

MINUTES

DRAFT

VILLAGE OF HINSDALE
ZONING CODE REVIEW TASK FORCE
WEDNESDAY, JUNE 4, 2008
MEMORIAL HALL
7:30 P.M.

Task Force Member Finlay called the meeting to order at 7:34 P.M. Wednesday, June 4, 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 Tuggle, Task Force Member Weil

ABSENT: Arista Strungys, Camiros Consultant

ALSO PRESENT: Sean Gascoigne, Village Planner, Kim Stephens, Historic Preservation Chairman, Steve Arens, Historic Preservation Commissioner, Jean Follett, Village Trustee

Minutes

The Task Force discussed the minutes from May 7, 2008. Task Force Member Weil motioned to approve the minutes from May 7, 2008 as corrected. Task Force Member Tuggle seconded.

Discussion

Public Comments

Kim Stephens, Chairman of the Historic Preservation Commission offered her thoughts on what else could be done to help out older structures in Hinsdale. She mentioned height, setbacks, and other issues that are non-conforming to the current code. She looked at how architects have approached these issues, how the ZBA has looked at these issues, and also how the zoning code addressed this issue. She noted the ZBA has no authority to grant hardships based on historical characteristics of a building. Task Force Member Anglin described the history and reasoning behind why the Historic Preservation Commission section is the way it is. General Discussion ensued about what allowances the ZBA should have. Kim Stephens discussed landmarked homes and also the survey that was conducted about significant homes in Hinsdale. She offered her thoughts on how this survey could be utilized and how these significant homes could receive extra zoning benefits. She used a Steve Zook home as an example of how the code is hurting historic homes. Task Force Member Finlay offered his thoughts about possible allowances or variances that could be implemented by the ZBA on historic structures. General Discussion followed about the text amendment process and if this is a better choice for applicants than going through the ZBA.

Steve Arens, Historic Preservation Commissioner, presented his thoughts on the inclusion of the Historic Preservation Commission into the Zoning Code. He discussed how by the changing the process and rules, many historic homes could be saved in addition to the character of Hinsdale.

Task Force Member Finlay offered his opinions and what problems could ensue if these changes to the zoning code and process were changed. The Task Force also looked at garages and the problems

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homeowners face when they would like to replace them on historic properties because of the Zoning issues. The Task Force opened up a discussion regarding porches and how, when they are torn down they cannot be rebuilt. They also looked at issues with F.A.R. and what percent changes would be suitable to make the historic home more livable.

Jean Follett, Village Trustee, offered her opinions and thoughts regarding this issue and how, despite these issues, many historic homes are still able to put additions and other structures on their property.

Task Force Member Finlay summarized the discussion and offered final thoughts. He mentioned the downtown and commercial properties should also be looked at if changes are going to be made. Kim Stephens stated she would discuss this with the other members of the Historic Preservation Commission and report back to the Zoning Rewrite Task Force in a future meeting.

Title 14

Task Force Member Finlay opened a discussion regarding the consistency of definitions between the zoning code and the municipal code. He questioned if there are discrepancies between each of these definitions, which one of them would be used. The Task Force also looked at other sections in Title 14 and pointed out discrepancies and points of confusion in sub-sections such as landmarking and establishing a certificate of appropriateness for a home. The Task Force also discussed ways to inform homeowners and architects about the tax freeze program and other benefits when building permits were applied for historic homes. Task Force Member Finlay summarized the discussion and thoughts regarding Title 14.

Agenda for Next Meeting

Task Force Member Finlay continued lighting to the next scheduled meeting. He also requested an update on when the Planned Development discussion would take place. Task Force Member Finlay noted he would still like the Beautification Task Force and Design Review Committee to attend a Zoning Rewrite Task Force meeting.

Adjournment

With no further discussion, Task Force Member Tuggle motioned to adjourn at 8:56. Task Force Member Wood Seconded.

Respectfully Submitted

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Sean Gascoigne
Village Planner