

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING
September 6, 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, September 6, 2022 at 7:01 p.m., roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Laurel Haarlow (*present electronically*), Luke Stifflear, Michelle Fisher and Neale Byrnes

Absent: Trustee Scott Banke

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant Village Manager Andrianna Peterson, 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 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 August 16, 2022**

Trustee Posthuma moved to **approve the minutes of the regular meeting of August 16, 2022, as amended**. Trustee Byrnes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley noted that at our last Board meeting, year-to-date revenues were provided and indicate that the Village is on track to match or exceed budget. He has asked staff to provide the same report for expenses. A draft report has been provided, and it appears expenses are tracking at about 67% of the annual budgeted amount for the first eight months of the year..

He welcomed new Assistant Village Manager Andrianna Peterson who joined the Village on August 22. She will be working with Assistant Village Manager/Director of Public Safety Brad Bloom who will be retiring in February 2023. She will assume his duties as well as those of Assistant to the Village Manager Trevor Bosack who left the Village in August.

President Cauley announced the Community Pool is closed for the summer with exception of the Dog Days of Summer event where owners may bring their dogs to swim. Additionally, the Fall 2022

Recreation Program Guide is available digitally on the Parks & Recreation website and registration is open.

CITIZENS' PETITIONS

Mr. Joseph McGlynn, representing The Pride Store (BP Amoco) located at 149 East Ogden Avenue, addressed the Board to ask for their consideration of a request to change their existing A1 liquor license that allows for the packaged sale of beer and wine, to an A2 license that will also permit the sales of packaged spirits. He added that while no other gas station in Hinsdale has an A2 license, they operate eight other locations that have an A2 type license. President Cauley responded stating that Trustee Banke is most adamant about not allowing hard liquor in gas stations, but he believes the other Trustees are like-minded. Trustee Stifflear commented that Hinsdale has moved a lot on liquor in the last 15 years, but he would not support this request. There was no Board support for this request.

FIRST READINGS – INTRODUCTION

Environment & Public Services (Chair Byrnes)

- a) **Approve an Intergovernmental Agreement (IGA) with the Illinois Tollway Authority to design, construct, and landscape an underground storm water detention system on Tollway owned property located in the 600 block of Harding Road**

Trustee Byrnes introduced the item to approve an IGA for the design, construction and landscaping of an underground system for storm water management on Harding. When the Tollway wanted to widen the roadway, they identified this area for water detention and acquired five residential properties. They originally proposed an open area with a chain link fence, however, they worked with Village officials, and will build underground now. This area then becomes an extension of Woodland Park. President Cauley added our attorney Mr. Bill Ryan and Assistant Village Manager/Director of Public Safety Brad Bloom have worked long and hard in negotiations to make this an underground vault. The Tollway will maintain the tank, and provide all the landscaping. The Village will do subsequent maintenance to the property, such as mowing the lawn.

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

Zoning & Public Safety (Chair Stifflear)

- b) **Approve an Ordinance Approving a Special Use Permit and Concurrent Site Plan and Exterior Appearance Plan Approval to Redevelop an Existing Building with a New Pet Hospital/Veterinary Clinic – Vetchart, LLC - 101 W. Chestnut Street**

Trustee Stifflear introduced the item noting the property is located south of the Fuller car wash and north of the strip mall that runs contiguous to the BNSF tracks. The property is located in the B1 Community Business District where pet hospitals and veterinary services are a special use in free standing buildings. The applicant does not intend to board animals overnight. This property was a bank, and is currently vacant. There are no residential properties within 250' feet of the property. The business will operate Monday through Friday from 7:30 a.m. to 5:30 p.m. Initially, they expect 2-3 employees and 1-2 clients per hour, but at full operation they do not expect more than 20 people on the property at any single time. The outdoor animal area would be fully screened and aerated, and not used as a dog run. The parking is more than adequate with 32 spaces as opposed to the 14 required by code.

There used to be a drive-thru on the west side. The existing canopy will remain, but all drive-thru accessories will be removed and the existing windows will be infilled with brick. Other improvements include a loading space for lab pickup and crematorium drop off, fully fenced and

aerated animal enclosure, an area for employee use to be constructed of steel frame and wood planks, five fiberglass planter boxes and a dumpster enclosure with fencing to match the material used for the animal enclosure. The Plan Commission held a public hearing on August 10, there was no resident input, and the item was recommended 6-0.

Mr. Patrick McGinnis, attorney representing the applicant, addressed the Board. He stated the applicant lives locally in Western Springs, and that a lender analysis indicated a need for the business in this area. Dogs in the outdoor animal relief area will have a worker with them at all times. The space has a draining system that drains into the existing sewer system, and will prevent any odor.

Ms. Sarah Baker, applicant, addressed the Board. She reported she spoke to a large dog daycare in Burr Ridge with a similar draining system. She said there are special cleaning tools and a spigot to help clean up. Clean up is immediate and the turf is treated for odors.

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

c) **Approve an Ordinance Creating a New Part II (Historic Overlay District (HOD) in Article VIII (Overlay Districts) of the Hinsdale Zoning Code to Establish a Historic Preservation Overlay District, making related Zoning Code Changes, and Amending Various Provisions of Title 14 (Historic Preservation) of the Village Code of Hinsdale relative to the Historic Preservation Overlay District; and Approve an Ordinance Amending the Official Zoning Map of the Village of Hinsdale to Create a New Historic Overlay Zoning District**

Trustee Stifflear introduced the item to create an historic overlay district for which incentives will be created for qualifying single family homes. He reminded the Board that there have been eight Committee of the Whole meetings on this matter between May 2021 and January 2022. The Plan Commission held a public hearing on August 10, 2022, and recommended no changes.

Village Planner Bethany Salmon provided background stating the intent of this initiative was to figure out how to incentivize preservation and protect historic buildings in the Village.

She reviewed the exhibits provided to the Board which include a redlined version of the ordinances that illustrate all the changes made based on feedback from the Board, the program incentive packet for future applicants, and a map of the proposed overlay district. Excluded from the overlay district are Zoning Districts O-3, B-3, R-5 and R-6 because there were not a significant number of historic properties. She did note that didn't preclude making application, nor does inclusion in the overlay district guarantee qualification.

Village Attorney Michael Marrs began by referencing the mechanisms to incentivize preservation that had been discussed by the Board, and that an historic overlay district had been settled on to achieve and memorialize their goals. He explained this is not a new zoning district, but one that 'overlays' existing districts. All existing regulations for zoning districts still apply. The process included creating text, determining boundaries and the creating a list of properties. This list will be created by the Historic Preservation Commission. They have 180 days to create the list that will ultimately be approved by the Village Board. When the list is finalized and approved by the Village Board, notification will be sent to owners, local realtors, and news media for publication, and it will be on the Village website to inform and educate. Notices will be recorded on the title so people will see this and check into the incentives. Ms. Salmon commented that 10 homeowners have already contacted the Village to be on the list. Discussion followed the timing and creation of a full list. Homes can be added to the list at any time. There were historic surveys done about 20 years ago which serve as a starting point for the list. Mr. Marrs said HPC members are involved and knowledgeable and have good institutional knowledge.

Ms. Salmon outlined the preservation incentives which can include matching fund grants, permit fee waivers, expedited processes, alternative bulk zoning regulations, and property tax rebates. With

respect to the financial advantages provided by the Village, the financial impact would be continuously monitored.

Trustee Haarlow thanked staff for their work, adding this seems like a fine product that may have wide acceptance in the community.

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 Posthuma noted that a couple of checks were removed from the original warrant, and a revised warrant is presented. He moved to **Approve payment of the accounts payable for the period of August 11, 2022 through August 31, 2022 in the aggregate amount of \$1,616,316.63 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Fisher seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

The following items were approved by omnibus vote:

- b) **Approve an Ordinance Amending Subsection 7-4B-2 of the Village Code of Hinsdale regarding Water Rates (First Reading – August 16, 2022)**

Environment & Public Services (Chair Byrnes)

- c) **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 (First Reading – August 16, 2022)**

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

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

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 Façade and Other Improvements to an Existing Building – 14 W. First Street – Elevare MD (First Reading – August 16, 2022)**

Trustee Stifflear introduced the item and recapped the specifics of the request noting the first floor would be utilized as a beauty salon, and the second floor would be a medical office. Both of these are permitted uses. The building is classified as a contributing structure in the downtown historic district. Discussion at the Historic Preservation Commission and the Plan Commission and the Board was primarily on the elevator shaft location and that it will extend above the existing parapet wall. However, it was determined that it will not be visible from the street.

Since the first reading, the applicant has made a change to the application to extend the mechanical screening on the roof from 13' feet to 30' feet running along the rear of the building. This will not be visible from the street, and will accommodate additional HVAC mechanicals.

Trustee Stifflear moved to **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 Fisher seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

DISCUSSION ITEMS

a) **Modification to Municipal Parking Lots**

President Cauley began discussion by noting the suggestions from staff for parking modifications. These are: remove the resident restriction from the Village lot, continue to offer 6-month commuter and merchant permits, convert parking on the north side of the Main Depot from merchant parking to commuter parking, provide the option for a daily parking fee of \$3.50/per day using a smart phone app, standardize commuter lot hours, convert 56 of the 82 spaces in the Robbins Park parking lot for Hinsdale Central students at a cost of \$400 per semester, and provide for online sales of parking permits.

The Board had no objections to the proposed changes, and agreed to move this forward for a first reading.

b) **Lead Service Line Replacement Act**

President Cauley reported this State law was passed in 2021 going into effect on January 2022 adding that a number of States have passed these in the wake of Flint, Michigan. In Hinsdale, there are 5,785 service addresses. Based on records, 49 are believed to have lead lines between the house and the water main, and there are 705 lines of unknown material. Public Services will send a letter to these homes to schedule a 10 minute check of the lines, and develop a plan to replace if necessary. He noted there is no health problem if the pipes are undisturbed, and the Village routinely tests for lead content in the water system. However, the Village is now required to create a final inventory of all service line materials by April 15, 2024.

The Board had no additional comments.

c) **Tollway update**

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

DEPARTMENT AND STAFF REPORTS

- a) **Community Development**
- b) **Fire**
- c) **Engineering**

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

Trustee Fisher thanked Public Services staff for their work with the new plantings in the front of Memorial Hall and their efforts in the rain gardens in the Woodlands.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Fisher moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of September 6, 2022.** Trustee Posthuma seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

Meeting adjourned at 8:02 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk