

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
March 3, 2020**

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, March 3, 2020 at 7:32 p.m., roll call was taken.

Present: Trustees Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow, Neale Byrnes, and President Tom Cauley

Absent: Trustee Matthew Posthuma

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Fire Chief John Giannelli, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Superintendent of Parks & Recreation Heather Bereckis 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 February 18, 2020**

Following changes to the draft minutes, Trustee Hughes moved to **approve the draft minutes of the special meeting of February 18, 2020, as amended.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

**VILLAGE PRESIDENT'S REPORT**

President Cauley stated that recently there has been a spate of demolitions of historic homes; the Historic Preservation Commission (HPC) hears those requests. The chair of the HPC approached him because Commission members are discouraged as there is little they can do to stop these demolitions. Tomorrow they have three such homes on their agenda, two of which are classic homes: 716 S. Oak, the Dean house, and 419 S. Oak, the Clarke house.

When they are gone you can't get them back, and therefore he recommends a moratorium on further demolition for a reasonable period of time in the Robbins district. He believes there should be a public hearing on this matter at the Plan Commission to determine if residents want this.

This is not punitive, but an effort to slow the process to determine if there is something different we can do, and consider ordinances that would be reasonable to attempt to preserve these homes. It would provide a hurdle for owners before demolishing an historic home. He acknowledged that people have property rights, but it would be beneficial to strike a balance. The Village will lose something if these types of homes are taken down. HPC members in the audience confirmed that the persons who have made application for these particular homes are new residents. Relative to what other communities do, Village Manager Gargano offered that in Wilmette the Village Board made the final decision. President Cauley suggested the moratorium be no more than six months, and there be a public hearing at the Plan Commission to discuss proposed regulations.

**Mr. Jim Prisby of 565 N. Vine Street**, addressed the Board. He is a member of the HPC and said the Commission has been working on potential changes for the last 18 months. Village employee Mr. Mike Donofrio did a study of 12 other communities that should be available for Board review. President Cauley noted that the Board recently adopted an ordinance requiring plans be included when applying for demolition. Mr. Prisby added they have no enforcement power, HPC is advisory only.

**Ms. Alexis Braden of 436 E. First Street**, addressed the Board. She is a member of the HPC and while she appreciates the Board's enthusiasm, a moratorium is too late for these homes. Trustee Banke said a moratorium makes sense to de-incentivize people from exercising their property rights, and incentivize preservation. Adjusting fee structures and such could alter the outcome. He pointed out it is expensive to update the mechanical systems of older homes, but a solution might be to preserve the façade. This would maintain the character of the neighborhood. President Cauley asked if there's any way to offer a carrot to these homeowners to keep the façade. Ms. Braden was doubtful, and believes the only solution is a long term education plan for realtors and residents.

Trustee Hughes said there are still plenty of homes in the district to save; there are homes outside the district, too, that would be sad to lose. Maybe the moratorium should go beyond the Robbins historic district. A working group was discussed that could potentially include two Board members, two members of the Plan Commission and two members of the Historic Preservation Commission.

## **CITIZENS' PETITIONS**

None.

## **FIRST READINGS – INTRODUCTION**

### **Administration & Community Affairs (Chair Hughes)**

- a) **Approve an Ordinance to Collect Cable Public Education Government (PEG) fees to fund the replacement of cable broadcast equipment**

Trustee Hughes introduced the item that will collect fees to replace outdated audio and video equipment used for Channel 6 broadcasting. Comcast and AT&T users will have a modest increase in their bills, \$.35 - \$1.00 for approximately two years. The fee will automatically roll off the bills when the money has been recouped. Trustee Byrnes is

concerned about another tax, even if it is small. Trustee Stifflear agreed, but takes comfort in the fact that it is such a short time.

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

- b) **Accept a proposal from Williams Architects/Aquatics for design engineering and construction management services for Community Pool renovations in the amount of \$61,800**

Trustee Hughes introduced the item relating to design engineering and construction management of pool renovations. The Village received a \$400,000 grant to do the necessary work, as identified by the pool audit. This proposal is under budget.

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 Expansion and Redevelopment of a Paddle Court Warming Hut – Hinsdale Platform Tennis Association – 5901 S. County Line Road**

Trustee Stifflear introduced the item for the expansion and renovation of the paddle hut located at the southeast corner of Katherine Legge Memorial Lodge (KLM), zoned Open Space. The hut will be expanded by 759' square feet. It will remain a one-story building, and the courts will remain the same. In addition to the building expansion, HPTA proposes a 524' square foot deck at the north entrance, an updated perimeter sidewalk, garbage enclosures directly east of the building, and a 3' foot 6" inch cupola to allow additional light into the building. Construction materials will match the existing warming hut, and no additional parking is required. This was reviewed by the Plan Commission and approved by a vote of 6-0. There was no public comment at the Plan Commission.

**Mr. Brian Freel and Mr. Vince Caprio with Caprio/Prisby Architects**, addressed the Board. Mr. Freel stated the exterior materials will be the same, but they will change the colors to light grey with white trim to brighten up the facility. The existing landscape protects the Burr Ridge neighbors, providing light and noise shielding. Mr. Caprio said they intend to make the cellar deeper for storage, but this will not be visible. The bid opening for the project is March 25.

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

- d) **Approve an Ordinance Approving Variations Relative to the Replacement and/or Construction of New Improvements for Hinsdale Central High School at 5500 S. Grant Street, Hinsdale, Illinois – Hinsdale Township High School District 86 - Case Number V-05-19**

Trustee Stifflear introduced this and the following item together. These items relate to the proposed expansion of Hinsdale Central High School. The Zoning Board of Appeals unanimously approved five variation requests: 1) allow a reduction in required parking from 882 to 583 spaces (this is 23 spaces more than currently exist; 2) to waive the required landscape island in the parking lot and the open space buffer and loading space screening requirements to will allow for the increase in the number of parking spaces; 3) to waive the 8' foot height limitation for fences for backstop and netting for the baseball field; 4) to waive the 8' foot height limitation for various fences and the setback requirement to replace the existing chain link fences at the tennis courts, track, baseball field and other athletic field

fencing; and 5) to waive building setback, building height and screening requirements for the construction of two soccer field team shelters and a press box.

The second matter is the exterior appearance and site plan approval for the construction of a natatorium and various improvements. The new pool facility will be a two-story, 33,400' square foot building and other site renovations, including replacing the tennis courts and fencing, soccer field regrading and re-sodding, soccer field shelter and press box replacement and football field turf replacement. Trustee Stifflear noted that most of these variances are existing non-conformities, but because of the expansion, the property reverts to original zoning requirements. He noted that neighbor concerns were related to construction updates and traffic during construction. These concerns were addressed by the applicant.

**Mr. Nick Graal, architect from ARCON and Associates, representing District 86,** addressed the Board. He explained that this is Phase 1 summer 2020 work only. This is a multi-phase project following the successful referendum. Subsequent phases are scheduled for 2021 and 2022. This phase includes the replacement of turf fields, track surfacing, tennis court paving, and soccer fields to address drainage issues. The soccer shelters and press box will be replaced on the existing footprint. The loading dock will be reconfigured, and the parking lot will be extended on the east side to provide for additional parking spots. The new chain link fencing will not be any higher than the current fence. Trustee Banke said there has been a water problem in the Junior Varsity field. Mr. Graal said that field will not be regraded, but storm water run-off will be addressed with underground retention throughout the site. The main addition is the pool next to the field house, and will be a completely brand new structure where nothing exists now. He illustrated the proposed building that will complement the existing 1948 building. Discussion followed regarding the underground detention systems. Mr. Graal added they are working closely with Flagg Creek. The pool will have ten 40 yard lanes and be a Class 1 facility deep enough for diving. Following a visual study of the residential properties closest to the pool, the existing site grading and old trees will provide that the pool will not be seen from these residences. The corridor link and loading dock extension will also be complimentary style construction, the auditorium will contain a chiller plant and storage, and a grounds office. The fence heights will only be higher at the JV field, because of additional 50' foot safety netting to prevent fly balls, in response to community complaints. Trustee Banke said the netting is not as intrusive as chain link. It was noted it will come down in the winter for maintenance and aesthetics. Trustee Banke believes the netting should be installed on the first and third base lines. Mr. Graal said they were only concerned about the residential side, and cost considerations would prevent additional installation. Mr. Graal said there have been several public facility committee meetings in addition to regular public meetings, and residents have been made aware of all plans. Director of Community Development Robb McGinnis added the Village has storm water authority and will review all plans. Mr. Graal added they are working closely with a resident on the east side of the property abutting the baseball field regarding his landscaping concerns. The District has a communications team, a website for the project, and are working on email and newsletter community outreach for construction, and increased traffic. Construction will begin in June 2020, the site work will take 10 weeks to complete, and the pool is an 18 month project expected to be completed in the summer of 2021. Athletic field work will be completed before classes resume. The press box will be 19' feet high, but is code compliant. The shelters are about 10-12' feet tall and will be slightly more visible from the road. There are no changes to the football field until a future

phase; the plans are still being developed. Discussion followed regarding the representation of the netting poles, and the number of poles.

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

e) **Approve an Ordinance Approving an Exterior Appearance and Site Plan for a New Natatorium and Various Other Improvements for Hinsdale Central High School at 5500 S. Grant Street - Hinsdale Township High School District 86**

Discussion with previous item.

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

f) **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of an Existing Building – Dr. Vanwormer-Hartman - 110 E. Ogden Avenue**

Trustee Stifflear introduced the item for the expansion and redevelopment of the existing building at 110 E. Ogden Avenue. This building was previously an audio and visual facility, but has been vacant for more than a decade. The property is located in the O-2 Limited Office District; the proposed plan and expansion is code compliant. There are other businesses to the east and west, and residential properties to the south. The applicant plans to utilize the building as a medical office facility. The proposal includes adding a second story to the existing one-story structure, with landscaping and other building improvements. The existing building has a legal nonconforming front yard setback and side yard setback which will be maintained. As designed, the building will be within the code limits for height, FAR, and lot coverage. The parking is code compliant and will include five light poles, also code compliant.

The Plan Commission reviewed the application in February, and unanimously recommended approval with three conditions: 1) tone down the bright white building, which the applicant has done; 2) dim the parking lot lights to security level after hours; and 3) extend the fence on the south lot line that abuts the residential neighbor.

Regarding the fence on the south, Mr. McGinnis reported the Village received an email from an unidentified neighborhood spokesperson requesting the fence. In order to abut the existing fence of one of the neighbors, the fence would have to be installed on private property. The landscape plan includes 7' foot arborvitae that would mitigate some fence concerns.

**Dr. Cara VanWormer-Hardman, applicant**, addressed the Board stating she is a chiropractic physician currently practicing at 230 E. Ogden. She described the services she wants to provide. They have changed the exterior color to ivory, which compliments the neighbor to the west. She likes the Ogden location in terms of access to the highway. They plan to maintain and enhance the green space as much as possible.

**Mr. Bill Styczynski, architect for the project**, illustrated the rear parking lot configuration and described modifications to the building. There will be tenants on the second floor, increased green space, and a 10' foot landscape buffer at the rear of the property. They will use the existing footprint, incorporating the existing structure, adding an addition at the rear for an entry lobby. Mr. McGinnis said there will be a stormwater review, but this is not a problem property. Mr. Styczynski pointed out the impervious surface will decrease. He said the fence might be problematic, and described the issues resulting in gaps, trees would be compromised and stuck between two fences. To connect to the existing fence, they would have to get on neighbor's property. Two garages already exist that buffer site lines. President Cauley referenced the email from the individual wanting the fence who is

concerned about egress. Trustee Stifflear is comforted by the 10' foot buffer zone and the wall of arborvitae.

He added the building looks great; staff has entertained zoning changes for this property that would not work, but this would be a win-win. President Cauley added this is a lower intensity use, as well. Mr. McGinnis will call the current property owner to explain the approval process.

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

## CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

- a) Trustee Banke moved **Approval and payment of the accounts payable for the period of February 19, 2020 to March 3, 2020, in the aggregate amount of \$684,162.39 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Hughes seconded the motion.

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

*The following items were approved by omnibus vote:*

- b) **Approve a street closure on Chicago Avenue and Burlington Drive from Washington Street to Garfield Street on Sunday, May 17, 2020, Sunday July 12, 2020, and Sunday, September 20, 2020 for a Fuelled coffee and classes car event (First Reading – February 18, 2020)**

### Environment & Public Services (Chair Byrnes)

- c) **Approve the purchase of a new Unit 65 utility truck (Roadway Division vehicle) utilizing the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center in the amount not to exceed \$49,201**
- d) **Approve the purchase of a new Unit 94 utility truck (Parks & Forestry Division vehicle) utilizing the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center to approve the purchase of a new utility truck in the amount not to exceed \$32,547**

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

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

**SECOND READINGS / NON-CONSENT AGENDA – ADOPTION**

**Administration & Community Affairs (Chair Hughes)**

- a) **Approve the Annual Appropriations Ordinance for the year January 1, 2020 to December 31, 2020** (*First Reading – February 18, 2020*)

Trustee Hughes introduced the item and moved to **Approve the Annual Appropriations Ordinance for the year January 1, 2020 to December 31, 2020**. Trustee Byrnes seconded the motion.

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

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

- b) **Approve a Resolution Authorizing Submission of a matching Grant Application to the ComEd Green Region Grant Program for a Woodland Rain Garden Revitalization Project**

Trustee Byrnes introduced the item which authorizes the Village to submit an application for a matching \$10,000 grant to renovate two particular gardens in the Woodlands. The application is due by March 13, therefore there was no first reading on this matter. He added the landscaping contract came in under budget, so there are funds available for this project should the Village be awarded the grant.

Trustee Byrnes moved to **Approve a Resolution Authorizing Submission of a matching Grant Application to the ComEd Green Region Grant Program for a Woodland Rain Garden Revitalization Project**. Trustee Haarlow seconded the motion.

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

**Zoning & Public Safety (Chair Stifflear)**

- c) **Approve a Resolution Calling for an Amendment of the Illinois Small Wireless Facility Deployment Act to Return Control of Local Right-of Ways to Local Municipalities or, in the Alternative, Repeal of the Act** (*First Reading – February 18, 2020*); and
- d) **Approve a Resolution Supporting Federal Bills H.R. 530 and S. 2012 to Restore Local Control in 5G/Broadband Deployment** (*First Reading – February 18, 2020*)

Trustee Stifflear introduced these items that indicate Village support to return control of local public rights-of-way to the local municipality. He referenced revised language in the document per President Cauley's recommendation.

Trustee Stifflear moved to **Approve a Resolution Calling for an Amendment of the Illinois Small Wireless Facility Deployment Act to Return Control of Local Right-of Ways to Local Municipalities or, in the Alternative, Repeal of the Act and Approve a Resolution Supporting Federal Bills H.R. 530 and S. 2012 to Restore Local Control in 5G/Broadband Deployment.** Trustee Banke seconded the motion.

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

### **DISCUSSION ITEMS**

- a) Parking deck update
- b) Tollway update

### **DEPARTMENT AND STAFF REPORTS**

- a) Fire
- b) Parks & Recreation

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 reported Restaurant Week is this week, many restaurants in town have breakfast, lunch, and dinner specials. Vehicle stickers are on sale. She also reported on a conference call with 100 Illinois municipalities to discuss the corona virus. She has met with Fire, Police, area schools, and the hospital and will continue weekly status meetings. Current information can be found on the Center for Disease Control (CDC) website, the Village website has a link to this site. She recommended safe practices, particularly washing your hands.

### **REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

No reports.

### **OTHER BUSINESS**

None.

### **NEW BUSINESS**

None.

**CITIZENS' PETITIONS**

None.

**TRUSTEE COMMENTS**

None.

**ADJOURNMENT**

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Hughes moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of March 3, 2020.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Posthuma

Motion carried.

Meeting adjourned at 9:03 p.m.

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