

VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE MINUTES
Monday, March 23, 2009
Memorial Hall
7:30 p.m.

Present: Chairman Smith, Trustee Connor, Trustee Follett,
Trustee Cauley

Absent: None

Also Present: Village Manager Dave Cook, Police Chief Bradley Bloom, Fire Chief Michael Kelly, Community Development Director Tim Bleuher, Les Pollock and Arista Strungys from Camiros

Chairman Smith called the meeting to order at 7:30 p.m.

Minutes

Trustee Cauley moved to approve the minutes from the March 4th meeting with one correction on page five that the “appeal was hijacked” and not the “application.” Trustee Connor second and the motion was approved unanimously.

Monthly Reports – Community Development

Director Bleuher provided an overview of the monthly report highlighting that on two events Tim Scott and he separately attended Midwest Retail Conferences that provided the ability to network with other municipal officials and commercial brokers in order to discuss the current economic situation and how representatives were responding to the current state of affairs.

Trustee Connor asked Director Bleuher why the number of inspections was so high when the current environment for construction was down. Director Bleuher responded by stating that his staff is more thorough in their inspections than previous to his coming to work for the Village and that numbers remain high based on the reinvestment that residents are undergoing on existing homes and also based on the number of pre-construction meetings with contractors and residents.

Chairman Smith provided an overview of the following applications with the Plan Commission vote on each item. Voting followed as such:

Police Department

Chief Bloom asked if the Committee had any questions on the February monthly report. The Committee did not have any questions.

Ordinance Amending Article XI (Zoning Administration and Enforcement), Part VI (Amendments and Special Approvals), Section 11-604 (Site Plan Review), and Section 11-606 (Exterior Appearance Review) of the Hinsdale Zoning Code

Trustee Follet motioned to approve the above application. Trustee Cauley seconded and the motion was unanimously approved.

Ordinance Approving Site Plan and Exterior Appearance Plans for Modifications to a Commercial Building at 51 S. Washington Street

Trustee Follett motioned to approve the above application. Trustee Cauley seconded and the motion was unanimously approved.

Ordinance Approving a Special Use, Site Plan and Exterior Appearance Plans for the Installation of Four Cellular Antennas and Equipment Shelter on the Property located at 15 Spinning Wheel Road

Trustee Connor motioned to approve the above application. Trustee Cauley seconded and the motion was unanimously approved.

Ordinance Approving a Map Amendment, Plat of Consolidation, Exterior Appearance Plans and Site Plans for the Property located at 230 E. Ogden Avenue

Trustee Follett moved to approve the above application. Trustee Cauley seconded and the motion was unanimously approved.

Approve an Ordinance Approving Exterior Appearance Plans and Site Plans for the Property located at 26 - 32 East First Street

Chairman Smith provided an overview of the request and the process of the application up to date and added that he believed, as the Committee decided with the related text amendment application, that this item should be fully discussed at the Board level.

Trustee Cauley stated that he agreed with the Chairman, however, he had a number of questions for the traffic consultant. Director Bleuher responded by saying that the consultant was present for any questions or discussion.

Nathan Utz, traffic consultant from McDonough Associates, briefly presented a summary of their findings and recommendations and that the updated report was in response to direction on matters raised from Plan Commission members at the previous meeting.

Trustee Cauley discussed several points within the traffic study including peak traffic times, increased pedestrian counts at the intersection of First and Garfield Streets based on these revised traffic times, pedestrian travel patterns and basis for the numbers developed within the report.

Mr. Utz responded that findings were based on a standard traffic engineering manual used in the profession, similar development scenarios in like conditions and information based on data provided by the developer.

Trustee Cauley asked the consultant if the proposed driveway along Garfield were separated further from the existing driveway serving the Middle School would that provide a safer condition. Mr. Utz replied that it would.

Trustee Cauley raised the fact that the number of students attending the Middle School would increase in the next years as students transferred over from Lane School.

Under question from Trustee Cauley, Mr. Utz confirmed that he would professionally advocate both visual and audible safety precautions at the driveways along First and Garfield. Furthermore Mr. Utz recommended, as listed in the report, the avocation for a drop-off area along Garfield Street in order to better facilitate traffic north and southbound.

Trustee Cauley asked if Mr. Utz was aware of the Plan Commission's recommendation to create some form of alley on the subject property in order to accommodate a loading area and abide by the regulation within the zoning code. Mr. Utz responded that he was not aware of this proposed plan and only responded in the report on the code's requirement of impact on the subject property with respect to area needed.

Lastly, Trustee Cauley asked Mr. Utz if he would agree that a semi-truck backing onto a public right of way would be a dangerous situation. Mr. Utz responded that this was a general question, but yes, it would be dangerous.

John Bohnen, resident, questioned the square footages listed in the report of the prospective retail and office tenant space due to past presentations by the developer. Trustee Follett responded that until final plans are drawn up and tenants recruited, the information provided to the consultant was the most accurate to date. Mr. Utz stated that the uses listed in the study were the most intense based on options.

Trustee Cauley stated that he felt, as the Committee decided upon the related text amendments, that this application should go before the Board with no motion from this Committee. All members agreed and the item was sent forward with no motion.

Mary Bugyi, resident, presented an issue that she is having with compliance of a Village policy to install a concrete curb while replacing her driveway. She stated that it was largely a monetary issue yet she needed to make the replacement as the current surface was depressed and might cause physical harm. Director Bleuher explained to the Committee that this has been a Village policy since before his being hired and that he would work with the resident to find an economic solution in order for her to complete her needed work.

Presentation of Findings and Recommendations on the Zoning Code Rewrite from Arista Strungys of the Planning Consultant Firm, Camiros

Arista Strungys, Camiros Planning Consultants, gave a presentation on the findings and recommendations from the Zoning Code Rewrite Task Force and her

group in the over year and a half work that has been undertaken in order to reorganize and update the Village's Zoning Code. She highlighted that their effort was to ensure the goals and values of the Village would be met through the creation of text that was understandable, user friendly and simplified.

Some of the topics covered by Ms. Strungys included the codification of the Ogden Avenue Corridor Plan, applying form-based zoning to the downtown district and transitional areas, landscaping standards, sign standards applicability to the different zoning districts and parking standards. Ms. Strungys than covered each article of the current Code highlighting pertinent issues in each.

Trustee Cauley asked what the process from here would be. Director Bleuher responded by saying that the consultants would go back and craft a first draft that would most-likely take two to two-and-a-half months before presentation before the Plan Commission. Director Bleuher went on to say that there would be a number of Plan Commission meetings to discuss the draft and they would be open forums for all stakeholders to participate.

John Bohnen, resident, stated that he believed that the development proposal at First and Garfield should be put on hold until the finalization of the work of the Task Force and consultant, most notably the form-based code aspect, was completed.

Discussion of Noise Ordinance

The Committee discussed the recently amended noise ordinance. Trustee Conner stated that his recollection when the ordinance was considered by ZPS was that the ending time when music could be used was 11:00 p.m. on Friday and Saturday evenings. Trustee Follett agreed and asked that the ordinance be amended to reflect that time. The Committee was in agreement that the matter should go to the Board with this recommendation.

At 9:30 p.m. Chairman Smith asked for a vote for adjournment. Trustee Cauley made the motion with Trustee Connor seconding. Motion passed unanimously.

Respectfully Submitted

Timothy Bleuher
Director of Community Development