

**DRAFT  
MINUTES  
VILLAGE OF HINSDALE  
ZONING AND PUBLIC SAFETY COMMITTEE MINUTES  
SPECIAL MEETING  
TUESDAY FEBRUARY 22, 2010  
MEMORIAL HALL  
7:30 p.m.**

**Present:** Chairman Williams Trustee LaPlaca, Trustee Angelo, Trustee Schultz

**Absent:** None

**Also Present:** David Cook, Village Manager Robert McGinnis, Acting Community Development Director and Building Commissioner; Brad Bloom, Chief of Police; Mike Kelly, Fire Chief

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

**Minutes – February 22, 2010**

Trustee Angelo moved to approve the minutes as submitted for February 22, 2010 meeting. Trustee LaPlaca seconded. The motion passed unanimously.

**Monthly Reports – January 2010**

**Police and Fire Departments**

No discussion took place over the Police and Fire reports

**Community Development**

No discussion took place over the Community Development report.

**Request for Board Action**

**Request from Wellness House of Hinsdale for Temporary Street Closure of Hillgrove from Oak Street to County Line and County Line to Walnut from Friday April 30 to Monday May 3, 2010 for a Competitive Race**

Trustee Schultz motioned to approve a Request from Wellness House of Hinsdale for Temporary Street Closure of Hillgrove from Oak Street to County Line and County Line to Walnut from Friday April 30 to Monday May 3, 2010 for a Competitive Race. Trustee LaPlaca seconded. The motion passed unanimously.

**Recommend Approval of an Ordinance Amending Sections 5-102 (Permitted Uses) and 12-206 (Definitions) of the Hinsdale Zoning Code to allow Professional, Home-Based Supplemental Education Program Centers as Permitted Uses in the B-1, Community Business District**

Trustee Angelo motioned to recommend approval of an Ordinance Amending Sections 5-102 (Permitted Uses) and 12-206 (Definitions) of the Hinsdale Zoning Code to allow Professional, Home-Based Supplemental Education Program Centers as Permitted Uses in the B-1, Community Business District. Trustee LaPlaca seconded. The motion passed unanimously.

**Recommend Approval of an Ordinance Amending Article V (Business Districts), Section 5-110 (Bulk, Space and Yard Requirements) Subsection A (Maximum Height) of the Hinsdale Zoning Code Regarding Overall Building Height in the B-2 Central Business District**

Michael Meisner, Village resident and local architect, expressed his concerns with the proposed text amendment and felt the current height in the code was suitable. He stated economically and socially this would be a retroactive move for the Village to make and the overall growth of the Village would suffer in the long run.

Mr. Mcginiss provided background information regarding this text amendment. He referenced the Genesis Survey that was completed and verified the figures. He stated depending on how the zoning code is interpreted at least 4 buildings would become non-conforming. He noted if this text amendment were approved the buildings with the following tenants would become non-conforming: Roudebush, Einstein's, Alixander Blue, and The Gap. General discussion took place over certain correspondence that was presented to the ZPS Committee regarding this agenda item. Trustee Williams requested for a transcript of the meeting when it becomes available. She also questioned if this text amendment would have an affect on the viability of the downtown and if any studies were conducted. Mr. Cook stated a study was completed by Gruen and Gruen Associates and he would provide any materials that were available to the ZPS Committee and Village Board members. Trustee LaPlaca provided information to the ZPS Committee and stated isolated text amendments such as this could lead to problems in the future. She provided examples of alternate ways to monitor development in the downtown such as the formation of a design review district, single building planned developments, and special uses that have not been researched in detail and could prove to be a better solution for the Village.

Trustee Angelo stated the measurements taken in 2004 were incorrect and misleading. He felt if accurate measurements were presented in 2004 than the height might have ultimately been lowered to 30 feet. General discussion took place over the definition of height and elevation and the difference between them. Trustee Schultz expressed his concerns with the way this text amendment was forwarded to the Plan Commission due to a technicality in the zoning code after it was voted at the Village Board meeting of 3-1 and that the property on First and Garfield has been under review for the past seven years. He referenced information from surrounding communities and stated zero communities from the surrounding area have a maximum height of 30 feet.

Chairman Williams provided details on the dates of the both the Plan Commission and Village Board meeting for when this text amendment will be reviewed. Trustee Schultz motioned to deny approval of an Ordinance Amending Article V (Business Districts), Section 5-110 (Bulk, Space and Yard

Requirements) Subsection A (Maximum Height) of the Hinsdale Zoning Code Regarding Overall Building Height in the B-2 Central Business District. Trustee LaPlaca seconded. The motion passed with the following vote. Ayes: Trustee Schultz and Trustee LaPlaca. Nays: Trustee Angelo. Abstain: Chairman Williams. Chairman Williams stated she would abstain until she was provided with certain reports and minutes from a similar case in 2004 to review. The motion passed with a vote of 2-1.

**Recommend Approval of an Ordinance Approving a Special Use Permit, Site Plans and Exterior Appearance Plans for the Installation of New Cellular Antennas and an Equipment Shelter at the Property Located at 333 W. 57<sup>th</sup> Street**

Chairman Williams provided a brief overview of the request and asked the ZPS Committee if they had any questions for the applicant. Trustee Angelo questioned if insurance and liability for any issues that may arise in the future exists. Mr. Cook referred to a section in the proposed contract that discusses insurance and liability and stated this is usually a standard contract.

Trustee LaPlaca questioned if any more room exists on the antenna for additional antennas. Mr. Shinkle stated there is plenty of room for additional antennas. Chairman Williams questioned where alternate locations of antennas could be placed if the Water Tower location was unavailable. Mr. Shinkle stated other locations exist but they do not all meet the criteria of height, weight, safety etc. He stated the water tower is the best choice unless a new antenna was constructed but it is generally practiced in the zoning code to use current structures to place antennas rather than create a new one. He also discussed other proposed locations and why they would not fit the criteria as well as the water tower does. He corrected resident letter concerns and referenced cell antennas located on the property of Lake Forest and the Hinsdale Hospital.

Trustee Angelo questioned why a scientist who specializes in RF frequencies was included in the presentation if the Village cannot base their decisions off of safety concerns such as these. Mr. Shinkle stated typically this is generally practiced to have a third party consultant when applying for approval of installation of antennas to educate residents on the topic and to clear up any questions they may have. Trustee Schultz motioned for the approval to recommend Approval of an Ordinance Approving a Special Use Permit, Site Plans and Exterior Appearance Plans for the Installation of New Cellular Antennas and an Equipment Shelter at the Property Located at 333 W. 57<sup>th</sup> Street. Trustee LaPlaca seconded. The following vote took place: Ayes: Trustee Schultz and Trustee LaPlaca. Nays: Trustee Angelo and Chairman Williams. With this vote the item will appear in the discussion portion of the Village Board meeting.

Trustee Angelo expressed his concerns with this presentation and felt it should have not been included the presentation. Mr. Shinkle stated the scientist was only at the meeting for questions and presented material based on discussions with the Plan Commissioners. Trustee Schultz stated having an expert on RF frequencies was needed to clear up any misleading or false information that residents presented at during the public hearing. General discussion took place regarding the easement agreement.

**Recommend Approval of a Resolution Approving Lease Agreements with T-Mobile, Verizon Wireless, U.S. Cellular and Clearwire for the Installation of Cellular Antennas**

Trustee Schultz motioned to recommend approval of a Resolution Approving Lease Agreements with T-Mobile, Verizon Wireless, U.S. Cellular and Clearwire for the Installation of Cellular Antennas. Trustee LaPlaca seconded. The following vote took place: Ayes: Trustee Schultz and Trustee LaPlaca. Nays: Trustee Angelo and Chairman Williams. With this vote the item will appear in the discussion portion of the Village Board meeting.

Rich Burdsum, 30 year Village employee, expressed his concerns with the consolidation of the dispatch service. He presented a letter that was drafted with fellow dispatchers and discussed the day-to-day operations that a dispatcher does. He stated the layoffs that have taken place over the past two years and questioned how service to the Village could be the same quality in both the Fire and Police departments with a total of 15 full-time employees that have been laid-off. He stressed the quality of the new dispatch center will be far below the current in-house dispatch center and used examples of large scale emergencies such as a natural disaster. He also referenced a \$200,000 budget item that was proposed for Duncan Field and felt this was an expenditure that was not needed when lay-offs are proposed that could affect the safety of the Village. Trustee Schultz thanked Mr. Burdsum for attending the meeting and felt the Village could have spent more time discussing the proposed budget in a public forum.

**Adjournment**

With no further business to come before the Committee, Trustee Angelo motioned to adjourn. Trustee LaPlaca seconded. The meeting was adjourned at 8:47 p.m.

Respectfully Submitted,

Robert McGinnis  
Acting Director of Community Development