

Approved 5/7/08

# MINUTES

**VILLAGE OF HINSDALE  
ZONING CODE REVIEW TASK FORCE  
WEDNESDAY, APRIL 23, 2008  
MEMORIAL HALL  
7:30 P.M.**

Jeff Finlay called the meeting to order at 7:35 P.M. Wednesday, April 23, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Jeff Finlay, Libby Wood, Paul Anglin, Coleman Tuggle

**ABSENT:** Jim Weil

**ALSO PRESENT:** Tim Bleuher, Director of Community Development, Les Pollock

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## Minutes

The Task Force discussed the minutes from April 2, 2008. Paul Anglin motioned to approve the minutes from April 2, 2008. Libby Wood seconded.

## Discussion

### **New Business/Old Business**

Jeff Finlay opened up a discussion about a section of the code that discussed bulk regulations and non conforming lots. Community Development Director Bleuher clarified the issues with the Task Force and made suggestion as to possible ways to rewrite it and make it as clear as possible.

Jeff Finlay also wanted to clear up the accounting issues with Camiros. Community Development Director Bleuher stated the budget was roughly the same as in previous months and he would be in touch with Arista Strungys to confirm the amounts.

### **Fences**

Jeff Finlay discussed the possible ways to handle fencing in the new zoning code. The Task Force looked at different issues such as a wing wall and if it that should be considered a fence. The Task Force also discussed the permit process and what documents were needed in the permit such as a sketch plan or drawing. The definition of a sketch and a plan was looked at. The Task Force also looked at what materials were listed in the code that could be used to build a fence and if this list should be cleaned up to prevent confusion.

The Task Force questioned whether chain link fences could be built not just as a temporary fence, but as also a permanent fence as well. They looked at the wording and made remarks regarding how to list the types of fencing that are allowed. Community Director Bleuher referenced the sight triangle for safety concerns when looking at fencing in front yards. Public comment followed.

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The Task Force looked at fencing in the front yard and the specifications that are needed to build one such as material, height, and thickness. The question whether fencing should be introduced into the zoning code from the municipal code was also looked at.

The Task Force opened up a discussion about how schools should follow the code and if they even need to follow the code. Paul Anglin offered his thoughts regarding this issue. Jeff Finlay questioned if only private schools need to abide or public schools as well. General discussion and public comment followed.

The Task Force looked at wrought iron fencing in front yards and what the specifications were regarding this material. Libby Wood referenced no matter what material is used, line of sight safety concerns are needed. Public comment followed.

### **Subdivisions**

Jeff Finlay discussed the idea of removing the subdivision section from the municipal code to the zoning code. He looked at the subdivision process and potential issues with the Plan Commission, planned development process, and also the appeals process. Public comment followed. Les Pollock commented on the issue and offered his thoughts on how complex this section is and by combining zoning and subdivision ordinances it could create more problems. He stated that each section had its own set of duties. General discussion followed about subdivisions and planned developments.

Jeff Finlay opened the discussion regarding the words “variation and waiver”. The Task Force looked at which Commissions have the authority to grant waivers and variations. They also looked at what the differences between these two definitions are. Public comments followed.

### **Article 1**

Jeff Finlay gave the residents an overview of the comments he has been receiving regarding the article. He gave a summary of what was said in the articles and also when the official discussion would take place regarding this article. Les Pollock gave an explanation of how this discussion would take place and ultimately who would make the decision to change or keep the article the same. Public comments regarding Article 1 followed and issues such as a new tree ordinance were discussed and also rain water runoff problems. Questions arose from the public about the Village of Hinsdale becoming denser and also regulations and limits on impervious surfaces on each lot. The Task Force briefly looked at the Village of Hinsdale’s old comprehensive plan and also the strategic plan was completed a few years ago.

Jeff Finlay looked at definitions and the current dictionary that was referenced in the code was over thirty years ago. He stated the reasoning on why using an up to date dictionary could prevent problems when issues with a certain word are defined such the word “principally”. Public comment followed discussing the other Task Forces and Commissions and if their roles will be changing as the new code is written.

Jeff Finlay gave a tentative timeline of the process and what the next steps will be in re-writing the code. He emphasized public comment and noted the process will not be written just by the Camiros, but jointly with the Zoning Re-Write Task Force and the Hinsdale Community.

### **Adjournment**

With no further discussion, Paul Anglin motioned to adjourn at 9:13. Libby Wood Seconded.

Respectfully Submitted,

Tim Bleuher  
Community Development Director