

**MINUTES**  
**VILLAGE OF HINSDALE**  
**ZONING CODE REVIEW TASK FORCE**  
**WEDNESDAY, MARCH 5, 2008**  
**MEMORIAL HALL**  
**7:30 P.M.**

Jeff Finlay called the meeting to order at 7:37 P.M. Wednesday, March 5, 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.

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**MINUTES**

Libby Wood motioned to approve the minutes from January 2, 2008 and February 6, 2008 as amended. Coleman Tuggle seconded.

**Discussion**

**Article V**

The Committee discussed the section of the code regarding drive-thrus and expressed concerns more specifically that it addressed banks but no other uses that contain drive-thrus. They went into detail and discussed the number of drive thrus, the code permits two but many banks have 3 drive thrus.

Jim Prisby, local architect, addressed the bulk requirements and how vague and outdated this section of the code is. The Committee also went into discussion about permitted uses in the B-2 District and how difficult it is to read this section. Arista Strungys agreed and went zone by zone in each business district. She also discussed that using a "permitted use" guideline is not the best way to break down each area. She would rather see a table to replace this section of the code.

Jeff Finlay discussed areas of concern that may be suited for different areas of the code or transfer from the zoning code to the municipal code and vice versa. He used an example of fences, which he thought should be moved from the village code to the zoning code. Arista Strungys stated that each community is different and they handle it differently, there is no right or wrong solution.

The Committee expressed concerns with buildable lots and the required square footages of these lots. They looked at if the properties in question were conforming or non-conforming. General discussion then took place as the Committee looked at sub-standard non-conforming and standard conforming lots. They also discussed the requirements and height allowance restrictions and general bulk requirements for both conforming and non-conforming lots in certain zoning districts.

The Committee commented on multi-family lots and the number of non-conforming areas in R-5 and R-6. Jeff Finlay requested Village staff to count the number of conforming and non-conforming multi family units in the Village. Jeff Finlay checked with Village Planner Gascoigne about certain

interpretations in the code regarding this matter. Village Planner Gascoigne stated that they are still in that process.

### Article VI

Jeff Finlay raised a discussion regarding the Beautification Task Force, Design Review Committee, and the Historic Preservation Commission and how to regulate and deal with the overlapping that these groups deal with. He used an example of the Village Library. General discussion took place on intent and process for how these groups handle the zoning code and what authority these groups have.

### Arista Strungy's Memos

Arista Strungys outlined her memos and then recommended her suggestions that were provided in her memos. The Committee discussed and made comments on Arista Strungy's overview. They also looked at definitions and if there would be better ways to present the definitions in the code either on paper or electronically. Discussion ensued regarding lifestyle housing, and what, exactly, it was. Arista Strungys gave an explanation of what she thought it was and made a point to say that although it may be for empty nester and business professionals, no one can be turned away from buying one of these homes.

General discussion and comments took place on "pre code" structures. Arista stated that the Village should take a look at these because they may be outdated and need to be taken out or redone for single-family homes. She also discussed a non-conforming lot of record and stated that our current code is confusing. She included an example from another community that was facing the same problem.

Arista Strungys stated that the general provisions section needs to be cleaned up because of the wide variety of items contained in it. She gave examples of how to simplify this section.

Arista Strungys then went into discussion about temporary uses and how to use a certificate of zoning compliance more effectively. She also suggested adding more temporary uses such as outdoor storage, temporary storage, pods, etc., because there are some gaps in the code regarding these items. She also touched on light pollution and accessory structures and how to regulate these subjects by possibly moving them into their own section. General discussion took place.

Arista Strungys went into detail about parking and suggestions to make this section better. She touched on exposed spots and minimizing impervious surfaces. She also looked at commercial parking spaces and how to define compact parking spots and the amount of spots required for each business. General Discussion followed.

Arista Strungys discussed the lack of requirements regarding landscaping in the code. She stated they not only improve the appearance but compatibility issues from both a residential and commercial aspect. She touched on what kind of landscaping would be best to last a long time and to fulfill its duty around a commercial parking lot. Jeff Finlay questioned if this was something that the Beautification Task Force should be involved in this discussion. Village Planner Gascoigne stated that it would make more sense to put it in the zoning code from a technical standpoint because of the detail of requirements that will be involved. Arista Strungys touched on if a landscaping ordinance is adopted there is going to be non-conforming parking lots. She stated this would work just like other

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non-conforming issues, once it is knocked down and replaced it must adhere to the conforming standards.

Zoning Rewrite Expenditures

Jeff Finlay stated the expenditures through December were \$9,144. General discussion took place about the budget.

With no further discussion Coleman Tuggle motioned to adjourn at 9:47 p .m. Jim Weil Seconded.

Respectfully Submitted,

Sean Gascoigne  
Village Planner