

**MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING
ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, MAY 19, 2014
MEMORIAL HALL
7:30 p.m.**

Present: Chairman Saigh, Trustee Haarlow, Trustee Angelo, Trustee Elder

Absent: None

Also Present: Robert McGinnis, Director of Community Development/Building Commissioner, Brad Bloom, Police Chief, Rick Ronovsky, Fire Chief

Chairman Saigh called the meeting to order at 7:30 p.m. and summarized the agenda.

Minutes – April 2014

Trustee Elder moved to approve the minutes as amended for the February 24, 2014 meeting. Second by Trustee Haarlow. Motion passed unanimously.

Monthly Reports – April 2014

Fire Department

Chief Ronovsky reviewed the Monthly Report for April indicating that there were 224 emergency calls answered bring the year to date total to 916 responses. That compares to the average of the last three years in which the average call volume was at 211 calls in the month of April with an average year to date total of 804. Trustee Elder inquired about the call volume to the Eden Assisted Living Center. Chief Ronovsky indicated that the call volume for both fire and ambulance was what was expected. Trustee Harlow inquired about the 100 plus increase in calls this year as compared to the last three years average. Chief Ronovsky indicated that the winter weather earlier this year increased that call volume and our providing some increased mutual aid to assist neighboring communities have increased our call volume. Several area communities have experienced mechanical problems with their aerial ladders and Hinsdale has been assisting as needed.

Police Department

The Committee had no questions for Chief Bloom on the Police Monthly Report.

Community Development

The Committee had no questions for Robert McGinnis on the Community Development monthly report.

Request for Board Action

Recommend Approval of an Ordinance Declaring Property as Surplus, Approving the Sale of the Surplus Property on the Internet Website E-Bay by Public Auction and Disposing of Items that have no Value

Chairman Saigh introduced this item. Chief Ronovsky spoke that both the Police and Fire Departments have done some “housecleaning” and have several items that are no longer useful to each Department. In order to either sell these items or dispose of them, they need to be declared as

surplus. Trustee Elder made a motion, seconded by Trustee Angelo to recommend approval to the Village Board. This motion passed unanimously.

Recommend Approval of an Ordinance Approving a Major Adjustment to a Planned Development for a New Monument Sign at 108-130 E. First Street – Grace Episcopal Church
Chairman Saigh introduced the item and asked if anyone was present to speak on the item. Bruce George gave background on the item and explained that this request was being brought forward in order to replace an existing sign that was damaged by a falling tree last year. He explained the proposal and described what the new monument sign would look like. He also stated that the sign would meet all of the applicable sign regulations.

Chairman Saigh asked about any proposed landscaping around the sign. Mr. George stated that any plantings would be tastefully done and not obscure the sign.

Trustee Angelo asked about the old sign with changeable text and whether that sign would be replaced. Reverend Pierce explained that it would not.

Chairman Saigh asked for a motion. Trustee Haarlow made a motion to Recommend Approval of an Ordinance Approving a Major Adjustment to a Planned Development for a New Monument Sign at 108-130 E. First Street – Grace Episcopal Church. Second by Trustee Elder. Motion passed unanimously.

Discussion Items

Lot Coverage Limitations

Chairman Saigh introduced this item, gave brief background on it, and asked Staff to provide an overview. Robert McGinnis went through the handouts that were circulated to the Committee and provided history on the Lot Coverage ordinance. He explained that prior to 2006 there was no limitation on lot coverage other than in the front yard, and that as a result, there were several occasions where people paved an inordinate amount of their lot subsequently generating complaints from downhill properties.

He went on to explain the process that was used to determine the correct number in 2008 when the ordinance was adopted and the time that was spent trying to strike a good balance between what was realistic and what would be too restrictive. He stated that the Village has received very few complaints with the percentages of 50% and 60% currently in place.

He stated that his concerns in tightening up the existing numbers is that we may ultimately limit our ability to provide functional storage areas on the lot if those areas of uncompacted gravel are counted towards the overall lot coverage limitation. His other concern was over unintended consequences that might hamper our ability to include solutions that create larger hardscaped areas as integral drainage features.

Trustee Angelo asked if staff had ever run across an occasion where someone had swapped out gravel areas and installed hard surface. Robert McGinnis responded that it is incumbent on staff to try and research these cases to find out what the existing coverage numbers looks like when a permit is applied for, but that he is fairly confident that paving work is done without benefit of permit with some regularity and part of the reason that staff has been setting up property files since 2006.

Chairman Saigh asked about permeable surfaces and whether products other than gravel were mandated. Robert McGinnis stated that they did not offer credits for semi-pervious type products at this time, as they are generally not maintained.

Chairman Saigh stated that he also had concerns over the number of people installing horseshoe driveways even in cases where there was alley access. Members agreed that this was more an aesthetic issue.

Trustees stated that given the very limited number of complaints received, that the regulations currently in place should not be changed for now.

Trustee Haarlow stated that he felt that in this particular case, the decision to remove hard surface in order to affect more development on the site was a flagrant end around the ordinance. Robert McGinnis stated that in this particular case, Engineering was integrally involved due to some depressional storage issues on this site and part of the reason that some of these material trade-offs were made.

Chairman Saigh asked if there were any handouts made available to the public that would illustrate design preferences. Robert McGinnis stated that the Design Review Commission put together a set of Design Review Guidelines that staff encourages people to take and use that covers issues like massing, scale, setbacks, materials, and plantings.

Other Business

206 N. Washington

Robert McGinnis provided background on this item and the decision to demolish what was left of the structure after a portion of the foundation failed. He stated that he had met with the owners and that they were working with their architect to try and come up with code complaint alternatives that that would mirror the house on the site. He also stated that any relief granted by the Village died when the house came down.

Adjournment

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Haarlow. Meeting adjourned at 8:25PM.

Respectfully Submitted,

Robert McGinnis, MCP
Director of Community Development/Building Commissioner