

MINUTES OF A REGULAR BOARD MEETING

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

November 3, 2003

President Hiller called the meeting to order at 7:12 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. President Hiller and Chief Anderson presented commendation awards to Sergeant Farmer, Detective Jenkins, Officer Pasteris and Officer Shirley for demonstrating professionalism and teamwork during the course of a recent arrest and investigation.
- 2.2. Stuart Bailin, a member of the Executive Board of the Boy Scouts of America, stated that 350 Boy Scouts and their leaders conducted an emergency preparedness training day on October 25, 2003 at Hines V.A. Hospital to assist first-responder professionals in the event of a man-made or natural disaster. Mr. Bailin acknowledged the significant contribution to the success of the program by Chief Leahy and the Clarendon Hills firefighters. Chief Leahy was presented with a pin from that event.
- 2.3. Chief Leahy presented the Illinois Fire Inspectors Association Life Saving Award to President Hiller which he received at the October 24, 2003 IFIA ceremony. This award was presented to President Hiller, the Village Board and Chief Leahy for their continued efforts regarding the use of fire sprinkler systems.
- 2.4. Trustee O'Toole moved approval of a Proclamation declaring November 8, 2003 as "Community and Regional Planning Day" in Clarendon Hills. Trustee Robinson seconded.
Ayes: Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson
Nays: None
MOTION CARRIED
- 2.5. The next Village Coffee will be held in conjunction with an open house to introduce Police Chief Anderson on November 8, 2003 from 9:00 a.m. until Noon at the Village Hall. Village Hall offices will be closed on November 11, 2003 in observance of Veterans' Day.

- 2.6. President Hiller introduced members of the President's Advisory Consultants (the "advisory group"). The advisory group consists of Don Kimball, George Matocha and John Reints. President Hiller gratefully acknowledged the advisory group for its efforts and for identifying matters which were not addressed in the scope of the peer review performed by Moyer & Associates.

Mr. Kimball provided an overview of the advisory group's report entitled "Cost Saving Alternatives for a New Police Station on Park Avenue." He stated that the advisory group built on the existing work produced by LZT/Filliung Partnership, LLP ("LZT") and the Police Station Advisory Committee (the "PSAC").

The purpose of the advisory group, as directed by the Village President, was to review the size, scope and programming of the proposed police station to identify alternatives or efficiencies that would result in savings to the Village or an improved facility while still satisfying the Village's police station facility needs. The advisory group concluded that, based on the original programming, a single story facility would have less unusable space and would be less costly to build than the facility proposed by LZT. Mr. Kimball stated that the proposed \$2.25 million, 12,325 square-foot, single-story facility could also offer a savings of approximately \$600,000.00. An architectural rendering of the proposed alternative to the current LZT plan was distributed. The possibility of rehabbing the existing building at the site was also proposed.

Trustee Flood noted that the design of any building must take into account the site elements and that storm water considerations must be taken into account with any proposal immediately upon acquisition of the property. In response to a question from Trustee O'Toole, Mr. Kimball indicated that the additional cost needed for design work would be approximately \$150,000.00. Trustee Pocius expressed concern that the advisory group's design allowed officers from other communities access to the firing range only through the main corridors of the police station. Trustees stated that it is imperative that the Village pursue the best possible solution - not the cheapest. Trustee Karaba requested that Mr. Kimball provide the Board with a copy of the advisory group's detailed analysis for the conclusion of their estimated \$2.25 million for the project. Trustee Pedersen noted that a large component of the project depends on whether the Village receives the grant money from the State.

Consideration was given to hiring Moyer & Associates to review the advisory group's design proposal. Mr. Moyer indicated that a review could be completed within 2 to 3 weeks, but that he would need to become knowledgeable on site considerations.

Trustee O'Toole motioned to authorize Manager Bahan to determine a fee and negotiate a time frame with Moyer & Associates to review the design plan provided by the President's Advisory Consultants. Trustee Flood seconded.

Ayes: Trustees Flood and Pocius

Nays: Trustees Karaba, O'Toole, Pedersen and Robinson

MOTION FAILED

3. RECESS TO COMMITTEE MEETINGS

Trustee O'Toole moved to recess to Public Safety, Public Services and Land Use Committees at 9:35 p.m. Trustee Flood seconded.

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

Nays: None

MOTION CARRIED

Public Safety

1. The Police Department is in possession of eight forfeited vehicles. An ordinance has been drafted authorizing the sale of those vehicles.
2. Trustee Robinson stated that information has been provided to residents regarding the process of planning the new police station facility over the course of 43 Village Board meetings, PSAC meetings, open houses and many articles in local newspapers. Since the peer review results confirmed that the proposed plans are solid, Trustee Robinson stated that he will be making a motion to accept the LZT plans as drafted. If, during the bid process, cost savings opportunities are identified, changes to those plans may be made.

Public Services

1. The Village has received a bid through the Illinois Dept. of Central Mgt. Services for the purchase of 700 tons of rock salt and is requesting that the State bid be awarded to The Detroit Salt Company. This bid reflects a 4% reduction over last year's bid.
2. An elevated number of trees were required to be removed from Village parkways this year. As a result, there is reduced funding for the tree-trimming portion of the combined trimming and removal project. A change order to MFT contract 03-00000.01.GM is being requested in an amount not to exceed \$20,000.00.
3. Passero Builders is building a new office at 53 Ogden Avenue and is participating in the extension of a new water main located south of the Ogden Avenue right-of-way. The proposed easement will permit both Village and Hinsdale Sanitary District utility facilities. The acceptance of the proposed utility easement is being requested.

4. After further review and discussion of the six concept design alternatives for the Chicago Avenue/Norfolk triangle improvements, it was the consensus of the Board to direct the Village Engineer to submit Alternative No. 5 to IDOT for its consideration.

Land Use

1. Trustee O'Toole provided an update from the presentation made by S. B. Friedman & Company regarding their Ogden Avenue redevelopment strategy at the joint Village Board/EDC meeting which preceded this meeting. He stated that the potential for which the Village had hoped exists. The area consists of relatively small parcels. The primary limitation of the area for retail development is the size and depth of the parcels, which would be large enough for small and medium-sized retailers, but insufficient for large retailers and the associated parking they would require. Friedman conducted a preliminary evaluation of the area's potential for designation as a tax incremental financing ("TIF") district. Based on their analysis, Friedman concluded that the required conditions for the adoption of a TIF Redevelopment Plan and Project are found to be present within the area and that the area will likely qualify for designation as a "conservation area." Other options discussed included land acquisition and/or agreements with current property owners or redevelopment of the existing properties. Trustee O'Toole noted that S. B. Friedman is also in the process of developing a plan for the downtown business area.

4. RECONVENE

The Board reconvened at 9:50 p.m.

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

5. ADDRESSES FROM THE AUDIENCE - AGENDA ITEMS – There were none.

6. CONSENT AGENDA/OMNIBUS VOTE

Trustee Robinson moved approval of the Consent Agenda as itemized by President Hiller. Trustee Pocius seconded.

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

Nays: None

MOTION CARRIED

7. APPROVAL OF MINUTES

Regular Meeting - October 20, 2003 – OMNIBUS VOTE

8. REPORTS FROM STANDING COMMITTEES

8.1. Public Services

8.1.1. Authorization to award the bid for bulk rock salt to The Detroit Salt Company, Inc. in an amount not to exceed \$20,818.00 (\$29.74/ton) for 700 tons of rock salt – OMNIBUS VOTE

8.1.2. Motion to accept the utility easement for 53 Ogden Avenue (Passero Builders), authorize the Village President and Village Clerk to execute the plat of easement, and authorize Village officials to record the plat – OMNIBUS VOTE

8.1.3. Approval of a change order to MFT contract 03-00000.01.GM in an amount not to exceed \$20,000.00 to provide funding for spring tree removals if necessary and to keep pace with the maintenance tree-trimming program – OMNIBUS VOTE

8.1.4. Trustee O'Toole motioned approval of proposed Alternative No. 5 of the Norfolk triangle concept and the submission by Burke Engineering of that Alternative to IDOT for its consideration and approval. Trustee Pocius seconded.

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

Nays: None

MOTION CARRIED

8.2. Finance

8.3.1. Claims Ordinance 03-11-01 – OMNIBUS VOTE

8.3. Administrative/Legislative – No report.

8.4. Community and Intergovernmental Affairs

8.4.1. Trustee Pocius reported that, since the EDC met jointly with the Village Board this evening, the November 6, 2003 meeting has been cancelled. A Beautification Committee meeting is scheduled for November 10, 2003 at 6:30 p.m. Trustee O'Toole noted that he and Manager Bahan attended the Chamber of Commerce meeting this week and that it was very well attended and productive.

8.5. Land Use

A ZBA/PC meeting is scheduled for November 20, 2003 at 7:30 p.m.

8.6. Public Safety

8.6.1. First consideration, second consideration/passage of an Ordinance authorizing the sale of certain Police Department equipment owned by the Village of Clarendon Hills – OMNIBUS VOTE

8.6.2. President Hiller stated that, before the Board approves the LZT plans, consideration should be given to issues raised by the advisory group, specifically citing the firing range and HVAC system, and urged against voting at this time. Trustees stated that LZT and the PSAC have designed a solid building, that they are enthusiastic about the facility, and that it is their desire to go to bid with the current design, but noted that additional revisions may be made. Trustees will review and evaluate the advisory group's cost-saving recommendations or improvements and will forward those recommendations to LZT for review and consideration.

Trustee Pedersen moved approval of the LZT police station plans dated September 3, 2003. Trustee O'Toole seconded.

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

Nays: None

MOTION CARRIED

8.6.3. It was the consensus of the Board to direct Manager Bahan to begin the process of pre-qualifying bidders for the police station facility. It was also the consensus of the Board that Trustee Robinson and President Hiller meet with LZT and the PSAC to review the advisory group's cost-saving recommendations.

9. REPORTS OF OFFICERS

Trustee Karaba asked whether the last leaf pick-up of November 24, 2003 may be extended this year due. Director Redding indicated that a two-week extension is being considered. Trustee Karaba asked if the Village has addressed the drainage issues at the northeast pedestrian crossing and expansion of the concrete platform. Director Hays indicated that the Village will be working with METRA regarding those issues.

10. OTHER BUSINESS – There was none.

11. ADDRESSES FROM THE AUDIENCE – NON-AGENDA ITEMS

Mary Brown thanked the Village for noting issues regarding traffic movements within the central business district in Trustee Topics.

12. EXECUTIVE SESSION

Trustee O'Toole moved to recess to Executive Session at 10:35 p.m. to discuss pending litigation. Trustee Flood seconded.

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

Nays: None

MOTION CARRIED

Trustee O'Toole moved to reconvene to open session at 10:45 p.m. Trustee Pedersen seconded.

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

Nays: None

MOTION CARRIED

13. ADJOURNMENT

There being no further business to come before the Board, Trustee O'Toole moved to adjourn the meeting at 10:45 p.m. Trustee Pedersen seconded.

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

Nays: None

MOTION CARRIED