

MINUTES
VILLAGE OF HINSDALE
ZONING CODE REVIEW TASK FORCE
Wednesday, February 6, 2008
MEMORIAL HALL
7:30 P.M.

Jeff Finlay called the meeting to order at 7:35 P.M. Wednesday, February 6, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Jeff Finlay, Coleman Tuggle, Libby Wood, Paul Anglin, Jim Weil

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner, Arista Strungys, Senior Associate, Camiros, Ltd.

MINUTES

Paul Anglin motioned to approve the minutes from January 17, 2008. Coleman Tuggle seconded.

Discussion

Article 3

The Committee opened a discussion on the “services” section, as there was some confusion. The conversation involved substations and utility stations being inadequately screened. The question of parking and loading docks that surfaced as their needed to be more regulations and language in the code. The Committee also was looking to see how this section applies to the residential districts.

Section 3-110

Jeff Finlay expressed his concerns with formatting issues in this section. Paul Anglin questioned if there is a need for an R-4a district. The Committee discussed how this zoning change could reduce the number of non-conforming lots significantly. The Committee also questioned why there is such an inability to do anything on sub-standard non-conforming lots. Village Planner Gascoigne stated he would check with Community Director Bleuher. In an effort to reduce the total number of non-conforming lots the Committee discussed different aspects between zoning districts. They questioned the differences in bulk requirements between districts and also questioned why only side yards seem to change in each district.

The Committee continued their discussion on the topic of zoning and began to look through some definitions within this section. They questioned the definition of an accessory structure and how it may be too flexible. They were also a little confused about the differences between percentages of lot coverage and building coverage the way it was read in the code. Jeff Finlay felt these needed to be better addressed. Through lots were also a discussion by the Committee because a major concern from them was how to determine the front and rear yards in regards to requirements to building coverage.

Jeff Finlay wanted to discuss and clarify a few issues dealing with pergolas, arbors, and terraces.

Questions that the Committee expressed with this subject were:

1. What constitutes a roofed and enclosed area?
2. When does it count towards F.A.R.?

3. How does this affect the total lot coverage?

The Committee questioned whether homeowners can build an attached garage and then build a detached garage in the rear of the yard and gets the F.A.R bonus. They also talked about where it indicates that the detached garage has to be in the rear of the yard. General discussion took place.

Non-Conforming Lots (Map)

The Committee confirmed the numbers with Village Planner Gascoigne as he stated this map was based off only the minimum square footage of lot size. He stated there could be additional non-conforming lots due to lot widths but due to the lack of information it would very difficult and labor intensive to create a new map. The Committee discussed why some of the requirements in non-conforming lots are the same as the requirements in conforming lots but only in some areas and not in others. General discussion than took place.

Article 4

The Committee questioned the R-6 district and their concerns with the mapping restrictions (4-102) and the legalities of the issue. They discussed deeming the R-6 parcels “conforming R-6 in the R-5 district”; otherwise it would be considered exclusionary zoning. The Committee noted that many permitted uses contain a significant number of contradictions and inconsistencies. The also questioned the need for fire protection in the zoning code and also the building and life safety codes.

Jim Weil left at 9:00 p.m.

Multi-Family Homes Discussion

The Committee requested examples from other communities regarding multi-family bulk requirements. Paul Anglin questioned whether form based codes are appropriate for multi-family districts. Arista Strungys recommended the possibility of a hybrid zoning for multi-family districts. General discussion took place. The Committee also stated that senior housing is antiquated and should be broken down to level of need. In addition they also went through differences for single family and multi-family front and corner side yard adjustments.

The Committee discussed the items that will be on the next meetings agenda including signs, section 5, chapter 2, and memos supplied by Arista Strungys. The Committee also requested a report on spending and wants to set aside time for discussing the design review provision.

With no further discussion Paul Anglin motioned to adjourn at 9:57 p .m. Libby Wood Seconded.

Respectfully Submitted,

Sean Gascoigne
Village Planner