

**VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE MINUTES
Monday, March 17, 2008
Memorial Hall
7:30 p.m.**

Present: Chairman Michael Smith, Trustee Follett, Trustee Cauley

Absent: Trustee Orler

Also Present: Village Manager David Cook, Chief of Police Bradley Bloom, Fire Chief Michael Kelly, Robb McGinnis Tim McElroy, John Houseal and Devin Lavigne of Houseal Lavigne Associates

Minutes – February 25, 2008

Trustee Cauley asked staff to go back to the transcripts with respect to paragraph seven of page three and his commentary regarding the Sedgwick Development proposal and make the necessary corrections.

February 2008 Monthly Reports

Chief Bloom briefly discussed the monthly report of Police Department activities and answered some questions regarding some of the reports terminology. Fire Chief Kelly informed committee members that the Fire Department monthly report now contains comparisons for Emergency Response Data from the previous year.

Trustee Follett asked Director Bleuher that all future departmental reports that they break out the applications in house by type. Trustee Follett stated that she was hoping that they might have some discussion on how to address the expiration timelines for permits ready to be picked up. Trustee Follett also asked for a memorandum regarding the status and timeline for the Hamptons of Hinsdale development project. Director Bleuher responded that the information would be provided at the next regularly scheduled meeting and that Village Manager Dave Cook and himself were talking about expiration timelines for permits earlier that same evening.

149 E. Ogden Avenue – BP and AM/PM – Design Review Permit for Signage and Exterior Appearance Review – Sign and Facade Modifications

Trustee Follett moved to recommend approval of the above motion. Trustee Cauley second. Motion carried 3 – 0.

Case A-03-2008 – Referral to Plan Commission -Village of Hinsdale – Text Amendment to Section 9-103, Signs, of the Hinsdale Zoning Code as they relate to all Signage on Awnings in the B-1, B-2 and B-3 Business Districts

Trustee Cauley moved to recommend referral of the above item to the Plan Commission. Trustee Follett seconded. Motion carried 3 – 0.

Case A-04-2008 – Referral to Plan Commission -Village of Hinsdale, Text Amendment to Sections 5-102C26 (Permitted Uses) and 5-105A (Special Uses) of the Hinsdale Zoning Code to Allow Indoor Live Entertainment as a Permitted Use in the B-1, B-2 and B-3 Business Districts

Trustee Follet moved to recommend referral of the above item to the Plan Commission. Trustee Cauley seconded. Motion carried 3 – 0.

Ordinance Amending Section 6-12-4 of the Village Code to include a Yield Sign for Eastbound and Westbound Maple Street at Bruner Street

Chief Bloom stated that a request for a traffic study was received from Ms. Amy Bailey and Mr. Lindsey Klebonow for the intersection of Maple Street and Bruner Street. A traffic study was completed that reviewed the intersection configuration, traffic and pedestrian volume, and historical crash data. The collected data was then compared to the warrants for a stop sign in the Manual on Uniform Traffic Control Devices (MUTCD), and it was found that the warrants had not been met.

The traffic study did indicate, that a special problem does exist as a result of several factors surrounding pedestrians that use the intersection. These include injury crashes, pedestrian traffic (primarily school children), lack of sidewalks, and restricted roadway widths during severe winter months. The warrants under 2B-8 of the MUTCD addresses installation of a yield sign and indicates “a yield sign may be installed where a special problem exists and where an engineering study indicates the problem is susceptible to correction by the use of the yield sign.” This installation would assist motorists in determining the right-of-way and slowing traffic that approaches on Maple Street. Chief Bloom stated that he is recommending that a yield sign be installed for eastbound and westbound Maple Street at Bruner Street.

A brief discussion was held regarding the special conditions of no sidewalks, restricted roadways and the severity of the accidents that have occurred at the intersection. Chief Bloom stated that this study resulted in much discussion from staff. The final conclusion was to recommend the installation of the yield sign.

Trustee Cauley motioned to recommend that the Village Board of Trustees approve an “Ordinance Amending Section 6-12-4 of the Village Code to include a Yield Sign for eastbound and westbound Maple Street at Bruner Street.” Seconded by Trustee Follett. Motion passed unanimously.

Ogden Avenue Corridor Plan Review and Adoption

Chairman Smith introduced the item and Director Bleuher gave a brief overview of the mission indicating that it stemmed from the Village’s 2025 Strategic Plan. Director Bleuher stated that the final draft for the Ogden Avenue Corridor Plan being presented this evening was a 15-month public process through the work of a steering committee of various community stakeholders, elected officials and the hired consultants, which addressed planning, transportation and design amongst other applicable issues. Director Bleuher went on to say that the plan would not rezone any property within its boundaries or loosen any existing development standards. It would, in fact, raise the bar for development requirements anywhere along this corridor and thereby provide a more consistent street appearance related to new development. Director Bleuher then turned the presentation over to John Houseal of the planning consultant firm, Houseal Lavigne and Associates.

Mr. Houseal gave an overview of the plan touching on issues that are addressed within such as existing traffic patterns and potential solutions, streetscaping and beautification proposals, planning influences, proposed land use and development plans, potential gateway improvements and commercial design and development guidelines.

Chairman Smith opened discussion from the audience. Joe Ryne, Beautification Task Force Chairman, raised concern that there were two task forces working on similar goals but no coordination of efforts. Chairman Smith directed Mr. Houseal to take the Ogden Avenue recommendations of this task force, which were submitted to staff and the consultants, into consideration in completing the final draft of the corridor plan. Mr. Houseal concurred that this would be done.

Discussion and comments from the audience centered on issues such as traffic concerns at specific intersections along the corridor, the potential threat to pedestrians along the corridor and the support for beautification and streetscaping throughout. There was a general consensus from the audience that the property at 540 West Ogden, commonly known as the Amling's property, should be referred to in the plan to be developed as single family only. Some members of the audience questioned using the Village's 2025 Strategic Plan and its surveys as a basis for the corridor plan.

Bruce George, Ogden Corridor Task Force member and co-chair of SEG 7, which focused on Ogden Avenue, gave a brief description of the recommendations of that group and how they applied to the Amling's site. He on further to noted that the Corridor Task Force came about through the SEG and not the Village officials. Trustee Cauley disagreed with many points raised by Mr. George specifically with respect to the recommendations of the group and the subject property and that he felt that the conclusion of the group was inaccurate.

Trustee Follett made a statement for the Amling's property to be labeled within the plan as single-family homes per opposition voiced this evening. A resident within the audience asked for a show of hands for those who wanted the plan to reflect single-family homes on the property and a majority of attendees raised their hands.

Dale Kleber, Ogden corridor task force member, noted that nowhere in the plan does it advocate rezoning the Amling's, or any other, property. Kleber went on to read survey results from the 2025 Strategic Plan that related to Ogden Avenue and the Amling's property. He also noted that the plan before the committee tonight was derived from consensus and not conspiracy. Some members of the audience mentioned that the survey did not take into consideration recent approved developments.

A resident asked what the elected officials were going to do to protect the taxpayers. Follett responded by saying that this plan before them this evening does just that in that it requires certain amenities and development standards that the current zoning code does not have.

Chairman Smith closed the discussion session of this item and stated that the task force would take the commentary this evening and readdress the west end of the corridor. He went on to say that the next meeting of the task force would be well advertised in order for the public to attend. Houseal noted that this discussion is good and part of the public process of such a plan and that they would be back before this committee with the revisions.

Overview of 2006 Building Code Adoption

Building Commissioner McGinnis, Chief Kelly and Fire Inspector McElroy led a discussion on an overview of the proposed adoption of the 2006 International Building Codes. This discussion included information on the recommendation to require residential fire sprinkler systems for new residential construction. Information on the potential life safety benefits were presented

along with concerns based on the size of the new homes and the capacity of the water system in fighting a fire in these larger homes. As presented the requirement to install a sprinkler system would be based on the square footage of the house along with the fire flow capacity of the water system at the location of the new house utilizing a table from the International Fire Code. Trustee Cauley asked several questions clarifying some of the information that was presented.

Resident Dale Kleber spoke opposing the proposed requirement to mandate residential fire sprinklers. Mr. Kleber was concerned about the cost of these systems, potential problems with leakage, the actual benefit of residential sprinklers and that some communities, Huntley and Highland Park and others have either rescinded ordinances or decided not to pursue the issue. Mr. Kleber spoke on the benefits of hard-wired smoke detection being preferred to sprinkler systems.

Fire Inspector McElroy and Chief Kelly provided additional information to address Mr. Kleber's concerns. A suggestion was made by Mr. Kleber that a workshop or forum that he discussed with Building Commissioner McGinnis be held to involve builders, architects and designers in the discussion on this topic.

Trustee Follett requested additional information on the cost estimates of these systems and more information on the communities that Mr. Kleber referred to who have rescinded ordinances. Members of the Committee also indicated that these systems should be required for all new homes not just those based on square footage and fire flow capacity. The members of the Committee also felt a workshop on the topic was a good idea.

Trustee Cauley moved to adjourn. Trustee Follett seconded and the meeting adjourned at 10:30 p.m.

Respectfully Submitted,

Timothy Bleuher
Community Development Director