

**MINUTES**  
**VILLAGE OF HINSDALE**  
**ZONING CODE REVIEW TASK FORCE**  
**THURSDAY, MARCH 20, 2008**  
**MEMORIAL HALL**  
**7:30 P.M.**

Jeff Finlay called the meeting to order at 7:30 P.M. Thursday, March 20, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Jeff Finlay, Libby Wood, Jim Weil

**ABSENT:** Paul Anglin, Coleman Tuggle

**ALSO PRESENT:** Tim Bleuher, Director of Community Development, Arista Strungys, Senior Associate, Camiros, Ltd.

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**MINUTES**

The Committee discussed the minutes from March 5, 2008 and offered revisions to Community Development Director Bleuher. Director Bleuher stated the minutes could still be approved with pending changes to be made by the Village Staff. Jim Weil motioned to approve the minutes from March 5, 2008. Libby Wood seconded.

**Discussion**

Article 1

Jeff Finlay stated his intent to discuss Article 1 was only to look at the definitions to make sure they are all still up to date. He also wanted to capture the public comment and present these observations to the Board of Trustees at an upcoming board meeting.

Observations on Current Zoning Code

The Committee discussed the struggle with conforming and non-conforming residential lots. They talked about how feasible it would be to eliminate non-conforming lots in the code and the possible paths that could be taken. Jeff Finlay noted that this was a delicate situation and might create even more problems by making changes. He also gave examples of how certain lots are not covered because of their non-conformity issues. He then questioned if these lots should be put into a completely separate section of the code. Public comment followed. The Committee briefly looked at several definitions and how subjective many of the words are such as the definition of "principal". The Committee discussed how these definitions could be interpreted in many different ways.

Jeff Finlay asked the Committee and the public for input on the definition section of the code. Community Director Bleuher suggested setting up a link on the Village website to help with this task. He stated that he would check with the Village Webmaster for setup details.

**December 5, 2007**

Article 6

The Committee looked at the article and opened a discussion on possible problem areas such as lighting. Arista Strungys gave examples of how other communities have handled this section in the past. Jeff Finlay discussed his areas of concern of this section with the Committee.

Camiros' Tech Memos

Arista Strungys gave a detailed discussion regarding the single-family home districts and the amount of non-conforming lots. She stated lowering the requirements of lot size would need a special provision so subdividing will not create more non-conforming lots. She also looked at building height and elevation specifications in the code and noted there is not a maximum cap of foundation elevation, which creates a variable height requirement. She stated these regulations seem to single out certain types of building styles. Arista discussed and commented on lot specifications such as front and side yards, and also FAR regulations. She also stated these requirements could be simplified and made easier by using concrete numbers instead of the block average. Arista touched on the Village's lack of an impervious surface control in the code. She offered what would be included in this section and possible numbers that could be used. Lastly Arista looked at density in both single family and multi-family districts.

With no further discussion Jim Weil motioned to adjourn at 9:07 p .m. Libby wood seconded.

Respectfully Submitted,

Tim Bleuher  
Community Development Director