

**VILLAGE OF DOWNERS GROVE
FINANCE AND ADMINISTRATIVE STANDING
SUB-COMMITTEE OF THE VILLAGE COUNCIL
MEETING
ANTE ROOM
DOWNERS GROVE VILLAGE HALL
July 17, 2007**

PRESENT: Chairman, Commissioner William Waldack, Commissioner Sean Durkin, Village Manager Cara Pavlicek, Finance Director Judy Buttny and Management Analyst Brandon Dieter

GUESTS: Janet Matthys, Sikich LLP and Lou Karrison, Sikich LLP

I. APPROVAL OF PRIOR MEETING MINUTES

Staff reported that there are no minutes from prior meetings available.

II. Discussion FY07 Management Letter

Finance Director Buttny introduced the management letter from FY07 as well as Lou Karrison and Janet Matthys of Sikich LLP who conducted the independent audit for the Village of the FY07. Director Buttny reviewed the prior period adjustments and provided comments to clarify the adjustments.

Cash Management was discussed as it related to bank reconciliations on a monthly basis. Also, it was noted that outstanding checks were now monitored on a timely basis. Questions were asked about outstanding checks and how they become property of the Village. It was clarified that after one year they should be moved off the outstanding check list and become a liability and after seven years the dollars become property of the state.

Under General Ledger Maintenance, staff described the process with the software conversation that led to this comment and the corrections that have been made to date. In regards to the sidewalk escrow account it was reported that a clarification has been made and work is occurring with the Public Works staff to provide direction in the future. Ideally this will be completed prior to 12/31/07 however it is possible that it will not be completed until the start of the FY07 audit in the spring of 2008.

Police Fines Receivable item was discussed and Director Buttny advised that her work to date with the Police Department indicates that staff is in agreement with the comment and we are working on process to determine the realistic percentage of older fines that are collectible with a focus on those that are more than a year old. It was noted that mostly parking fines are included in this amount. The Committee was advised that the current billing system that is used in the Police Department is independent of the Village's financial software and Finance Department process. The amount of those reports is totaling over \$200,000. Staff requested time to review and look at the policies.

Cost Allocations did not zero out and now this is done on a monthly basis and has been corrected.

Construction deposits were also reviewed and the Director Buttny described the issue and passed out a packet, for an example, the copies of the June printout of the activity relative to this issue. It was reported that staff is currently managing these deposits correctly. It is the goal of staff to complete current activity prior to the Eden permit module installation and complete the reconciliation by next year's audit. At this time, staff is reviewing the 1999 reconciliations for

accuracy. Starting in September the Eden system on a go forward basis will track all accurately. From January 1, 2007 to September, all tracking is via an MS Excel spreadsheet.

Deficit Fund Balances, such as the Transportation Fund were reviewed and it was noted that they are being addressed in the long term. Staff is also reviewing the Risk Management Fund and unanticipated IBNR. The Risk Management Fund deficit and the process by which costs are allocated in the fund were discussed as well as “under funding” that may have occurred.

The auditors were asked to discuss the relevant changes from last year to this year. Janet Matthys, Sikich LLP and Lou Karrison, Sikich LLP noted that a number of alarming issues have been corrected and no recommendations for improvement for this year were made.

Upcoming GASB changes were also briefly discussed and it was noted that potentially the largest issue pending is GASB 43 and 45. The auditors excused themselves from the meeting at 5:15 p.m.

III. MANAGER’S AND DIRECTOR’S REPORT

Brandon Dieter provided a copy of the draft green sheet for the upcoming budget document and reviewed with Committee.

Date (Time)	Event/Activity	Description/Purpose
Oct. 5, 2007 (5:00 p.m.)	FY 08 Recommended Budget available for review	Accessible on Village website and at the Downers Grove Public Library
Oct. 20, 2007 (8:30 a.m.)	Council-Staff Budget Workshop *	Formal presentation/discussion of the FY 08 budget to the Village Council
Nov. 3, 2007 (9:00 a.m.)	Coffee with the Council Session on FY 08 Budget **	Informal discussion of issues related to the FY 08 budget
Nov. 6, 2007 (6:30 p.m.)	Public Hearing on Village Budget at Council Meeting ^	Formal public hearing on FY 08 budget
Nov. 20, 2007 (6:30 p.m.)	Adoption of Village Budget ^^	Formal adoption of the FY 08 budget
Dec. 5, 2007 (6:30 p.m.)	Public Hearing on 2007 Tax Levy at Council Meeting ^	Formal public hearing on the 2007 Tax Levy
Dec. 19, 2007	Adoption of 2006 Tax Levy ^^	Formal adoption of the 2007 Tax Levy

(6:30 p.m.)		
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- * Public comment will appear as the first and last items on the agenda for this meeting.
- ** Informal public comment will be permitted throughout the meeting, consistent with Coffee with the Council protocol.
- ^ Public comment will be permitted during the public hearing on this item.
- ^^ Public comment will be permitted under item 4a of the agenda, consistent with Council Meeting protocol

It was briefly discussed that the Committee may want to look at the Investment Policy and the Actuarial Reports of the pension funds in the future. It was also noted that as a part of the Strategic Planning Sessions the Council Reimbursement Policy for travel and training was referred to the Standing Committee for discussion on the October 15, 2007 meeting.

IV. PUBLIC COMMENTS

There were no public comments.

V. ADJOURNMENT

A motion to adjourn was may by Commissioner Durkin at 5:30 p.m. Second by Chairman Waldack. All ayes. Motion approved.

**REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE
DOWNERS GROVE PUBLIC LIBRARY
August 22, 2007**

MINUTES

ROLL CALL

President Daniels called the meeting to order in the Library Meeting Room at 7:37 p.m. Trustees present: DiCola, Greene, Read, Vlcek, Daniels. Trustees absent: Humphreys. Also present: Library Director Bowen, Assistant Director Carlson. Visitors: Resident John Mochel.

APPROVAL OF MINUTES

The Board reviewed the minutes of the regular meeting of August 8, 2007. It was moved by Greene and seconded by DiCola **THAT THE MINUTES OF THE REGULAR MEETING OF AUGUST 8, 2007 BE APPROVED AS AMENDED.** Ayes: DiCola, Read, Greene, Daniels. Abstentions: Vlcek. Nays: none. Motion carried.

PAYMENT OF INVOICES

The Board reviewed the list of invoices submitted for payment. It was moved by Read and seconded by DiCola **TO APPROVE PAYMENT OF OPERATING INVOICES FOR AUGUST 22, 2007 TOTALING \$47,409.52 AND JOURNAL ENTRIES FOR PARKING PERMITS TOTALING \$3,950.00.** Ayes: DiCola, Greene, Read, Vlcek, Daniels. Abstentions: none. Nays: none. Motion carried.

OPPORTUNITY FOR PUBLIC COMMENT ON THE PROPOSED 2007 PROPERTY TAX LEVY, 2008 BUDGET, AND 2008-2012 FIVE YEAR FINANCIAL PLAN AGENDA ITEMS

None.

OPPORTUNITY FOR PUBLIC COMMENT ON AGENDA ITEMS

None.

OLD BUSINESS

**- Review and approval of the 2007 Property Tax Levy, 2008 Budget, and
2008-2012 Five Year Financial Plan**

The Board packet contained the final version of the proposed financial plan that was reviewed at the last meeting. A copy was made available for public examination in the local government documents collection in the Reference Department, and a preliminary agenda stating the budget documents were available and that the Board would be considering the budget for adoption at this meeting was posted the day after the last meeting. A couple of people did ask to see it, and Bowen spent a few minutes answering questions of a library school student who was looking at it for a paper she was writing on budgeting for libraries.

It was moved by Read and seconded by Greene **TO ADOPT THE 2007 PROPERTY TAX LEVY FOR LIBRARY OPERATIONS TOTALING \$3,631,195.** Ayes: DiCola, Greene, Read, Vlcek, Daniels. Abstentions: none. Nays: none. Motion carried.

It was moved by Read and seconded by Greene **TO ADOPT THE 2008-2012 FIVE YEAR FINANCIAL PLAN, INCLUDING AN OPERATING BUDGET FOR 2008 TOTALING \$3,940,362.** Ayes: DiCola, Greene, Read, Vlcek, Daniels. Abstentions: none. Nays: none. Motion carried.

It was moved by DiCola and seconded by Read **TO ADOPT A CONSTRUCTION FUND BUDGET FOR 2008 TOTALING \$70,000.** Ayes: DiCola, Greene, Read, Vlcek, Daniels. Abstentions: none. Nays: none. Motion carried.

NEW BUSINESS

- Discussion of alternate telephone service provider

At the last meeting the Board discussed possibly moving to an alternate provider of natural gas. Right after that meeting Bowen found out that the Village has also begun looking at alternative providers and would include the library in the package. Since the library would likely get a better deal as part of a larger purchase, Bowen is deferring his search until he sees what the Village discovers.

Bowen has also been investigating telephone service and is very interested in CallOne. The Board packet includes a comparison of CallOne rates with the library's current provider based on the last phone bill. While the monthly service charges per line are a little higher, CallOne's charges for local usage are considerably less. Long distance is also much less, however the library does not make many long distance calls. The library could anticipate a savings of about 14% per year with CallOne.

If the library made this change, the library's telephone lines would have to be physically reconnected to AT&T-owned lines, and there would be a \$280 charge. If the library moves to a short term contract, the full cost will have to be absorbed by the library. However, if the library moves to a three-year contract, CallOne will absorb half of the cost.

Bowen will call references for CallOne before deciding to move to their phone service.

- Action to cancel the regular Board meeting of September 12, 2007

Bowen will not be able to attend the September 12 meeting because Rosh Hashanah begins that evening, and there is no business that requires a Board meeting that night.

It was moved by Vlcek and seconded by Greene **TO CANCEL THE REGULAR BOARD MEETING OF SEPTEMBER 12, 2007.** Ayes: DiCola, Greene, Read, Vlcek, Daniels. Abstentions: none. Nays: none. Motion carried.

REPORT FROM THE ADMINISTRATION

This year is the 20th year the library has been a member of the MLS joint self-insurance pool for directors and officers, known as LIMRRIC. On each five-year anniversary members receive a distribution from the unexpended balance of the pool over \$2,000,000. Downers Grove Library just

received a check for \$7,233.92. The pool is growing as the library's last distribution in 2002 was for \$2,465. The actual cost of the insurance is \$2,500 per year, so this is a rebate of 58% of the premium the library paid over the last five years.

The Board was sent a letter from an employee asking how the Library Director's salary increase is determined and why it is not necessarily the same percentage budgeted for staff. President Daniels will respond to it.

TRUSTEES REQUEST FOR INFORMATION AND ANNOUNCEMENTS

None.

OPPORTUNITY FOR PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 8:09 p.m.

TECHNOLOGY COMMISSION MEETING SUMMARY

September 12, 2007
Ante Room, Village Hall

Commissioners

Mark Grippando, Chair
Robert Blair-Smith, Commissioner
Pete Craven, Commissioner
Will Hutchinson, Commissioner
Don Nichols, Commissioner
Jim McGinnis, Commissioner

Thoms Nybo, Commissioner (Absent)

Staff

Stan Balicki, Assistant Director, Public Works
Liangfu wu, Director of Information Services, Staff Liaison

Resident

Mark Thoman

I. Review of the Purchase of An AVL System for Public Works

Discussions were focused on two areas: 1) Justification of the purchase; i.e., how the technology helps improve the operation, long term investment return, etc., and 2) the selection process.

Mr. Balicki briefly introduced the project. The system helps PW staff manage the snow plowing operation much more effectively. The locations of all snow plowing vehicles will be known live on the screen, and the speed and the operation mode will also be indicated by the system. In addition, the system offers the capability of operation analysis that allows the management team to review operation and pinpoint where improvements are needed in the future.

Commissioners asked whether there were studies in this technology that would show tangible benefits of the system.

Mr. Balicki said that as there was a lack general studies that can be referenced, he did talk to staff in Aurora, Colorado, regarding how the system helped improve their operation. Staff from that city believed that the system enabled them to reduce the workload by 10-15% due to the effective management tool.

Commissioners suggested that staff look more into the aspects of tangible financial benefit. For example, if the system would help reduced the overtime occurred during the snow season, that would be a very good indication of the benefits.

With the regards to the selection process, Mr. Balicki briefly discussed the process staff took to reach the final conclusion. The staff from Public Works and Information Services worked closely and followed the process where an RFI was issued first to test the market and learn the technology, and a final RFP was issued. Two companies responded and submitted proposals.

Commissioners asked a number of questions in the areas of maintenance, and long term investments, e.g., what would be total cost if we decide to add the system to all PW vehicles, etc. Commissioners suggest giving greater attention to the future needs in introducing the technology into the Village's operation.

Commissioners agreed with staff and believed this technology will help the Village improve the snow plowing operation. Also, based on the two proposals submitted, the commissioners concurred with staff in terms of the final vendor selection.

2. Report of A WiFi Network for Downtown Downers Grove

Mr. Wu briefly reported the status of the project of WiFi Downtown Downers Grove.

As Mr. Wu reported, the Village was planning a WiFi network for the Central Business District 4 years ago. Two years ago, the Downtown Management Corporation and a private business created a plan for a similar system, therefore, the Village has not taken any further action on this project.

Commissioners were satisfied with the report, and they believe that due to the widely deployed wireless technology today, such a network in downtown would not have as much value as it would have four years ago.

The meeting was adjourned at 9:15pm

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS MINUTES
JULY 25, 2007**

Call to Order

Chairman White called the meeting to order at 7:30 PM.

Roll Call

Present: Mr. Benes, Mr. Domijan, Mr. Lukas, Ms. Majauskas, Ch. White

Absent: Mr. Baker, Mr. Weltler

A quorum was established.

Staff: Jeff O'Brien, Stan Popovich, Tom Dabareiner

Minutes

Mr. Lukas moved to approve the minutes of the June 27th Zoning Board of Appeals meeting as presented. Mr. Domijan seconded the Motion.

AYES: Mr. Lukas, Mr. Domijan, Mr. Benes, Ch. White

NAYS: None

ABSTAIN: Ms. Majauskas

The Motion passed 5:0:1.

Meeting Procedures

Chairman White reviewed the procedures for the petitions, saying that the Board has the authority to either grant or deny variation petitions and the Board's decision is final. Chairman White asked Staff to verify that the required public notices were filed in a timely manner, and Mr. O'Brien confirmed that they were. Chairman White then explained the procedures to be followed during the meeting, and called upon anyone intending to speak to rise and be sworn in.

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FILE NO. ZBA-09-07 A petition seeking a signage variation for property located at the Northwestern corner of Ogden and Florence Avenues, commonly known as 310 Ogden Avenue, Downers Grove, IL (PIN 09-04-110-029, 0289, 027); Rod Mourad, Luxury Motors, Inc, Petitioner; Abbas Real Estate, LLC, Owner.

Chairman White said Staff had a statement regarding the status of this petition.

Mr. O'Brien said this case is being continued to August 22, 2007 while Staff continues to work with the Petitioner to explore options regarding signage on the building. He said a Motion should be made to continue this to August 22, 2007.

Ms. Majauskas moved to continue the ZBA-09-07 case to August 22, 2007 or the next regularly scheduled ZBA meeting. Mr. Domijan seconded the Motion.

Roll Call vote noted all in favor.

The Motion to continue case ZBA-09-07 passed unanimously.

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FILE NO. ZBA-11-07 A petition seeking a side yard setback variation for an addition to an existing garage. Property is located at the bulb of the Ridgeview Street cul-de-sac, approximately 400 feet west of Fairmount Avenue, commonly known as 759 Ridgeview Street, Downers Grove, IL (PIN 09-2-200-008); Steven D. Dubman, Petitioner/Owner.

Petitioners' Presentation

Mr. Steven Dubman of 759 Ridgeview Street said they are requesting a side setback variation for an addition to their garage.

Mr. Benes asked why they want this configuration. Mr. Dubman said when he purchased the property he used the existing garage for two of his cars. He stated he stores another car off-site. He noted at the time he was single, but his family situation has changed since that time, and he wishes to provide space for a third car by adding onto the existing garage, which is the reason for the setback variation request. He said he looked at a detached garage because there is a lot of backyard space, but the required setbacks and easements would affect the placement of the pad area. The garage would take up more of the greenspace. He also believes this configuration would be less intrusive to the neighborhood. Mr. Benes asked about the depiction on Exhibit F, which showed the garage as not being even with the front of the house. Mr. Dubman said the concept was to have the extension of the garage look as though it was part of the original design.

Ms. Majauskas asked how far back they would have to put the garage to meet the zoning requirements. Mr. Dubman said Staff suggested going to ten feet in width. He explained his concern is to have garage space to accommodate their two family cars as well as his antique car. Ms. Majauskas asked what the minimum amount of width needed would be. Mr. Dubman said he believed it to be 10.5 feet wide.

Mr. Domijan said Mr. Dubman mentioned the phrase "future renovation" and asked whether that was something that would occur simultaneously. Mr. Dubman said he intends to put a family room addition on the back of the house with a master bedroom above the existing garage with the wall meeting the wall of the existing house. On the west side of the house, if he were to build a concrete foundation for the garage, he could not do anything in back of the house. On the

west side there is more space with less trees, fencing, etc. It would all be part of the same renovation project.

Ms. Majauskas asked how long the garage is now, and Mr. Dubman said it was approximately 19 feet 6 inches deep. That garage is used for the antique car in the left bay and an everyday car in the other bay.

Chairman White referred to the pie shape of the lot, saying it looked as though they could push the front corner in, and angle the back portion out having a 10 foot front with a 12 foot back. Mr. Dubman said that could be an option but did not think it would be feasible for him, as he thought a straight line would work better. He also did not think it would look as though it was original to the house. He did speak with his next-door neighbors who would be most affected.

Ms. Majauskas asked whether Mr. Dubman spoke to an architect about the numbers he is showing, because if there is an error in his estimation, he might have to be back before the Zoning Board again for another variation. Mr. Dubman said he has not spoken with an architect. He is an engineer by trade, saying that the numbers on Exhibit F are pretty exact. He said he has done actual measurements, which are close to his calculations.

Chairman White asked about the sunroom. Mr. Dubman said they intend to use that area to actually extend the family room. Chairman White then asked about the existing garage and proposed addition and whether there would be a wall between them. Mr. Dubman said there is a door and window on the existing wall right now. He said he intends to keep the door there and keep the new garage section locked. There would be access only from the overhead door and the locked interior door.

There being no further questions from the Board, Chairman White called upon Staff to make its presentation.

Staff's Presentation

Mr. Stan Popovich, Village Planner, explained the requested variation for the site. The required setback is 8.5 feet, and the petitioner proposes a garage addition resulting in a setback of 6.3 to 6.6 inches from the property line depending on the exhibit shown. Staff has used the 6 foot 3 inch figure for the variation request. He said staff believes there are better options than are being proposed by the Petitioner, one of which is to construct a 10 foot wide garage, construct a 12 foot wide garage approximately 5 feet farther to the south, or construct a detached garage in the rear yard. Staff does not believe the standards for granting a variation have been met, and the pie shape of the parcel presents no physical hardships. Staff recommends denial of the petition, and asked should the ZBA choose to approve the petition, that the variation be subject to the condition stated at the end of the staff report.

Mr. Domijan noted that the plat submitted in 2001 shows a 5 foot easement in the subject area, and asked if access was necessary for the easement whether the encroachment would be problematic. Mr. Popovich said the easement is for drainage purposes and the encroachment is outside of the required easement.

Ms. Majauskas asked to see all of the photos submitted because some of them were too dark to distinguish. Mr. Popovich said they were not on the Power Point but was able to pass the actual photographs around to the Board members.

Chairman White asked if they remember the ratio as to how far back into the site the Petitioner would have to go to meet the setback requirements. Mr. Popovich said he did not have the exact number, but said that if they did a ten-foot garage it would meet the 8 foot 6 inch setback, and if he went approximately 5 feet back, it would meet the 12 foot setback.

There being no further questions from the Board, Chairman White called upon anyone who wished to speak either in favor of or in opposition to the petition.

Mr. Andrew Kotter of 761 Ridgeview said if the petitioner spoke with the neighbors, it was not with him, and he lives closest to the proposed change and would be most affected by it. This change would not affect the other neighbor as much as it would affect him. He said looking at the aerial view the line comes straight back to a tree and fence, which is his fence. If the garage comes out, it blocks part of his property view. When they purchased the home originally, he and his wife were looking for a property that had good curb appeal, a nice spacious looking home from the outside and a nice backyard. They believe the garage would take away from their home and could possibly affect their home on resale. He showed on the overhead projection where his property line fence was located and why he believes the construction would affect his home. He is against this change as it is too close to his property line.

Mr. Benes said from an aerial view Mr. Kotter's back yard is smaller than the Petitioner's, and Mr. Kotter said that was correct. If he had a larger back yard he would build an addition himself.

Mr. Lukas asked how this would take away from Mr. Kotter's property, and Mr. Kotter said it would take away from the open view from his property. In addition, a person would have to walk around their garage to get to his gate.

Mr. Benes asked about the chain link fence and its location. Mr. Kotter approached the dais to see what Mr. Benes was referring to. Ms. Majauskas also asked Mr. Kotter to show on the overhead what they are referring to. Mr. Domijan asked who owns the large tree, and Mr. Kotter said he thinks it is on the petitioner's property. He has asked the petitioner several times to trim the tree because it is impacting his fence.

There being no further comments, Chairman White gave the Petitioner an opportunity for rebuttal.

Mr. Dubman attached his laptop to the projector and showed the Board various photographs of his property and the proposed location of the addition.

Mr. Benes asked about the fence shown and whether it was on the lot line between the properties. Mr. Dubman said it was perpendicular to the house. He referred to another picture pointing out where the property line was in relation to the fence.

Ms. Majauskas asked whether the front part of the fence was skewed towards the back of the lot or perpendicular to the neighbor's house. Mr. Dubman said it was straight and perpendicular to the house. He showed where the garage would stop on the photograph. He said the garage would be set back enough that it would not be obtrusive to the neighboring property. He indicated that he has never seen a house addition have a negative impact on the surrounding property. He again referred to photos to explain the driveway plan, noting there were no trees that would be disturbed in the area for the driveway. He also used the photos to show the Board where the tree referenced by Mr. Kotter was located, saying he was only asked to cut the tree down twice, and the first time he injured his back and could not work for six months. Mr. Dubman said his plan is to create an addition that will look good, will be done nicely and will look as though it was part of the original house. He does not feel his plan will detract from the neighborhood, and he is only asking for a couple of feet variation.

Chairman White said he understands there may be other things the neighbor wants to say regarding the tree; however, there is nothing regarding the tree relevant to their decision.

Chairman White then closed the opportunity for further public comments.

Board's Deliberation

Ms. Majauskas said her initial thought was that this garage could be tweaked to make it fit into the lot. It is extraordinarily wide at 12 feet and long at 28 feet. She thinks it can be made to fit into the space. In light of the neighbor's input, that input is important. Everyone in the neighborhood has the right to rely on the Village Ordinances and to rely on the fact that those Ordinances would be upheld. In light of that, she would vote against the petition.

Chairman White said one part of the evidence important to him was part of the new garage would be pushed back to overlap part of the sunroom. There are arguable aesthetic issues not to have the back of a garage next to a sunroom. Basically, he tends to agree that there is a way to accommodate everything the petitioner wants to build.

Mr. Benes said they do not know about that back room other than the sketches provided. What concerns him is the setback for the corner of the garage.

Chairman White said it obviously can be built into compliance. He asked if anyone had any contrary opinion. There were none.

Mr. Benes made a motion to deny the side yard setback variation request associated with case ZBA 11-07. Ms. Majauskas seconded the Motion.

AYES: Mr. Benes, Ms. Majauskas, Mr. Domijan, Mr. Lukas, Ch. White

NAYS: None

The Motion passed 5:0.

Chairman White advised the petitioner to work with staff to determine what other options there are to construct the addition and still remain in compliance with the Village's Ordinance.

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FILE NO. ZBA-12-07 A petition seeking a sign variation for property located on the North side of Ogden Avenue, approximately 375 feet West of Finley Road, commonly known as 2300 Ogden Avenue, Downers Grove, IL (PIN NO'S 08-01-402-003, -004, -005, 08-01-402-012, -013, -014); JK Pontiac GMC Truck, Inc. D/B/A Bill Kay Pontiac Buick GMC Petitioner/Owner.

Petitioner's Presentation:

Mr. Eisenberg, Vice President and Executive Manager of Bill Kay Pontiac said they acquired the Buick franchise in February of 2005 and had been unable to advertise the franchise via signage because of the sign moratorium in place in the Village at that time. They are now trying to obtain a variance to add information to their signage without reducing the size of the sign due to distractions from utility poles, until such time as either the utility lines are buried, which is apparently in the works, or the amortization period has expired at which time every sign will be the same. They are taking the sign face that now exists to include the word "Buick" to the sign panel.

Mr. Benes said he sat on the Sign Committee, and it was expected there would be changes proposed for some signs, which is why the variation process was put into place.

Ms. Majauskas asked about the existing sign and how much over the signage allotment it is and how much of it is nonconforming. Mr. O'Brien said the current Ordinance allows 10 feet tall and 36 square feet. The existing sign is 20 feet tall and is 126 square feet, which is ten feet taller and 90 square feet larger than allowed.

Mr. Benes explained they can keep the current sign up for another seven years until 2012.

Ms. Majauskas said from what she understands in the petition, the issues are that there are many obstructions to the view if it were to be lowered now. She asked what their plan is for changing the sign into conformance in 2012. Mr. Eisenberg said it is hoped by that time that the obstructions will have been removed, and the signage will be competitive with all the other businesses along Ogden Avenue.

Ms. Majauskas said she is aware of the proposed changes to Ogden Avenue, but asked if anyone knows if the utility poles are really coming down. Her issue is that it is inevitable that the sign has to be changed anyway, and she asked if it is really an issue for them to change this signage at this time. Mr. Eisenberg said it is, as there is a restriction as to the number of signs, sign sizes, linear footage, etc. He said in this situation they are proposing changing the panel with the variance. They want to use the amortization period to preserve what they have based on the distractions that presently exist.

There being no further discussion, Chairman White called upon Staff to present its report.

Staff Presentation:

Mr. O'Brien explained the existing sign is at the eastern access point to the Bill Kay site, and there is another sign, a used car sign, further east, which will remain as is. It is only the eastern access point to the site that is under consideration. The Ordinance requires changing the panel exactly as it is now, unless a variation is requested or the sign is brought into conformance. Mr. O'Brien said the Village is looking to relocate and/or bury the utility lines as part of the Ogden Avenue Master Plan and the plan for this action will be discussed during the Village's budgeting process. The utility lines currently obstruct this property, and Staff believes it leaves this particular property owner with a competitive disadvantage as they do not have the rights which other Ogden Avenue auto dealerships have which is an unobstructed view of their signage. The changed sign would be allowed to remain in place until May of 2012. Staff recommends approval of the variation with the conditions noted in their Staff report dated July 25, 2007.

Mr. Domijan asked whether the sign square footage is based on the size of the property or on the size of the building. Mr. O'Brien responded it is calculated on the tenant's building frontage and setback. This property has two frontages and both would be counted towards the allowable sign area. He indicated Bill Kay would likely be allowed a total of 300 square feet of signage in a combination of two freestanding signs and wall signs. This variation would extend the nonconformity. However, Mr. O'Brien noted all of the signs would have to come into conformance in 2012 when the amortization period expires..

There being no further questions or comments, Chairman White closed the opportunity for further public comment.

Board's Deliberation:

Mr. Benes said they are not changing the sign, just the panel.

Ms. Majauskas said she is a proponent of keeping everyone the same. If this dealership is stuck with a smaller sign, then it puts them at a disadvantage. However, she is concerned if the Board begins approving sign changes, it will start a process.

Chairman White said he disagrees because of the utility line issue.

Mr. Benes said there is a new GM dealership on Ogden Avenue, and their signage is built according to the specifications, and they are not losing any business. Ms. Majauskas said she is not against granting the variation. Her only issue is to order signs early as there will be a huge run on smaller signs in the next five years.

Mr. Benes noted that there could even be another change in the sign regulations between now and 2012.

There being no contrary opinions, Chairman White called for a Motion.

Mr. Lukas made a motion to approve the sign variation associated with case ZBA 12-07 with the following conditions:

- 1. The proposed sign shall substantially conform to the drawing and plat of survey attached to Staff's report dated July, 2007 except as such plans may be changed to conform to Village codes, ordinances, and policies.**
- 2. The sign shall be replaced with a sign that is in full compliance with the Downers Grove Sign Ordinance on or before May 4, 2012.**

Mr. Benes seconded the Motion.

AYES: Mr. Lukas, Mr. Benes, Ms. Majauskas, Ch. White

NAYS: Mr. Domijan

The Motion passed 4:1.

Mr. O'Brien said he believes there is one item for the August 22 meeting in addition to the continued item.

There being no further discussion, Chairman White adjourned the meeting at 8:45 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary