

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
August 3, 2017**

The specially 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 Thursday, August 3, 2017 at 7:31 p.m., roll call was taken.

Present: President Tom Cauley and Trustees Christopher Elder, Michael Ripani, Luke Stifflear, Matt Posthuma and Neale Byrnes

Absent: Trustee Gerald J. Hughes

Also Present: Assistant Village Manager/Finance Director Darrell Langlois, Assistant Village Manager/Director of Public Safety Brad Bloom, Village Engineer Dan Deeter, Village Planner Chan Yu, Management Analyst Jean Bueche and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

President Cauley recommended the appointment of Ms. Sandy Williams to the Historic Preservation Commission for a three-year term to expire in April 2020. She noted that Ms. Williams has been very involved in the community and has served on other Village commissions. Trustee Elder moved to **approve the appointments to Village Boards and Commissions, as recommended by the Village President.** Trustee Ripani seconded the motion.

**AYES:** Trustees Elder, Ripani, Stifflear, Posthuma and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Hughes

Motion carried.

**CITIZENS' PETITIONS**

None.

## DISCUSSION ITEMS

### Discussion & consideration of parking deck cost estimates

President Cauley introduced the item for discussion and provided background information, stating the biggest issues during his 10 years on the Board have been the state of the roads and the lack of parking in downtown Hinsdale. The Hinsdale Middle School proposal eliminated 50 spots on Washington. The Village quickly met with District 181 staff to determine if a parking deck option was possible to address the 50 space loss, and address the more general parking issue. Cost estimates for a large and small deck were developed; \$4.5 million for the large deck and \$2.78 million for the small deck. These estimates were used by the Board when they agreed to move forward with the larger deck. In July, the estimate for the large deck was revised to \$5.4 million. The larger deck will require additional excavation and foundation work that is attributable to the Village portion of the deck, estimated at \$700,000. At their meeting of July 11<sup>th</sup>, the Board discussed the matter, and agreed to approve, contingent on the approval of a Memorandum of Understanding (MOU) with District 181. A special meeting was scheduled on July 20<sup>th</sup> to approve the funding and the MOU, but was cancelled because of unreliable cost estimates. The Village retained a third party firm to review and verify the new cost estimates. After review and some modifications, specifically the planter boxes, the cost difference between the large and small decks was greatly reduced. The special meeting tonight has been convened to advise the community what was happening, and to determine whether the Board prefers the small deck option at this time; the cost difference between the two decks is estimated to be \$900,000-\$1 million. Additionally, the Board can determine if the additional cost is justified. The large deck will provide a total of 319 spaces, with 189 for the Village on the lower deck; the smaller deck provides a total of 248 spaces, with 115 allocated to the Village. President Cauley pointed out that the full deck is available on weekends, evenings and summer, but studies show the parking deficit occurs between 10:00 a.m. and 4:00 p.m. on weekdays. The larger deck would provide 74 more spaces during that period. The smaller deck might be adequate, but the facts aren't available to determine what is actually necessary. Board consensus has been to err on the side of the larger deck, because this is a once in a lifetime opportunity to provide additional parking in the Central Business District (CBD).

President Cauley commented on the urgency to approve this so the District 181 can begin construction as soon as possible, but the Board will need to discuss how to finance the deck they choose. Possible funding options might include additional bonds, reduction in future infrastructure work on the roads and/or a 'catch-up' year, rental of Village spaces to commuters if not used by shoppers, an increase in the Food & Beverage tax, a Special Service Area (SSA) for property owners in the CBD, or increasing parking rates in general. Some discussion of these options followed.

President Cauley stated this item needs a second reading of the Village Board, but the Board was unable to schedule a date for a special meeting because of difficulty getting a quorum. However, he polled the Board to get a sense of the direction they wanted to take. Board members present unanimously agreed to move forward with the larger deck option. Trustee Stifflear confirmed that the costs before the Board have been confirmed by all parties, and President Cauley stated he is comfortable with these numbers.

Mr. John Doherty, Village owners representative, addressed the Board stating the Village's independent estimator has reviewed the numbers, and all are in agreement with the cost and scope of the project. He added that the process worked as the Village hoped it would. Trustee

Byrnes asked if there were any major issues that might arise. Mr. Doherty responded that built into the estimates on both sides are contingency amounts, but the biggest concern would be bad soil. Some borings have been done, but they can't be done under the existing building.

Trustee Ripani added that how this is paid for should be discussed as soon as possible and believes that because the parking concern is primarily driven by merchants and employees, he believes the merchants should be directly responsible for some of the cost.

President Cauley stated this item will move forward for a second read, but he can give the school assurances the larger deck will be approved.

**Ms. Beth Barrow, 319 N. Washington**, addressed the Board stating she feels the larger deck is a win-win for the community. She congratulated the Board on their decision.

President Cauley added that no one has complained about how the parking deck is going to look, it is in the ideal location, and will be attractive.

Dr. White, D181 Superintendent, addressed the Board, thanked them for their consideration and is looking forward to collaboration with the Village.

**Mr. John Karstrand, President of the Chamber of Commerce and Chair of the Economic Development Commission**, addressed the Board stating he would like to go on record that those agencies he represents are heavily in favor of more parking. He referenced 1950 newspapers the Chamber found that included articles complaining about downtown Hinsdale parking. He thanked the Board for their support.

**Melissa Waters, Hinsdale Furriers**, is pleased with the Board's decision, and agrees that business owners should absorb some of the cost, however, if they are going to pay for the additional parking, they will need assurance that the spaces will remain for merchant use.

Mr. Kerry Leonard, representing D181, stated that they are looking through old records and foundation drawings for the existing middle school, and if they find any information regarding soil testing at that time, he will pass that on to the Village Board.

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

## **FIRST READINGS - INTRODUCTION**

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

a) **Approval of Memorandum of Understanding (MOU) between Community Consolidated School District 181 and the Village of Hinsdale – Parking Deck Construction Project**

President Cauley introduced the item and noted that the school board had approved the MOU at their meeting of July 14<sup>th</sup>. He added that this interim document will carry both parties until and Intergovernmental Agreement (IGA) is drawn up. Discussion followed regarding whether to move this forward for a second read, or to approve the item because of the urgency, and because the matter had been discussed at the last Board meeting.

Trustee Elder moved **Approval of Memorandum of Understanding (MOU) between Community Consolidated School District 181 and the Village of Hinsdale – Parking Deck Construction Project**. Trustee Stifflear seconded the motion.

**AYES:** Trustees Elder, Ripani, Stifflear, Posthuma and Byrnes  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Trustee Hughes

Motion carried.

## CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

- a) Trustee Elder moved **Approval and payment of the accounts payable for the period of July 11, 2017 through July 18, 2017, in the aggregate amount of \$1,096,994.13 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Ripani seconded the motion.

**AYES:** Trustees Elder, Ripani, Stifflear, Posthuma and Byrnes  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Trustee Hughes

Motion carried.

## SECOND READINGS / NON-CONSENT AGENDA - ADOPTION

### Environment & Public Services (Chair Byrnes)

- a) **Approve a request from Bulley & Andrews for a waiver of the 8:00 a.m. construction start time to 7:00 a.m. Monday through Friday**  
President Cauley introduced the item, Trustee Byrnes explained the request is for work through December 31, 2018. The request is driven by the fact that school starts at 7:55 a.m., and workers will be able to avoid some of the student rush hour time with an earlier start. Mr. Peter Kuhn from Bulley and Andrews, addressed the Board and stated they have notified the neighbors within 250' feet of the area and have received no response at all. Additionally, monthly neighborhood coffees will be held throughout the project to inform and discuss any issues. The next one is Friday, and they have held two so far. Approximately 15-20 people have been in attendance at each. Discussion followed and the Board concluded they would prefer this item come back for review in 60 days following the start of work on August 14<sup>th</sup>. Trustee Elder moved to **Approve a request from Bulley & Andrews for a waiver of the 8:00 a.m. construction start time to 7:00 a.m. Monday through Friday, with a Board review in 60 days.** Trustee Stifflear seconded the motion.

**AYES:** Trustees Elder, Ripani, Stifflear, Posthuma and Byrnes  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Trustee Hughes

Motion carried.

### CITIZENS' PETITIONS

None.

### TRUSTEE COMMENTS

President Cauley announced that the 12-year old Little League All Stars have won, and will be heading to Indianapolis for regionals.

### STAFF REPORTS

Village Engineer Dan Deeter reported the discovery of a sink hole at Sixth Street and Stough, stating this was the worst he'd seen at 9' feet deep and a radius of 20' feet. The cost of remediation is \$18,500, which has been done by ALamp. They repaired the sanitary sewer and added stone to the hole to shore it up. It will be concreted over, and repaved.

### ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Elder moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of August 3, 2017**. Trustee Stifflear seconded the motion.

**AYES:** Trustees Elder, Ripani, Stifflear, Posthuma and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Hughes

Motion carried.

Meeting adjourned at 8:22 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk