

**MINUTES
VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, OCTOBER 28, 2013
MEMORIAL HALL
7:30 p.m.**

Present: Chairman Saigh, Trustee Haarlow, Trustee Angelo, Trustee Elder

Absent: None

Also Present: Kathleen Gargano, Village Manager, Robert McGinnis, Director of Community Development/Building Commissioner, Bradley Bloom, Police Chief, Rick Ronovsky, Fire Chief, Michael Marris, Village Attorney

Chairman Saigh called the meeting to order at 7:30 p.m. and summarized the agenda.

Minutes – September 2013

Trustee Elder moved to approve the minutes as written for the September 23, 2013 meeting. Second by Trustee Haarlow. Motion passed unanimously.

Monthly Reports – September 2013

Fire Department

Chief Ronovsky reported on the responses for the month of September 2013, there were 227 total calls answered with a year to date total of 1960. Chief Ronovsky also mentioned the annual Police and Fire Department Open House that was held on Saturday, October 12th and the Annual Firefighter Silent Parade that started at the Hinsdale Fire Station and concluded in Lisle. Chief Ronovsky spoke on the firefighters training in houses scheduled for demolition.

Trustee Angelo inquired about the number of responses that were coded “Dispatched and Cancelled” and Trustee Harlow inquired about the fluctuations in the numbers of calls as compared to last year. Dispatched and cancelled calls are responses to assist other Fire Departments as while we are responding, the affected Department cancels us. The fluctuations seem to be due to various reasons including just having a busier month.

Trustee Harlow commented on the Fire Departments donation to the Wellness House of Hinsdale. Everyone was appreciative of the efforts and thoughtfulness of local involvement. Thoughts were conveyed to the Department.

Police Department

Chief Bloom provided the Committee an update on the proposed parking restrictions that were reviewed by the Committee in July 2013. Chief Bloom reported that they are working with residents to obtain a consensus on the proposed restrictions. The Committee inquired regarding the drop in parking meter citations. Chief Bloom explained that we have had a reduction in staff and recently hired a new afternoon parking enforcement officer.

Community Development

Robert McGinnis went over the monthly report for September and noted that the department issued 113 permits including 9 demolition permits and 14 permits for new single family homes. The department conducted just over 435 inspections, and generated just under \$300,000 in permit revenue for the month. He stated that this was highly unusual and that 14 permits for new homes was a record for the department. He added that this was primarily due to the fact that a glut of permits had both come in and gone out within a month and that this was

not going to be the norm with respect to either volume or revenue. He stated that inspections were running two days and that plan review turnaround was running about 4 weeks.

Trustee Angelo asked if Hinsdale was in line with other communities with respect to lead times on plan review in response to a letter that was sent to the Trustees. Robert McGinnis stated that we were and that although we would love to be in a position to offer people two-week turnaround on plan review, it was simply not possible based on staffing reductions implemented during the recession.

Request for Board Action

Move that the Board of Trustees approve an “Ordinance Designating 820 N. Washington Street as a Historic Landmark.”

Chairman Saigh introduced the item and gave a brief background on the request. He mentioned that this was vetted thoroughly at the Historic Preservation Commission and commented on the structure itself as well as several other Zook properties in the area. A motion to approve an Ordinance Designating 820 N. Washington Street as a Historic Landmark was made by Trustee Elder. Second by Trustee Angelo. Motion passed unanimously.

Move that the request be forwarded to the Board of Trustees to approve an “Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 125 West Second Street”, subject to the removal of the proposed surface parking lot.

Chairman Saigh introduced the item and asked if the applicant would speak to the request. Steven Kolber spoke on behalf of the application.

Mr. Kolber described the business model his client had planned for the practice and more specifically the 5 on-site parking spaces that the Plan Commission requested be removed from the proposal. Mr. Kolber stated that his client really wants to provide on-site parking but acknowledged the concerns from the neighbors. He said that they planned to move forward without the on-site parking at this time and focus their efforts on the building, but planned to bring back a proposal for on-site parking that addressed the concerns of the neighbors at a later date.

Carol Clark commented on the proposal and stated that she was concerned about traffic and parking. She stated that there were existing commercial lots nearby and that the applicant should look at leasing parking spaces within those lots.

Mr. Kolber stated that although not required, they understood the concerns and that this was why they were working on a plan for on-site parking that addressed the concerns of the neighbors. He added that they would approach these adjacent property owners about parking if needed but that the first choice was to provide parking on-site.

There was discussion on the existing on-street parking in the area and how much was presently available.

Trustee Elder made a motion to approve an Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 125 West Second Street subject to the removal of the proposed surface parking lot. Second by Trustee Angelo. Motion passed unanimously.

Move that the request be forwarded to the Board of Trustees to approve an “Ordinance Approving a Special Use Permit, Site Plans and Exterior Appearance Plans for the Installation of New Cellular Antennas and Associated Equipment, at the Property Located at 333 W. 57th Street.”

Chairman Saigh introduced the item and asked if anyone from AT&T was present to speak on the request. Mike Bienek provided background on the request. Mr. Bienek stated that they planned to install 9 antennas on the water tower assuming the lease space that Clearwire had available and adding 3 more to the 6 originally approved to be installed.

Trustee Angelo asked how many carriers were presently on the tower. Mr. Bienek responded that there would be a total of four. Robert McGinnis stated that there were no other applications in house and that that no other installations were contemplated. Chairman Saigh added that any new application would be handled as a Special Use.

Chairman Saigh raised the issue of the micro sites and stated that Valerie Bruggeman was at the meeting and was prepared to answer questions about the overall plan for Hinsdale after concerns were raised the last time they were at Committee.

Valerie Bruggeman went over the comprehensive plan for Hinsdale and what would ultimately be required with respect to both the macro sites and micro sites in order to provide the best possible service to its Hinsdale subscribers. The plan included 3 macro sites including two already on line and the one being approved on the water tower, as well as a total of 15 micro sites. There was discussion on the difference between coverage and capacity. Mike Bienek stated that due to the amount of data consuming the network, that the two types of antennas worked together.

Trustee Haarlow asked if the high school had signed off on the lease agreement yet. Lora Lora of AT&T stated that although not executed yet, they had received a letter of support from the school board. Michael Maars stated that he did not see a problem moving the request forward and simply waiting until the lease agreement was signed by the district to sign the Ordinance.

A motion was made by Trustee Angelo to approve an Ordinance Approving a Special Use Permit, Site Plans and Exterior Appearance Plans for the Installation of New Cellular Antennas and Associated Equipment, at the Property Located at 333 W. 57th Street. Second by Trustee Elder. The motion passed unanimously.

Citizens Comment 448 E. Fourth Street

Matt Bousquette of 448 E. Fourth addressed the Committee and stated that he felt compelled, after watching the September Zoning and Public Safety Meeting, to come and respond to comments made regarding lagging construction projects. That he wanted to address several of the statements and mischaracterizations that were made both directly and indirectly about him and his property.

Mr. Bousquette provided a detailed summary of the difficulties encountered from the time he purchased the home to date.

He paid over four million dollars for the home in 2008.

He stated that owns several acres in southeast Hinsdale and that according to the assessor's records, that he is one of the top tax payers in Hinsdale paying well over \$100,000 per year in property tax.

He has paid over \$25,000 in fees to the Village thus far and wants to finish the project without paying excessive or punitive fees.

He described several legal struggles tied to the properties that he has had to try and work through.

He stated that had he known that the rules required that the work be done within one year, that he never would have started this project. He also stated that most of the larger homes paying higher taxes were likely not completed within a year either.

He described a sewer backup in the back yard and depression in his driveway due to a break in the sewer line coming from a private sewer line from a property on Woodside.

He stated that all he wants is the ability to finish his project without penalties and excessive fees or fines.

Chairman Saigh stated that it was very early yet, and that staff would be very deliberate in regard to any suggested changes to the ordinance moving forward.

The Trustees commented on the difficulties encountered by Mr. Bousquette and directed staff to work with the village attorney to try and find a solution.

Adjournment

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Haarlow. Meeting adjourned at 9:05PM.

Respectfully Submitted,

Robert McGinnis, MCP
Director of Community Development/Building Commissioner