

Approved 8/6/08

MINUTES

**VILLAGE OF HINSDALE
ZONING CODE REVIEW TASK FORCE
THURSDAY, JUNE 19, 2008
MEMORIAL HALL
7:30 P.M.**

Task Force Member Finlay called the meeting to order at 7:32 P.M. Thursday, June 19, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Task Force Member Finlay, Task Force Member Wood, Task Force Member Anglin, Task Force Member Weil

ABSENT: Task Force Member Tuggle

ALSO PRESENT: Tim Bleuher, Community Development Director, Arista Strungys, Camiros Consultant

Minutes

The Task Force discussed the minutes from June 4, 2008. Task Force Member Weil motioned to approve the minutes from June 4, 2008 as corrected. Task Force Member Anglin seconded.

Discussion

Discussion on Lighting Standards and Requirements

Debra Lazar discussed lighting standards as they relate to the code. She provided an example of light glare and the effect of shielding. She provided recommendations and what benefits these recommendations would offer to the Village. She touched on "LEED" lighting standards and offered her own detailed lighting proposal to the Village. The Committee offered their thoughts regarding the matter and summarized the presentation.

Discussion Design Review Committee

Task Force Member Finlay opened up the discussion regarding the Committee. He questioned whether its efforts belong in the zoning or municipal code. He also questioned what the purpose of the Committee was for and certain details regarding the Committee. Charles Landpheld, Chairman of Design Review Committee, spoke on the purpose of the Committee, status of discussions, findings, and some background of the Committee since they first started meeting in October 2007. He stated the Committee has been in the process of reviewing other municipal design guidelines and drafting guidelines and regulations for the Village.

The Committee also looked at design guidelines for multi-family structures compared to single-family structures and whether they would be included in the Design Review Committee. The Committee also looked at whether the municipal code or zoning code would be a better home for the details of this Committee.

Task Force Member Finlay questioned whether these guidelines would be inserted into the Village Code. Mr. Landpheld stated the focus for the Committee has been purely single-family residential homes and that it is only voluntary to go through the Design Review Committee because Hinsdale is not a home rule community. He also questioned what type of incentive might be provided for builders to use the Design Review Committee, but due to the on going zoning rewrite process there has not been a decision on what the incentive will be. Community Development Director Bleuher and Arista Strungys offered their opinions on possible incentives for using the Design Review Committee. General discussion took place.

Task Force Member Anglin stated this Committee would be very subjective and questioned what would be acceptable from a design stand point. He discussed the potential pitfalls to this community and offered his opinions on ways to fix the design process. The Task Force engaged in discussion over the details of the Design Review Process. Mr. Landpheld summarized his thoughts and stated he believed this process should not be mandatory. He stated that over 100 homes would have to go through this process each year, which would tie up the Committee and a lot of staff time. Task Force Member Finlay concluded the discussion by referencing Chapter 12 and the need for excluding it from the rewritten code.

Hybrid-Form Based Codes

Arista Strungys gave a presentation on hybrid and form-based codes. She touched on regulations from other communities and downtown districts. She focused on the historic central business district. Arista gave details about how form-based codes would benefit the downtown and also how hybrid codes would look at each individual property's architectural features, setbacks, and other regulations in the downtown area to assure the architecture and building type the Village was striving for on each parcel. Arista gave a five-step model to applying this type of code to downtown Hinsdale. She also applied this model to the Village of Riverside and touched on issues that would also face Hinsdale such as keeping the historic nature of the downtown and dealing with single family homes that have three different street frontages. She also looked at administration issues and what Committee or Commission would handle and monitor these types of standards and issues. The Zoning Rewrite Task Force engaged in conversation with Arista regarding the presentation and made general comments.

Agenda for Next Meeting

Task Force Member Finlay discussed items that will be included in the agenda for the next Zoning Rewrite Task Force Meeting. He stated Article 9, which contains the planned development section, will be the majority of the discussion.

Adjournment

With no further discussion, Task Force Member Tuggle motioned to adjourn at 9:07. Task Force Member Wood Seconded.

Respectfully Submitted,

Tim Bleuher
Community Development Director