

**Minutes of the Community Design Commission Meeting
August 22, 2018 7:00 p.m.
Village Hall Room 101**

Community Design Commission Meeting called to order at 7:02 p.m. and roll was called. A quorum was present.

Attendees: Chair Douglas Chien; Commissioners: Greg Kolar, Lloyd Natof, Nick Sinadinos, Cindy Wong and Aaron Stigger

Absent: Commissioners: Scott Smith, Richard Katz, Jonathan Kirk and Juan Betancur

Also present: Craig Failor, Village Planner

Non-Agenda Public Comment: None

Minutes:

July 25, 2018: Commissioner Stigger moved to approve the minutes. Commissioner Sinadinos seconded. A voice vote was taken and the minutes were approved unanimously as submitted.

Public Hearing(s); Sitting as the Design Review Commission: None

Other Business

Zoning Ordinance – Draft Design Guidelines Review

Village Planner Failor indicated that a red-lined draft of the modifying Article 7 (Design Standards) of current Zoning Ordinance relative to incorporating design standard language for single family residences, in addition to those already in place for multiple-family and commercial buildings was provided. Planner Failor also provided a set of newly developed graphical representations of the standards for consideration. He indicated that since the Community Design Commission is currently required to hear appeals by building permit applicants for multiple family and commercial building permit applications, the Plan Commission felt it important for the CDC to review and make recommendations to them on this draft document.

Planner Failor stated that at the time the revised Zoning Ordinance adoption occurred in September 2017, the Village Board asked that the Plan Commission consider additional modifications to the Zoning Ordinance. One of these items was the creation of design standards for Single-Family residences. This was based on numerous complaints and observations of inappropriate second-story additions where the additions and/or new construction was either incompatible with the existing house or out of context with the neighborhood. The Plan Commission has been discussing this matter based on a review of several other community's standards and guidelines, the Village's historic guidelines, professional experience and consultation with the village's architectural design consultant. The Plan Commission has struggled over to what degree these standards should guide single-family development without being too over burdensome and still allow creativity, but yet trying to prevent the incompatible additions and construction.

He stated that the Plan Commission will be considering holding a public hearing on these Zoning Ordinance changes at a special meeting on September 20, 2018 and that it is customary for the Chair or their designee to attend and present any recommendations or provide a letter regarding any recommendations.

The Commission reviewed the standards and graphics and provided the following comments;

The graphics are good and represent an appropriate visual representation. They wanted to ensure the proposed standards were contextual and any unintended consequences have been considered, such as the potential higher cost of construction. They wanted to make sure the standards did not disallow experimental design as long as articulation and setback can be used to support the standards - rather than relying on design standards that make all buildings and additions have to be "similar". Basically allowing more creativity but in a contextual manner. Articulation may need a definition. It might be appropriate to broaden the scope by using language such as "in general" which could be more welcoming to innovation. They stressed "excellence" over design. It was indicated that corner properties may need more specific standards since they have two exposures to the public street. An example was preventing the off-set second floor addition represented on a house at Highland and Harvard.

The Community Design Commission supports the proposed design standards, but would like the Plan Commission to consider the abovementioned ideas.

Cavalcade of Pride

The Commissioners discussed the proposed selections and have a few zones to complete. The CDC will make some selections at the next meeting.

Reports

Staff Report

Village Planner Failor provided an update on the capital improvement projects in the village – Madison Street and Lake Street. The Commission was provided a report from the Forestry Supervisor. They indicated that they may have question for the Superintendent at their October meeting.

Adjournment

Commissioner Stigger moved to adjourn the meeting. It was seconded by Commissioner Kolar. The meeting adjourned at 8:15 p.m.

Prepared by; Craig Failor, Staff Liaison