811 N. Oak Street addressed the Board to ask them to solve the landscape problems between residents and the Land Rover dealership. He believes that a lack of maintenance and poor snow plowing practices have killed some of the plants required by the approved landscape plan. Village staff confirmed that a hornbeam tree was planted yesterday, and the new replacement hydrangeas are on order. Trustee Haarlow suggested the hydrangeas may not be a good choice because of their water requirements. President Cauley hopes Land Rover will live up to their end of the bargain, but assured Mr. Bian the Board hears his concerns. Director of Community Development Robb McGinnis confirmed that Land Rover was in compliance, and will replant the plants that died.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve an Ordinance Amending Subsection 7-4B-2(A) of the Village Code of Hinsdale regarding Water Rates**

Trustee Posthuma introduced the item amending the code relative to water rates, adding the Board's general philosophy has been that the consumer should pay for the cost of their water. To that end, the Board implemented a \$15.00 flat fee to defray the cost of water from the DuPage Water Commission and the City of Chicago. Last fall the Village Board implemented a flat fee, and this spring the cost of water was increased 4.2%. This ordinance will increase the rates Hinsdale charges by the same amount across the board. This ordinance also proposes the largest water users rate will increase from \$13.00 to \$15.00 per cubic foot. The Board agreed to move this item to the consent agenda of their next meeting.

Environment & Public Services (Chair Byrnes)

- b) **Award a professional services contract to HR Green, Inc., for American Rescue Plan Act (ARPA) Drainage Improvements design engineering services in the amount not to exceed \$45,700**

Trustee Byrnes introduced the item for two drainage improvement projects. The Village was awarded an ARPA grant in the amount of \$234,645. The money is to be used for projects on Charleston Road and Grant Street. Storm sewer and drainage structures will be constructed at both locations. This item is for the design engineering, construction would begin next year.

Director of Public Services George Peluso explained the costs of the project are reimbursable up to the amount of the grant, but noted the County will only pick up construction costs. The design engineering cost is borne by the local agency.

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

Zoning & Public Safety (Chair Stifflear)

- c) **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Façade and Other Improvements to an Existing Building – 14 W. First Street – Elevare MD**

Trustee Stifflear introduced the item for an existing building located in B2 Central Business District with all contiguous properties in the B2. The property is a two-story, 4,000' square foot building. The first floor will be a salon which is a permitted use on a first floor, and the second floor will be used as a medical office, which is a permitted use on the second floor.

The improvements to the building will include the replacement of all windows and doors, installation of an elevator shaft, rooftop mechanical screening, a dumpster enclosure, new shutters, signage and light fixtures. There was some discussion at the Plan Commission about the elevator shaft, which will exceed the top of the building by nearly two feet. Trustee Posthuma commented the Plan Commission minutes state the rooftop part of the elevator shaft will not be visible from the street. Discussion followed. Trustee Stifflear noted this was reviewed by the Historic Preservation Commission (HPC) because it is a contributing structure in the downtown Hinsdale Historic District. The HPC recommended approval 5-0 with the condition that the second floor windows be a white or light color consistent with the historic design of the building. The Plan Commission recommended approval 6-0. Mr. Michael DeWolfe, business owner, addressed the Board, adding that the white window framing will be more consistent with the original Zook design, and the elevator shaft will not be visible from the street. He also clarified the access to the elevator for medical patients. The Board agreed to move this item forward for a second reading at their next meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

- a) Trustee Stifflear moved **Approval and payment of the accounts payable for the period of July 7, 2022 through August 10, 2022 in the aggregate amount of \$3,017,542.05 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, Haarlow, Stifflear, Fisher, Byrnes and Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve an Ordinance Authorizing the Sale by Auction or Disposal of Personal Property Owned by the Village of Hinsdale**

Environment & Public Services (Chair Byrnes)

- c) **Approve an updated Intergovernmental Agreement (IGA) with the Illinois State Toll Authority for fire protection and emergency (First Reading – July 12, 2022)**
- d) **Approve “An ordinance authorizing the vacation of a certain portion of an unimproved street situated north of and adjoining 902 South Monroe Street in the Village of Hinsdale, DuPage and Cook Counties, Illinois” at a purchase price of \$52,000**

Zoning & Public Safety (Chair Stifflear)

- e) **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 (*First Reading – July 12, 2022*)

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village** (*First Reading – July 12, 2022*)

Trustee Posthuma introduced the item that is the transfer of funds for accounts where expenses exceeded the appropriation. This year the accounts being addressed are for litigation and sales tax rebates.

Trustee Posthuma moved to **Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village**. Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Zoning & Public Safety (Chair Stifflear)

- b) **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** (*First Reading – July 12, 2022*)

Trustee Stifflear introduced the item to permit 12 age-restricted lifestyle housing units in the Zion Lutheran school building. The applicant provided a concept plan, and at the first

reading, the Board reviewed various aspects of the proposal, including the width of parking spaces and drive aisles, age targeted vs. age restricted, short term rental parameters, use of the parks on the property, and Second Street as a one-way or two-way street, and angled parking spaces on Second Street.

From a process standpoint, before the Board this evening is approval of a map amendment, a text amendment, and a major adjustment to the current planned development.

If the concept plan is approved, the applicant will go back to the Plan Commission with a detailed plan that would come back to the Board for a final vote.

Regarding the three park spaces on the property, Trustee Stifflear clarified the park on the west side will be dedicated to the Village, the central green space will be common outdoor space for use by residents, and the third space will be public space, but not advertised as such to the community.

Mr. Drew Mitchell, applicant, addressed the Board, stating his understanding for the third park space was it would be left open, to allow the Plan Commission and the applicant some discretion to develop a thoughtful use of the space. He believes it was not intended to be dedicated to the Village but rather 'quasi-public', and that if in the future the Homeowners Association decides to make a change, they could. President Cauley added the hope was it would remain a less intensive use. Mr. Mitchell stated he talked to Pastor Klein who envisions a quiet place for meditation. It was noted a review of the covenants will be part of the detailed plan. There will be opportunity to introduce more details at that time. Director of Community Development Robb McGinnis confirmed that no change could be made to the covenants without approval by the Board. Discussion followed. Police Chief King added there would need to be signage regarding trespass in order to enforce any number restrictions, but he recommends waiting until there is a problem. Mr. Mitchell said many times the intended use of a space such as this does not meet actual need. He would remain open to discussion of appropriate signage for a relaxation, meditation space and cautioned treating this eastern portion the same as the western park that is intended to be public space.

Trustee Stifflear moved to **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 Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

- c) **Approve a Temporary Use Permit to allow for a Food Truck for Hinsdale Falcon Football near Dickinson Field at Hinsdale Central High School located at 5500 S. Grant**

Street from August 27, 2022 to November 6, 2022, subject to conditions to be set forth by the Building Commissioner

Trustee Stifflear introduced the item which appears as a second reading due to the timing of the application and the beginning of Falcon Football. The request is for a food truck to operate near Dickinson Field from August 27 to November 6 during Saturday and Sunday home games. The truck will be parked at the south end of the football field in a gated area away from public parking and any vehicular traffic. When the food truck operator is identified, they will be required to provide the Village proof of license and details regarding necessary electrical or water hookups. He also noted the food truck will be required to pay all applicable taxes to the Village. This is a temporary use permitted by code under Section 9-103. He noted that food trucks operate at the Farmers Market and Uniquely Thursdays. Further, the Board approved the Sno Cone Ice Cream truck in the Fruit Store parking lot last summer.

Ms. Kay Sharples, representing Falcon Football, addressed the Board stating they are not using the huddle house because of an insurance and licensing issue with the Booster club. She indicated the Boosters are not opposed to the food truck. Village Planner Bethany Salmon confirmed that staff had received an email from D86 indicating they are ok with the request. Trustee Stifflear added he has no problem with food trucks as long as they don't complete with brick and mortar Hinsdale restaurants.

Trustee Stifflear moved to **Approve a Temporary Use Permit to allow for a Food Truck for Hinsdale Falcon Football near Dickinson Field at Hinsdale Central High School located at 5500 S. Grant Street from August 27, 2022 to November 6, 2022, subject to conditions to be set forth by the Building Commissioner.** Trustee Fisher seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

DISCUSSION ITEMS

a) **Tollway update**

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

b) **Toni Patisserie request for liquor license upgrade**

Mr. Steven Rennau, representing Toni Patisserie, addressed the Board. He explained they are selling bottles of French wine primarily, under their current liquor license with the Village. Customer feedback indicates a desire to purchase wine to enjoy with food on premises. They want to respond to their customer's needs, and grow their business, and would serve beer and wine only.

The Board had no objections to the change in the current license as requested.

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.

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 August 16, 2022**. Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 7:57 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk