

MINUTES OF A REGULAR BOARD MEETING

Village of Clarendon Hills
One North Prospect Avenue, Clarendon Hills, Illinois

October 20, 2003

President Hiller called the meeting to order at 7:00 p.m.

1. ROLL CALL

Present at roll call: President Hiller, Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson. Also present: Manager Bahan, Finance Director/Assistant Manager Redding, Police Chief Anderson, Fire Chief Leahy, Public Works Director Hays, Community Development Director Brown, Administrative Assistant Pierce and Clerk Tandle.

2. PETITIONS AND COMMUNICATIONS/PRESIDENT'S REPORT

2.1. Maryann Romanelli announced that October 23-31, 2003 marks the 16th annual celebration of "Red Ribbon Week" across the U.S. Over 100,000 schools and organizations will be spreading the message about the importance of living a drug and alcohol-free lifestyle. Ms. Romanelli requested that the Village grant permission to decorate the downtown area with red ribbons in celebration of Red Ribbon Week. All decorations will be removed on November 3, 2003.

2.2. Trustee O'Toole moved approval of a Proclamation declaring October 25, 2003 as "Make a Difference Day" in Clarendon Hills. Trustee Flood seconded.

Ayes: Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson

Nays: None

MOTION CARRIED

2.3. President Hiller noted that Fred Moyer will be presenting his initial findings and recommendations of the completed peer review for the proposed police station facility. President Hiller's advisory committee will prepare a final report to be presented at the next Village Board meeting. Since no specific recommendations concerning the project scope, program space or architectural qualities of the facility have yet been provided by the advisory committee, President Hiller requested that comments and questions relating to those issues be reserved until the next meeting.

3. RECESS TO COMMITTEE MEETINGS

Trustee Robinson moved to recess to Public Services, Public Safety, Administrative/Legislative and Land Use Committees at 7:10 p.m. Trustee Flood seconded.

Ayes: Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson

Nays: None

MOTION CARRIED

Public Services

Trustee Flood presented six concept design alternatives to the proposed IDOT geometrics for the intersection at Coe/Norfolk and Chicago Avenue which were prepared by Christopher Burke Engineering. Consideration was given to right-only vs. bi-directional traffic flow, vehicle turning radii, pedestrian safety, landscaping, planter reconstruction and the Village's time capsule. Manager Bahan was directed to review any existing traffic studies previously conducted along Chicago Avenue. The Village engineer was directed to review data contained in IDOT's original proposal and to prepare a memorandum outlining the pros and cons of one-directional vs. bi-directional movements on the west leg of the triangle. The Village would like to submit the final design concept to IDOT for its consideration after the November 3, 2003 Board meeting. Although it is the Village's desire that IDOT fund construction of the curbing and reconstruction of the existing planter, Trustee Flood requested that the Beautification Committee be contacted to determine if it would be willing to design the plantings therein.

Public Safety

Fred Moyer, President of Moyer Associates Incorporated, provided personal background and then highlighted key findings contained in the summary of his peer review services with respect to the proposed police station facility. It was his finding that LZT/Filliung prepared a design which is responsive to the needs which were presented and that the design provides spaces which are required for police operation in the Village. He stated that LZT has organized those spaces with necessary adjacencies and functional relationships and has made effective use of a challenging site opportunity. Mr. Moyer stated that the total building area that would ultimately be required to provide the needed net usable space was underestimated throughout the project formulation stages. Mr. Moyer concluded his presentation by suggesting that the Village's most prudent course of action at this time would be to issue the presently completed construction documents for bidding at the earliest possible date. Questions from the Board followed Mr. Moyer's presentation:

Trustee Robinson asked Mr. Moyer to explain how the original grossing factor of 1.33 changed to a final grossing factor of 1.84. Mr. Moyer was reluctant to provide a rationale for the change. However, he stated that he disagreed with what was presented at the early stages. Since Mr. Moyer calculated that all identified spaces in the proposed plans are needed and necessary and the estimated building size is justified, the original grossing factor was underestimated.

Trustee Pocius asked Mr. Moyer whether the HVAC system may become obsolete in a few years. Mr. Moyer stated that he did not consider the HVAC system since it was not in the scope of the request, nor is it within his area of expertise. However, he stated that mechanical space in the building was not excessive. Mr. Moyer suggested consulting with the LZT architect regarding this matter.

Trustee Pedersen asked if Mr. Moyer reviewed LZT's cost estimates based on the current size of the facility. Mr. Moyer stated that he did not prepare a cost estimate. That process would be very lengthy and very expensive. Since documents are ready to issue, the Village could pay a general contractor to estimate the project, but Mr. Moyer suggested going to bid since the the bidding process would cost the Village nothing, and the Village would not be obligated to accept bids. That process would also provide several bids for comparison purposes.

Trustee Flood noted that the proposed facility has been characterized as the "Taj Mahal" and asked whether Mr. Moyer considers the types of materials being incorporated to be consistent with those used in that type of structure. Mr. Moyer responded that no extravagant materials have been identified. Trustee Flood also asked whether Mr. Moyer considers the proposed plans to be the right size space to meet the functions that the Village intends it to provide. Mr. Moyer responded that he considers the proposed facility to be a structure that will meet the long-term needs of the Village, and that he saw no areas that the facility could do without.

President Hiller expressed concern regarding the disparity in the original grossing factor of 1.33 vs. the actual grossing factor of the final design at 1.84, and asked Mr. Moyer if LZT should have known at the beginning of the process that, based on programming needs, the facility should have been larger than 10,000 sq. ft. Mr. Moyer stated that the 1.33 grossing factor would have covered the internal circulation. It would not yet have provided for corridors, stairs, elevators, mechanical space, utility space or toilet facilities. He disagreed with the 1.33 figure.

Additional comments or questions regarding the peer review summary should be directed to Trustee Robinson for presentation at the November 3, 2003 Board meeting. Copies of that summary are available at the Village Hall. (Additional discussion follows in "Addresses from the Audience.")

Administrative/Legislative

Trustee Karaba recommended, with the consensus of the Board, that further discussion regarding amendments to Chapters 1 through 10 of the Village Code be postponed until December or early January in light of the urgency to move forward with the police station facility and economic development efforts in the CBD. However, it was the consensus of the Board that the Village attorney be directed to draft ordinances amending the Village Code to comply with statutory requirements and current case law. Trustee Karaba welcomed written comments and suggestions regarding proposed amendments.

Land Use

Trustee O'Toole presented an ordinance addressing setback requirements for native Illinois prairie plantings. The ordinance limits encroachment onto adjacent properties and sidewalks.

4. RECONVENE

The Board reconvened at 9:20 p.m.

Present at roll call: President Hiller, Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson

5. ADDRESSES FROM THE AUDIENCE - AGENDA ITEMS

(1) Jo Potts requested that Board members speak into the microphones. (2) Elliot Tarabour stated that Mr. Moyer provided information which should close the door to any further questions or concerns regarding the police station facility, and that the project should go to bid without delay. (3) Pat Higgins and other members of the Clarendon Commons Homeowners Association stated their strong support of the proposed facility and also stated that the building should be of the highest quality in keeping with the other properties along Park Avenue. (4) Rick McGowan stated that he travels North on Norfolk to turn West on Chicago Avenue every day and that traffic at the Chicago Avenue triangle is very dangerous. He would prefer to see traffic at that intersection remain bi-directional. Mr. McGowan also stated that the peer review appeared to be very thorough and unbiased, and that he hoped to see the Board work together to complete the project. (5) Don Kimball asked why the bi-directional road at Chicago Avenue was 30' wide. Trustee Flood responded that IDOT has a minimum of 30' face-to-face pavement. (6) Ed Reid stated that the police facility project has been justified by the peer review report. He suggested that the project not be delayed any longer since construction costs continue to rise.

The Board discussed pre-qualifying contractors for the police facility project. President Hiller requested that the Board reserve further discussion and voting until the President's advisory committee has had an opportunity to deliver its final report because it has identified areas that need to be addressed which did not fall within the scope of the peer review. It was the consensus of the Board to await the findings of the President's advisory committee before rendering a final vote, but that pre-qualification and the approval of the LZT plans should be included on the November 3, 2003 Agenda. Trustee Pocius requested that Trustee Robinson review the HVAC system with LZT prior to the next meeting. Mr. Moyer will be invited to attend that meeting to address any additional comments or questions.

6. CONSENT AGENDA/OMNIBUS VOTE

Trustee Robinson moved approval of the Consent Agenda as itemized by President Hiller. Trustee O'Toole seconded.

Ayes: Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson

Nays: None

MOTION CARRIED

7. APPROVAL OF MINUTES

Regular Meeting - October 6, 2003 – OMNIBUS VOTE

8. REPORTS FROM STANDING COMMITTEES

8.1. Public Services – No report

8.2. Finance

Claims Ordinance 03-10-02 – OMNIBUS VOTE

8.3. Administrative/Legislative – No report

8.4. Community and Intergovernmental Affairs

- (1) Chamber of Commerce meeting – October 29, 2003 at 11:30 a.m. at the Ceramic Attic
- (2) Red Ribbon Week – October 23-31, 2003
- (3) Village Coffee – November 8, 2003 from 8:00 a.m.-10 a.m.

8.5. Land Use

8.5.1. First consideration, second consideration/passage of an Ordinance amending setbacks for native Illinois prairie plants (Section 12.6C(2) of the Village Code) – OMNIBUS VOTE

8.5.2. ZBA/PC meeting – November 20, 2003 at 7:30 p.m. at Village Hall

8.6. Public Safety

Trick-or-treaters are welcome to visit the Police Station on Halloween. Consideration is being given to hosting the November 8th Village Coffee in conjunction with an open house for Chief Anderson at Village Hall.

9. REPORTS OF OFFICERS

Manager Bahan provided the Board with a copy of a letter received from Officer Mark Keller of the Hinsdale Police Dept. requesting permission to decorate the downtown area with red ribbons in celebration of Red Ribbon Week. He also announced that he is still unsure whether Westmont will honor the Boundary Agreement with the Village. Manager Bahan suggested, with Board approval, that he and President Hiller make inquiry with Westmont's Mayor and acting Manager as to the status. Chief Anderson has had an opportunity to meet with each member of the Police Dept. He stated that the Village has an outstanding police department, and that he is honored to be part of the team. Trustee O'Toole mentioned a local news broadcast which aired a video from La Grange Park which duplicated the demonstration that the Clarendon Hills Fire Department conducted regarding the benefits of sprinkler systems.

10. OTHER BUSINESS

Trustee Pocius noted several examples of residents whose outstanding volunteer efforts have "made a difference" in the community and suggested that the Board focus on ways to acknowledge those individuals during goal setting sessions.

11. ADDRESSES FROM THE AUDIENCE – NON-AGENDA ITEMS

Sheri Henderson stated that Passero Builders is still not in compliance for screening its parking spaces and asked for an update on the status of skeet shooting at the Hinsdale Golf Course. Rick McGowan stated that the Village has done a very thorough job of crack filling the Village streets. Mary Brown noted that residents continue to make U-turns at the downtown triangle.

12. ADJOURNMENT

There being no further business to come before the Board, Trustee O'Toole moved to adjourn the meeting at 9:55 p.m. Trustee Robinson seconded.

Ayes: Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson

Nays: None

MOTION CARRIED