

Approved 6/4/08

# MINUTES

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

Jeff Finlay called the meeting to order at 7:32 P.M. Wednesday, May 7, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Jeff Finlay, Libby Wood, Paul Anglin, Coleman Tuggle

**ABSENT:** Jim Weil

**ALSO PRESENT:** Sean Gascoigne, Village Planner, Arista Strungys, Camiros Consultant

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## Minutes

The Task Force discussed the minutes from April 23, 2008. Coleman Tuggle motioned to approve the minutes from April 23, 2008 as corrected. Libby Wood seconded.

## Discussion

### **Article 1**

Task Force Member Finlay summarized Article 1 and the letters that were sent from the public. He stated that the overall general consensus from the public was to keep Article 1 to be kept the same. He noted in Article 12 that the word "dictionary" could to be updated due to how old the edition that is currently being used by the Village.

### **Camiros Expenditures**

Task Force Member Finlay summarized expenditures to date for Camiros. Arista Strungys clarified a few a points but noted there will be another bill in the next few weeks.

The Task Force opened a discussion regarding F.A.R and the potential shortcomings of using this tool to limit bulk. They looked at an example from Jim Prisby and how he was able to manipulate the code to build a bigger house in Hinsdale by using F.A.R to his advantage. Discussion took place about what could be changed in the calculation process to make F.A.R better.

### **Camiros Tech Memos**

Arista Strungys summarized her tech memo from Articles 5 and 6. She discussed how to regulate uses in non-residential districts. She noted Hinsdale uses a document from 1987, which is not only out of date, but also not even a planning document. She looked at using generic uses instead of a comprehensive list. She also discussed using a table format for each district where you can see the differences in each district so that there is less confusion about what types of uses are permitted.

Arista Strungys also looked at purpose statements and lot sizes. She looked at non-conformities and other aspects regarding lot area and yard requirements as well as height restrictions and grants in each district. She discussed form-based code and how this would benefit Hinsdale in areas such as the Historic Downtown and how this keeps the historic character of the downtown and also the differences

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between a hybrid and form based code. Public comment and discussion between the Task Force ensued. Lastly, Ms. Strungys summarized office districts and the limitations to this district. She looked at the uses of the district and also the bulk regulations and how they should be residential in character. She noted the O-3 district has smaller regulations than O-2, which is generally the opposite in most codes. General comments followed.

**Article 1 Public Comments**

Karl Webber expressed his thoughts and concerns regarding the public comment as well as other residents in the audience.

Task Force Member Finlay commented and suggested for residents to keep sending in comments to both the Task Force and also to the Village Trustees.

**Subdivisions**

Task Force Member Finlay expressed concern with portions of the subdivision code being located in the Municipal Code. Arista Strungys identified a few reasons to leave subdivisions in the Municipal Code. She noted how subjective it was and how their was little to discuss because if it meets the requirements than it will always be approved. She stated the approval process would become more complex which is simply not necessary. She also offered certain ways to be involved the Plan Commission more while keeping it in the Municipal Code. Task Member Wood recommended time requirement discrepancies between plat and subdivision requirements and also planned development requests.

**Agenda for Next Meeting**

Task Member Finlay discussed what topics would be included for the next meeting. He noted that they would briefly discuss lighting, and that the Historic Preservation Committee would be present to discuss the potential of historic preservation standards in the zoning code. Lastly, Arista Strungys would give a brief presentation regarding form based and hybrid codes.

**Adjournment**

With no further discussion, Task Force Member Tuggle motioned to adjourn at 8:41. Task Force Member Wood Seconded.

Respectfully Submitted,

Sean Gascoigne  
Village Planner