

Approved 4/23/08

**MINUTES
VILLAGE OF HINSDALE
Zoning Rewrite Task Force
April 2, 2008**

**Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
7:30 P.M.**

Present: Jeff Finlay, Coleman Tuggle, Paul Anglin and Libby Wood

Absent: Jim Weil

Also Present: Village Planner Sean Gascoigne

Minutes

Jeff Finlay brought the meeting to order at 7:34, provided clarification on the minutes, and requested a motion. Libby Wood approved the minutes from March 20, 2008 as corrected, Coleman Tuggle seconded.

Discussion

Jeff Finlay opened a discussion on the single-family bulk chart and the clarity of it. Coleman Tuggle stated that it would become even more clear as this zoning re-write takes place. Jeff Finlay expressed his opinions on one of the ways eliminate non-conforming lots. He discussed that the regulations will not be changed much but there will be another section regarding these non-conformities. The Committee stated they were against the creation of a new zoning district. Paul Anglin expressed his concerns with different classifications within each district because of the problems that could arise such as discriminatory issues with certain properties.

Jeff Finlay stated the Village Staff is working to come up with a plan to get accurate information on each residential lot such as the width, length, and area. He discussed how this would be good information to break down the number of non-conforming lots into each category.

Article 1

The Committee discussed a variety of ways to include the resident's comments on Article I. Village Planner Gascoigne stated that there will be a place on the Village website to view Article I as well as an email section to send comments to.

The Committee also discussed the appropriateness of Article I and if the Village adhered to it since it was written in 1989. Jeff Finlay expressed his concerns with the word "principally" and other words that do not have a clear-cut definition. He stated that public comment is very important for this subject. Mary Angelo asked the Committee if any words have been requested to replace the word "principally". Jeff Finlay did not have another word to replace "principal" but elaborated on his interpretation of the area. Paul Anglin shared questions and comments. The Committee ensued in conversations regarding the association between definitions and "Webster" definitions that Article I is based on. Paul Anglin expressed his concerns on how poorly written Article I is regardless of what the intent of this section is. Libby Wood also expressed concerns and offered comments. Jeff Finlay felt

the Article should set the stage for the rest of the code. The Committee agreed and stated that specific sections could be used to provide further detail. Libby Wood stated examples from other communities would provide a good example for this process. General discussion and resident questions followed.

Transfer of Regulations from Municipal Code to Zoning Code

The Committee looked at certain sections and determined that this discussion is not to dissect the sections, but rather if they should be moved to zoning code all together. Paul Anglin stated that in his opinion fences should be moved to the zoning code. Libby Wood concurred. Village Planner Gascoigne discussed that many items in the zoning are located in a number of different places also. Jeff Finlay agreed and offered his opinions. The Committee also opened a discussion about excluding schools from the zoning code even though many like communities of Hinsdale include schools in the zoning code.

Subdivisions

Paul Anglin expressed his feelings about including subdivisions into the zoning code. Village Planner Gascoigne agreed and stated that bulk requirements should usually be included in the zoning code. Jeff Finlay stated he felt there was a section of the subdivision code regarding jurisdiction that was out of date. Village Planner Gascoigne stated that although most of surrounding Hinsdale is developed this section could apply to unincorporated areas. General discussion and public comment followed.

The Committee looked at the topics for the next meetings agenda. They looked at the list of topics still left to discuss and formulated a tentative time when these subjects will be on the agenda. Village Planner Gascoigne informed the Committee that the Historic Preservation Commission would like to be informed when the Preservation section is discussed. Jeff Finlay questioned what regulations the preservation ordinance has and what restrictions are placed on these properties. General discussion took place over these regulations as the Committee was unsure about what restrictions can be placed when a piece of property is designated on a federal, state, and local level. Jeff Finlay made a request for Kim Stephens, Chair of Historic Preservation, to attend the ZRC meeting when this subject is discussed.

Adjournment

With no further business to come before the Commission, Paul Anglin moved to adjourn. Libby Wood seconded. Motion carried and the meeting was adjourned at 9:12.

Respectfully Submitted,

Sean Gascoigne
Village Planner