



**MINUTES OF A RESCHEDULED SPECIAL
VILLAGE BOARD MEETING OF
THE VILLAGE OF CLARENDON HILLS
PRESIDENT AND BOARD OF TRUSTEES**

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

February 16, 2021

President Austin called the meeting to order at 6:32 p.m.

1. ROLL CALL

Present at Roll Call: President Austin

Present at Roll Call (Electronically): Trustees DeDobbelaere, Freve, Hall, Jordan, Jorissen, and Knoll

Also Present: Village Manager Barr

Also Present (Electronically): Assistant Village Manager Creer, Community Development Director Ungerleider, Finance Director Potempa, Fire Chief Leahy, Police Chief Dalen, Public Works Director McLaughlin, and Clerk Tandle

2. PLEDGE OF ALLEGIANCE

3. PETITIONS AND COMMUNICATIONS/PRESIDENT'S REPORT

COVID-19 Update: Village Manager Barr reported that trends in the area and in the State continue to head in a positive direction. Recent reports indicate that there are fewer than 1,500 cases in Illinois per day and fewer than 100 cases in the County per day. To date, there have been 704 identified cases in the Village, with only 13 new cases in the past two weeks. The positivity rate in DuPage and Kane Counties is below 5%. Reports also indicate that approximately 3.3% of Illinois residents and 3.7% of DuPage County residents have been fully vaccinated. Manager Barr acknowledged District 86 staff for organizing the vaccination effort at Hinsdale Central High School and Hinsdale and Clarendon Hills staff members for volunteering to assist with the event. In addition to providing the vaccine to District 86 personnel and personnel from local feeder schools, many municipal employees and senior residents from District 86 communities were also vaccinated.

4. ADDRESSES FROM THE AUDIENCE – NON-AGENDA ITEMS

Village Manager Barr read a prepared statement regarding a potential group home on the 300 block of Ruby Street. Due to the unprecedented number of calls received regarding this issue, the Village released the statement to provide clarity on the current status of the issues. Based on information communicated to Village staff, Manager Barr stated that there is a strong possibility the use in question would trigger the conditional use process outlined in the Village's Zoning Code. This process would include a Public Hearing before the Zoning Board of Appeals/Plan

Commission (“ZBA/PC”) after being properly noticed. The ZBA/PC would hear the case and then make its recommendation to the Village Board for a final determination regarding the case.

Due to the process outlined above, Manager Barr stated that it would be inappropriate for any Village Board members, Village officials, or Village staff to comment regarding the potential findings in this case. However, residents are welcome to make comments at this or any other public meeting. He clarified that neither Village Board members nor any member of the Village staff have taken a position with respect to a potential conditional use permit for a group home in this case and that no application for a conditional use permit has been submitted to date. Finally, Manager Barr stated that Village staff will continue to apply all applicable codes and regulations in an equitable and consistent manner.

Resident Joseph Tobolski stated that he lives on Ruby Street. He acknowledged the Public Works Department employees for continuing to do a great job with snow removal. President Austin also acknowledged Police Chief Dalen and his staff for keeping residents well informed and safe during uncertain times, Fire Chief Leahy and his staff for their diligent efforts through the ongoing pandemic, and the Village Hall staff for their continued professionalism.

5. RECESS TO STANDING COMMITTEE MEETINGS

Trustee Jordan moved to recess to the Land Use and Public Services Committees at 6:43 p.m. Trustee Hall seconded.

On the call of the roll, the vote was as follows:

Ayes: Trustees DeDobbelaere, Freve, Hall, Jordan, Jorissen, and Knoll

Nays: None

MOTION CARRIED

Land Use

5.1. On October 19, 2020, Tim French, the owner and developer of Mycroft Row located at 221-231 Burlington Avenue, applied to participate in the Village’s Downtown Tax Increment Financing (“TIF”) District. At that time, the Board directed staff to coordinate with the Village Attorney and Ernst & Young LLP to draft the required redevelopment agreement (“RDA”) for Mycroft Row. On November 2, 2020, the Board affirmed that the RDA must include three conditions in order for Mr. French to participate in the Downtown TIF: (1) both Phase I and Phase II of the project must be completed; (2) the estimated maximum reimbursement of certified TIF-eligible expenses will be \$657,100; and (3) the Downtown TIF will provide 40% of the incremental property taxes generated as available from the Downtown TIF Allocation Fund. The Village would retain 60% of the generated funds for other projects within the Downtown TIF District. Staff projects that the Note’s payoff is expected by TIF year 11 (CY 2031 with taxes payable in CY 2032). Mr. French has indicated his agreement of these terms. An Ordinance was presented for first consideration authorizing the Village to enter into an RDA for the 221-231 Burlington Avenue Mycroft Mixed-Use Development comprising a part of the Downtown TIF District.

Public Services

5.2. On February 1, 2021, the Board considered providing additional Bigbelly dual trash and recycling compacting stations in the central business district. The Board requested that staff obtain alternate pricing for adding one trash-only compacting station to be placed in front of The Daily Scoop and one trash-only compacting station with a pizza box attachment to be placed in front of Domino's Pizza. The Village's waste hauler indicated that the quality of recycling is very poor from public stations. Therefore, staff recommended eliminating the recycling component adding trash-only receptacles at each location. The Board concurred with staff's recommendation. Trustee DeDobbelaere again questioned whether it is appropriate to use TIF funds for this type of expense in the first year. Village Manager Barr stated that staff will have a better idea of available TIF funds after property taxes start to be paid in June and that a final determination has not been made with regard to payment. A Resolution was presented for adoption authorizing the Village Manager to sign a 60-month lease for two additional Bigbelly trash compacting stations for the annual amount of \$4,197.60.

5.3. On September 4, 2018, the Village entered into a professional services agreement with Legat Architects ("Legat") for construction design and management services for the Village's Train Station Improvement Project. The project has been extended and Legat's efforts to date have exceeded the original scope of services by more than 1,200 hours, or approximately \$180,000. Staff requested that the Board approve a second agreement to cover a portion of Legat's additional expenses in the amount of \$92,080. Staff believes that, given the extended time of the overall project and the level of service provided by Legat and its subcontractor team, the requested amount is warranted. The Board supported staff's recommendation but requested that staff attempt to anticipate potential changes of this nature before issues are identified and change orders are needed. Staff confirmed that contingency funds have been budgeted for this expense. A Resolution was presented for adoption approving a second professional services agreement between the Village and Legat for additional construction design and management services for the Train Station Improvement Project in an amount not to exceed \$92,080.

5.4. The Board and staff discussed whether to proceed with completing the Village's road program by improving the Ann Street and Byrd Court roads. The CY 2022 budget includes \$354,000 for this expense. Village Manager Barr stated that this issue was discussed during the last budget meeting and noted that this was the last portion of the long-term road program which was rejected by the residents as part of the Special Service Area ("SSA") process. He suggested changing the project concept to guaranty a cost to residents of no more than \$0.20 per \$100 of equalized assessed valuation ("EAV"). That amount would put the project slightly below the current cost to residents for SSA No. 33 and would be comparable to the cost for previous years. Staff anticipates levying approximately \$23,600 per year for 15 years. The Village would not issue bonds for this project so there would be no bond interest to pay. Manager Barr also suggested seeking input from residents prior to beginning the process. If it appears that residents are still not interested in participating in the program, the Village can cancel the project and resurface those roads when necessary.

Trustee Freve asked if Eastern Avenue is included in the scope of the Ann Street and Byrd Court project. Manager Barr stated that Eastern Avenue is a different roadway and will not be included. After discussion, the Board requested that staff contact a cross section of residents to determine what might be acceptable to them before proceeding with this process.

6. RECONVENE THE VILLAGE BOARD MEETING

Trustee Jordan moved to reconvene the Village Board meeting at 7:10 p.m. Trustee Knoll seconded.

On the call of the roll, the vote was as follows:

Ayes: Trustees DeDobbelaere, Freve, Hall, Jordan, Jorissen, and Knoll

Nays: None

MOTION CARRIED

7. ADDRESSES FROM THE AUDIENCE – AGENDA ITEMS – There were none.

8. CONSENT AGENDA/OMNIBUS VOTE

Trustee Freve moved to approve the Consent Agenda as itemized by President Austin. Trustee Jordan seconded.

On the call of the roll, the vote was as follows:

Ayes: Trustees DeDobbelaere, Freve, Hall, Jordan, Jorissen, and Knoll

Nays: None

MOTION CARRIED

8.1. Approval of the Special Village Board Meeting Minutes of February 1, 2021 – OMNIBUS VOTE

8.2. Approval of Claims No. 21-02-02 in the amount of \$172,832.52 – OMNIBUS VOTE

8.3. First Consideration of “An Ordinance Authorizing a Redevelopment Agreement for the Mycroft Mixed Use Development Comprising a Part of the Downtown TIF District of the Village of Clarendon Hills (221-231 Burlington Avenue)” – OMNIBUS VOTE

8.4. Adoption of “A Resolution Authorizing the Leasing of Additional Bigbelly Stations between the Village of Clarendon Hills, Illinois and Connect by Bigbelly for the Annual Amount of \$4,197.60” (Resolution No. R-21-07) – OMNIBUS VOTE

8.5. Adoption of “A Resolution Authorizing a Secondary Professional Services Agreement between the Village of Clarendon Hills and Legat Architects for Additional Clarendon Hills’ Train Station Professional Construction Design and Management Services for an Amount Not to Exceed \$92,080” (Resolution No. R-21-08) – OMNIBUS VOTE

9. NON-CONSENT AGENDA ITEMS – There were none.

10. REPORTS OF OFFICERS

- Village Manager Barr acknowledged Evan Menk and Legat Architects for their continued involvement and assistance with the complicated Downtown Revitalization Project. He commended the Public Works Department staff for continuing to manage snow removal quickly and efficiently.
- Police Chief Dalen reported that the “Lock It or Lose It” signs have been delivered. One of the signs has been installed in the central business district, but the six remaining portable signs will have to be mounted on existing sign posts until the heavy snow has melted.
- Public Works Director McLaughlin reported that Cargill, Inc. notified the Village that, due to a regional shortage, rock salt delivery will be delayed. Crews will be reducing the amount of salt used and will focus on hills, intersections and main routes. He reported that Public Works employees are in good spirits despite the long hours spent removing snow over the weekend. He also reported that he received the draft Pavement Condition Study from Baxter & Woodman. He will distribute the draft report to the full Village Board but recommended scheduling a Public Services Committee meeting to review it in detail.
- Community Development Director Ungerleider announced that the Chamber of Commerce is scheduled to meet tomorrow morning at 9:00 a.m. via Zoom. The link to the meeting can be found on the Chamber’s website. He also reported that the ZBA/PC is scheduled to meet on February 18 at 7:30 p.m. to discuss possible text amendments to the Zoning Ordinance regarding the storage of commercial and recreational vehicles on residential and non-residential properties.

11. OTHER BUSINESS

Trustee Jordan encouraged all Village employees to receive the COVID-19 vaccination because of their considerable interaction with the community.

12. EXECUTIVE SESSION – There was none.

13. ADJOURNMENT

There being no further business to come before the Board, Trustee Jordan moved to adjourn the meeting at 7:23 p.m. Trustee Freve seconded.

On the call of the roll, the vote was as follows:

Ayes: Trustees DeDobbelaere, Freve, Hall, Jordan, Jorissen, and Knoll

Nays: None

MOTION CARRIED

Dawn M. Tandle
Village Clerk