

Approved 9/3/08

# MINUTES

**VILLAGE OF HINSDALE  
ZONING CODE REVIEW TASK FORCE  
WEDNESDAY, AUGUST 6, 2008  
MEMORIAL HALL  
7:30 P.M.**

Task Force Member Finlay called the meeting to order at 7:31 P.M. Wednesday, August 6, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Task Force Member Finlay, Task Force Member Wood, Task Force Member Anglin, Task Force Member Tuggle

**ABSENT:** Task Force Member Jim Weil

**ALSO PRESENT:** Sean Gascoigne, Village Planner, Arista Strungys, Camiros Consultant

---

## Minutes

The Task Force discussed the minutes from June 19, 2008. Mr. Tuggle motioned to approve the minutes from June 19, 2008. Mr. Anglin seconded.

## Discussion

### **Public Comments**

John Bohnan, Hinsdale resident, introduced himself and asked for the thought and intentions of the Zoning Rewrite Task Force Members. Zoning Rewrite Task Force Member Finlay briefly described what the Zoning Rewrite Task Force Committee was looking to get out of this discussion. He wanted as much input from the Zoning Rewrite Task Force, Hinsdale Residents and Camiros Consulting, to be presented to the Board of Trustees which would ensure this process would be in everyone's best interest. Zoning Rewrite Task Force Member Finlay elaborated on the process and stated he was looking to clean up the language and look for constructive criticism. Mr. Bohnan expressed his concerns with the rewrite process and stated he felt this discussion should be conducted during a public hearing at the Zoning and Public Safety meeting. The Zoning Rewrite Task Force members stated the job of the Zoning Rewrite Committee was not to change the code, but to offer suggestions to the Board of Trustees. General discussion ensued over if a public hearing should be conducted at the Zoning and Public Safety meeting before the Zoning Rewrite Task Force meeting tonight.

Mr. Bohnan expressed his concerns over the planned development process and used Northbrook as an example. He stated Northbrook included the Zoning Board of Appeals in addition to the Plan Commission to be a part of the planned development process. He touched on Northbrook's process and offered certain steps that could benefit Hinsdale's planned development process. He also suggested someone from Northbrook could come in and discuss the planned development process and answer any questions the Zoning Rewrite Task Force may have.

Karl Webber, Hinsdale resident, introduced himself and displayed concern with the planned development process section and the need to be careful with what they present to the Village Board. Mr. Webber discussed examples where the planned development process could create problems such

as a car dealership on Ogden Avenue and the Church on First Street. He also stated that it is not smart to completely eliminate planned developments in the Zoning Code although he stated he was unable to find an area in the Village where a planned development would be justified. He also expressed concern with how the appeal process is written.

Mike Smith, Village Trustee, addressed Mr. Bohnan's comments regarding planned developments and also elaborated on why the Zoning Rewrite Task Force was discussing this section of the Zoning Code tonight. He stated the discussion tonight would help assist discussion and conversation at the next Zoning and Public Safety meeting. He stated he was in favor of a public hearing at the next ZPS meeting but felt the recommendation would be better by having this discussion at the Zoning Rewrite Task Force meeting tonight. Mr. Bohnan commented and introduced his web page, The Hinsdale Tattler, in which this month he was covering planned developments including "The Garfield" building and 111 S. Lincoln.

### **Camiros Expenditures**

Jeff Finlay gave a summary of the total expenditures by the Zoning Rewrite Task Force since they began meeting. He summarized the spreadsheet and discussion between the Task Force members took place.

### **Discussion on Article 9, Section 11-603 Planned Developments**

Mr. Finlay opened the planned development discussion and gave a detailed discussion on his views toward Hinsdale's process. He stated there was a time in the Village when planned developments were executed correctly and also acknowledged a few examples used to display the misuse of the planned development section. He also indicated which standards needed to be tightened considerably.

Mr. Anglin discussed applicable uses for planned developments including redevelopments. He stated that normally planned developments are often used in residential areas. The Zoning Rewrite Task Force agreed to remove Union Church from the Village planned development list, as it was not considered a planned development.

Mr. Finlay summarized the remainder of the planned development list and identified several examples of planned developments over the last 14 years. He also expressed concern over lifestyle housing and car dealerships as well as the definition of a planned development in Hinsdale as it compares to other communities in surrounding areas.

Ms. Wood expressed concerns with the definition of a planned development and suggested that too many regulations are pressed into the definition. Mr. Tuggle suggested to remove lifestyle housing from the planned development section of the Zoning Code and also make the definition more general and less descriptive. General discussion took place between the Zoning Rewrite Task Force Members regarding the definition of a planned development.

Arista Strungys, Camiros Consultant, discussed Burr Ridge's planned development definition and noted it is written like more of a purpose and less like a definition. She also used the City of Park Ridge as an example. Ms. Wood commented that the City of Park Ridge doesn't include any type of public benefit in their definition.

Mr. Finlay opened up a discussion looking at each sub-heading of the planned development ordinance. General discussion ensued as the Zoning Rewrite Task Force Members commented on the step-by-step process of a planned development. Mr. Anglin expressed concern over the confusion between the

special use process and also the planned development process. Ms. Strungys stated the process could be clearer if the language states that the planned development is a special use and the applicant is not going through two different processes. General discussion took place between the Zoning Rewrite Task Force Members regarding the planned development procedure. Ms. Wood expressed her interest in the Village of Wilmette and how they worded certain sections of the planned development process. The Zoning Rewrite Task Force discussed the term “relaxation” and the use of the term in a planned development.

Kim Angelo, Hinsdale Resident, suggested utilizing underlying zoning districts to establish maximum variances on zoning requests. Mr. Finlay stated his feelings towards Mr. Angelo’s comments and offered potential solutions.

John Bohnan expressed his concerns with the amount of variances that are granted in planned developments without a number of adequate public amenities granted to the Village and the residents. Ms. Strungys provided her thoughts on standards and the ability to vary or waive requirements. She stated that standards are needed to be created for both requirements and public provisions such as green space. She also identified that tangible and intangible benefits are applicable to a planned development. She also noted that a planned development is designed to be flexible because they should be looked at in a case by case basis because some designs may work in some areas while others will not.

Mr. Anglin delineated criteria for variances versus waivers. He stated a variance is more of a hardship while a waiver is a more of a trade off. Mr. Finlay stated special uses must still be allowed in each zoning district which is sometimes lost during the application process. He also opened a discussion about the seven objectives in a planned development. General discussion arose between the Task Force Members over the use of the phrase “land use” instead of “zoning” and other ways to make the seven objectives more descriptive and easier to read.

Ms. Strungys addressed further recommendations on the purpose statements and standards for planned developments. Mr. Finlay suggested following the design of the Village of Wilmette. Ms. Wood expressed her concerns with having four different definitions for open space. She suggested coming up with one definition that encompasses open space to help clear any confusion. The Zoning Rewrite Task Force engaged in general discussion. Mr. Anglin offered his thoughts and suggested a “preliminary approval plan” and a “final approval plan” to help create an easier process. The Zoning Rewrite Task Force Committee discussed the need for a concept plan and a detailed plan and what Commissions they should go to.

Mr. Bohnan expressed his concerns with the “streamlined” process of planned developments. Mr. Bohnan stated he would like to see a slower process involving more resident feedback.

Mr. Finlay opened a discussion regarding the standards for a planned development. The Zoning Rewrite Task Force discussed the possibility of having more than one owner in a planned development. They also looked at the need for donating open space to the public and how it sometimes not applicable to certain properties of the Village. Village Trustee Mike Smith offered his opinions and noted it is not mandatory to donate public space in a planned development but one of many public amenities that can be granted. Ms. Strungys stated open space may not be an option for some planned developments such as certain commercial developments. She also stated planned developments are designed to match the character of the adjacent buildings and certain designs may not be applicable in certain areas.

Mr. Finlay asked Ms. Strungys to summarize form based code and whether it would be a good idea for the Village's downtown area. Ms. Strungys stated planned developments and form based codes are designed to keep the character of Village and not just to conform to setbacks and bulk tables. She stressed the importance of keeping the character of the Village and downtown area in addition to abiding by the code.

The Zoning Rewrite Task Force Committee continued to discuss the seven standards of a planned development. They looked at issues with life safety in a planned development and how it should always supercede anything in the code.

The Zoning Rewrite Task Force discussed item for the next meeting including the Village of Northbrook's planned development process and also the standards for the Village of Hinsdale.

### **Adjournment**

With no further discussion, Mr. Anglin motioned to adjourn at 9:40. Ms. Wood Seconded.

Respectfully Submitted,

Sean Gascoigne,  
Village Planner