

**MINUTES**  
**VILLAGE OF HINSDALE**  
**DOWNTOWN LAND PLANNING TASK FORCE**  
**THURSDAY, FEBRUARY 28, 2008**  
**MEMORIAL HALL**  
**8:00 A.M.**

Chairman Orler called the meeting to order at 8:10 A.M. Thursday, February 28, 2008, at Memorial Hall, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Vic Orler, Jeanie Janes, Kevin Hanrahan, David Bossy, Philip Moriarty, Nickie Giannopoulos, David Friedman, Karl Weber

**ABSENT:** Susan Dunphy

**ALSO PRESENT:** David Cook, Village Manager, Tim Bleuher, Director of Community Development, Rita DuChateau, Director of Communications District 181

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**Discussion**

Chairman Orler opened the meeting by asking David Friedman, chairman of the Central Business District/Northtown Task Force, to give the group an overview to the work completed by this task force and how they've come to their present findings and recommendations.

David Friedman stated that the task force was formed based out of the overlapping recommendations dealing with the downtown and surrounding area that came out of the working groups related to the 2025 Strategic Plan. Friedman handed out aerial photographs which designated downtown land use areas, a land use recommendation chart for those areas and a sheet depicting the goals and objectives of the group.

Friedman noted that in discussions amongst the group the idea of having some type of cultural center in the downtown area would be a positive addition to the area. Phil Moriarty asked if the group had considered and taken into account existing centers and their services throughout the village. Friedman confirmed that they had and that these other resources were overcapitated.

Nickie Giannopoulos asked how the village would be able to cover the cost of a cultural center. Friedman responded that it would most likely have to be done in a public/private partnership and that the village would not ultimately run the operation. Karl Weber asked if this new endeavor would add to the downtown parking problem that the village has successfully addressed up to date. Friedman said that the center would have to be self-parked and that the preferred location as of now was the village lot located between Washington and Lincoln north of the tracks with the possibility of a second-story restaurant that would overlook Brook Park.

Chairman Orler asked Friedman if the group had reviewed building height as an issue. Friedman responded by stating that due to the severe grading in the downtown area that they did indeed review the concept of building height and that any new building would have to be compatible with existing

building heights.

David Cook mentioned that there are fiber optic cables and the Flagg Creek stormwater drain under the existing village parking lot and that these would most likely have to be relocated if a structure was to be built on the parking lot and that this would have a considerable cost associated with that.

Friedman went out to point out specific areas on the aerial photograph where the group was advocating housing opportunities for empty nesters that would be able to take advantage of downtown shops and transit. The group was also looking at establishing design guidelines for outlying areas where development would tie into the architectural styles, materials and bulk of existing structures.

Lastly, Chairman Orlor indicated the location of 2<sup>nd</sup> Street east of Washington was where the green space would begin to extend southward and that north of that location new retail could be developed with the chamber of commerce space removed thereby allowing a connection to the existing downtown. The group then discussed a past concept where this scenario was discussed and everything south of the new 2<sup>nd</sup> Street remained green/park space.

Tim Bleuher and David Cook presented hand-out materials to the group regarding the Illinois Open Meetings Act and the necessary number for a quorum and how many of the group are legally able to discuss related items outside of an established meeting.

Chairman Orlor closed the meeting by letting the task force know that the next meeting on Thursday March 6<sup>th</sup> would entail speaking with the larger neighborhood around the middle school and reviewing past activities that relate to their current task at hand and that a town meeting would be held at Memorial Hall that same evening that involved both the Central Business/Norhtown Task Force and their own.

Meeting adjourned at 9:35 a.m.

Respectfully Submitted,

Tim Bleuher  
Community Development Director