

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

JULY 9, 2008, 7:00 P.M.

Chairman Davenport called the July 9, 2008 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Mrs. Acks, Mrs. Dunham, Mr. Pappalardo, Mr. Matthies, Mr. Russ

ABSENT: Mrs. Falco

STAFF

PRESENT: Jeff O'Brien, Senior Planner

VISITORS: Resident Mr. John Schofield, 1125 Jefferson, Downers Grove; Mr. Devin Lavigne, Houseal Lavigne Associates, 114 E. Van Buren, Ste. 2C, Naperville, Illinois

REMARKS FROM THE CHAIR - None

APPROVAL OF MINUTES

The draft Minutes of the May 22, 2008 meeting were approved on motion by Mr. Russ, seconded by Mrs. Dunham. Motion carried by voice vote of 6-0.

OLD BUSINESS

A. DOWNTOWN PATTERN BOOK REVIEW

Mr. Devin Lavigne, with Houseal Lavigne Associates, appreciated working with the Village on the pattern book project and briefly reviewed the purpose of the book. He explained the document would serve as a resource for the Village and act as a foundation for future planning efforts. He discussed some of the challenges of writing the pattern book and how it began as a story about the history of Downers Grove. He also appreciated the input received from Mr. Matthies' mother. Other aspects of the pattern book were reviewed, explained and summarized.

Per Mr. Lavigne, the task of determining the true dates of some of the buildings became too large of a task given the budget for the project. Conclusions and final marks were noted at the end of the book. Specifically, it discusses the trend of Transit Oriented Developments ("TOD"), where a compact urban form of mixed land uses exists. Mr. Lavigne discussed how downtown Downers Grove has been a model TOD for the past 150 years and was well positioned for the future. As he sees it, the next steps for the pattern book include the book becoming a springboard to a downtown plan, downtown guidelines, etc.

Chairman Davenport opened up the meeting for comments about the book. Members believed the book offered a significant amount of information, was very impressive and gave the Village a plan for the downtown instead of piecemealing development. Other positive comments followed. Minor recommendations included the downtown should “not shut down at 5:00 p.m.”; rebuilding of the “B” cross-section should occur as well as listing the enclosure ratios in the cross-sections. The Chair commended Mr. O’Brien for steering the board and the consultant on this project. For the most part, the Chair agreed the book was easy to read and was an important foundation for the Board as it moves forward toward creating design guidelines.

Mr. O’Brien asked for a recommendation from this Board to move the book forward to the Village Council. He stated staff was reviewing the pattern book for grammatical errors and revisiting the cover of the book. Chair Davenport agreed to move forward a recommendation with the condition that if there are comments/errors, that they be forwarded to staff for consideration. Mr. O’Brien concurred. Members were polled on whether the book should move forward with a recommendation.

MR. RUSS MADE A MOTION THAT THE BOARD FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO ADOPT THE PATTERN BOOK, AS PRESENTED, WITH THE MODIFICATIONS DISCUSSED BY THE BOARD AND TYPOGRAPHICAL CORRECTIONS.

SECONDED BY MRS. DUNHAM.

ROLL CALL:

AYE: MR. RUSS, MRS. DUNHAM, MRS. ACKS, MR. MATTHIES, MR. PAPPALARDO, CHAIRMAN DAVENPORT

NAY: NONE

MOTION CARRIED. VOTE: 6-0.

NEW BUSINESS

- A. FILE ADRB-01-08 A PETITION SEEKING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED ON THE WEST SIDE OF CARPENTER STREET, APPROXIMATELY 115 FEET SOUTH OF ROSS COURT, COMMONLY KNOWN AS 5256 CARPENTER STREET, DOWNERS GROVE, IL (PIN 09-08-309-003), MILDRED DREW AND SUSAN ESTELL, PETITIONERS, MILDRED DREW, OWNER**

The Chairman noted per staff’s memo, the application was withdrawn by the applicant. Mr. O’Brien stated the property owner had second thoughts regarding the petition process.

PUBLIC COMMENT

Mr. John Schofield, 1125 Jefferson, Downers Grove, discussing the latest application withdrawal and stated there needed to be a concerted effort to market this program and to clarify its

benefits to the public. He hoped the revised pattern book would call out several buildings that are of demonstrated historical significance that are known as well as call out those buildings with architectural note, i.e., those buildings that would be candidates for this program. He hoped the pattern book would address Transit Oriented Design as it relates to parking bicycles and not just cars. Mr. Scholfield believed the pattern book should also be available to the public in draft form for further comments. Lastly, he asked what the status was on the program's certification by the State and whether program certification had appeared before the Village Council.

Mr. O'Brien stated he thought the full packet (with the draft pattern book) was provided to the library for public viewing. The Chair also reminded everyone the book was a document that included education but most of it contained known facts, and he believed the public and Village Council would have a chance to comment on it.

As to the Certified Local Government program recommendation, Mr. O'Brien stated he requested a date after the last Council review on the matter, and he would follow up. Chairman Davenport believed listing the dates for those significant buildings in the Village should be fairly easy to research and identify accordingly.

Mr. Bill Wrobel, 7800 Queens Court, Downers Grove, shared some of the discussion that took place at a June 25th meeting of the Downers Grove Coalition for Managed Redevelopment. The Coalition was very supportive of the proposed petition and was looking for leadership from the Village to expand the program. The coalition believes the pattern book is a benchmark and defines the future of the Village. Mr. Wrobel stated the Coalition, along with other groups, is also trying to solicit people to establish conservation districts for Denburn Woods and Shady Lane Estates. Mr. Wrobel next discussed a lively discussion that took place regarding the zoning on Fairview and 65th Street, across from Fairview Village. He recalled there was a zoning overlay in effect for Fairview Village dating back to the 1930s-1940s and believed the overlay should be revisited again to eliminate the debate between residents and owners who want to expand their businesses into residential-zoned areas. He invited members to provide their feedback.

Chair Davenport stated that corrections or changes to the pattern book should be forwarded to staff.

ADJOURNMENT

MRS. DUNHAM MOVED TO ADJOURN THE MEETING. MR. PAPPALARDO SECONDED THE MOTION. MOTION CARRIED.

THE MEETING WAS ADJOURNED AT 8:05 P.M.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)

DOWNERS GROVE FOREIGN FIRE INSURANCE FUND

Minutes from the July 8th, 2008 meeting held at Downers Grove Fire St. 3 at 8am.

Board Members Present: Lt. Pajak, FF/PM Brainard, FF/PM S. Markowski

Guests Present: FF/PM Whalen, FF/PM Hartley

- 1. Called to order at 08:23 am, late due to a Station 3 ambulance call.**
- 2. Minutes read from the June 10th meeting, no changes were added. Motion made by Lt. Pajak to approve minutes, seconded by FF/PM Brainard, motion passed.**
- 3. Treasurer's Report**
 - a. Amount in checking- \$77,442.22
 - b. Amount in widow's fund- \$39,021.45
 - c. Lt. Pajak handed out expenditures to date for FY2008, will be posted at all stations.
- 4. Old Business**
 - a. Discussed status of the Heart Scans to date and bills outstanding and paid so far.
 - b. St. 1 purchases discussed from the July 10th meeting. Board is currently unaware of the status of requests due to Lt. Difatta being on vacation. Will be readdressed at next meeting.
- 5. New Business**
 - a. New purchase requests
 - i. Lt Pajak had proposed \$5,000 in the budget for treadmill replacement. He states that the old treadmills are almost not repairable due to the lack of replacement parts. The next time they break, replacement of the entire treadmill might be the only solution. DC Tutko had told Pajak that the treadmill company has demos available but the administration doesn't have the funds to joint purchase a treadmill at this time. He had asked Lt. Pajak if the 2% board would be able to buy 1 new machine this year and that the administration would budget for a new machine

for the beginning of 2009 and would pay for that new machine in whole, in deference to the joint purchasing agreement. The board discussed this and agreed to the DC's proposal at this time.

b. Station Requests

- i. No new station requests at this time.

6. Motion to adjourn made by FF/PM S. Markowski, seconded by Lt. Pajak. Next meeting set for September 4th at St. 2 at 8am. Motion passed, meeting adjourned at 08:38 a.m.

VILLAGE OF DOWNERS GROVE
Human Service Commission
Minutes
July 3, 2008

Commission Members Present Chair: Jeff Rogers, Members: Lisa Stach, Scott Jacaway, Kathryn Engel-Accettura (ex-officio), Lynn Bedalov, Catherine Rivera, and Theresa Carlquist

Members Absent: Members: Dave Dahm and Diane Johnson

Staff Liaison: Andrew J. Matejcak, Director of Counseling and Social Services

Visitors: None

II. Roll Call: The meeting was called to order at 6:15pm. A quorum was obtained.

III. Approval of Minutes: June's Meeting Minutes were unanimously approved.

IV. Public Comment:

There were no public comments.

V. Discussion:

Director Matejcak updated the Commission with several social service items including the increased requests for Senior Resource Guides and Home Chore Program list requests, noting that both were featured in the Hometown Times newsletter that goes out to all Village residents. Also included in the newsletter was a brief notice that the Youth in Government applications were still being accepted and called for interested youth to download and submit their applications.

A rough draft of the general schedule for TCD3 was discussed highlighting the many levels of community input available over various forums. Also noted was the opportunity for the boards and commissions to provide input and how that will be one of several opportunities to address the human service related items. The TCD3 will also help the commission better gauge what the residents' concerns are, at what level, and which areas of concern the Human Service Commission could address. It was also noted that the HSC's Citizen's Survey questions completed last month had been forwarded to the Manager's office for inclusion in the development of the TCD3.

In June's meeting the commission requested information on the scope of the problems relative to inappropriate behaviors in the Downtown (Downtown district, Public Library, Main St. Train Station and area parks, etc.) and requested supporting information from the Police Department. Staff provided the commission with a report from the Police Department. (Staff Note: See attachment). The report provided a breakdown of some of the crimes more commonly associated with homeless individuals within locations that are more often frequented by homeless individuals. Director Matejcak stated it was important to note that the Police Department's reporting system does not keep track of residency without having to go through each and every record. Therefore, the report indicates *all* calls for service in those identified areas, regardless of whether they were perpetrated by a D.G. resident, a resident of another community or by someone reporting no residency at all. The report also separated out juveniles, so as to include only adults. For perspective, the report also included the total number of calls in the Village for emergency, non-emergency and service calls (waiting behind a car until a tow could arrive, etc) The discussion went on to note that out of the 200 thousand plus of 911 & non-emergency calls and service responses each year, there are relatively few for inappropriate behaviors in the areas such as the

downtown, the train station, the parks, the Library and the shelter sites. It also noted that some of the businesses such as the Library and the shelter sites direct the Police to remove the subjects from their premises as their standard intervention (versus signing complaints for an arrest to be made.). Commission members noted that the Park District does not have its own law enforcement staff but utilizes the Village's Police Department for law enforcement services.

Director Matejcak reported on a conversation with Christopher Bowen of the DG Public Library regarding the issues being addressed by the Human Service Commission. He noted that some of the people utilizing the library tend to leave when the homeless shelters close down for the summer and while that was the case this year, they appeared to stay longer than they had in the past.

Commission members asked about Library rules and if sleeping was allowed or not and if not what were the protocols for addressing. The commission members also discussed the concerns they hear from others in the community about the rules being enforced at the library. Noting that when there is a concern in the general community, people call the police and that when there is a concern at the library, people tell library staff but it was unclear to them what the actual Library staff response is to such problems. The commission wondered if the Library kept records of individuals who violate rules and if there is a log of individuals who are barred access to the library as noted in their approved rules. The commission also discussed the need for inappropriate behaviors at the library to be addressed but also to distinguish between issues of safety and rule compliance with issues that are more related to one patron's discomfort with another's appearance or level of functioning and the expectation of library staff to do something about the latter. The fine line of various units of government working together while also respecting each other's autonomy was discussed by staff and the commission. The commission members also discussed the issue of protecting the public assets and that when public tax dollars are being spent it is a reasonable expectation for the public to feel comfortable and safe. The commission noted the importance of resident's expressing their concerns in constructive venues, most notably, at the various publicly held meetings of the unit of government they are concerned about.

Similar to a request of information from the Police Department, information from DuPage PADS, Inc. was provided to the commission following the commission's request from the June meeting (Staff Note: See attachment). The information stated that from July 1, 2006 through June 30, 2007, 27 of their clients had given Downers Grove as their last residence. From July 1, 2007 through May 31, 2008, 32 clients had reported Downers Grove as their last residence. The report also noted the range of services in Downers Grove that are available to address the myriad of issues related to homelessness and homelessness prevention. The supportive services are offered all year long through their Wheaton offices even when the local Downers Grove shelters are closed during the warmer months. While communities do have the option of zoning where shelter sites may be located, the present commission has looked at the question and defers the option as a policy decision to be determined by Council if it so chooses.

VI. New Business: No new business.

VII. Adjournment: The meeting closed at 8:22pm

Submitted by: Andrew J. Matejcak, Staff Liaison

Attachments:

DGPD Crime report for selected portions of the Village and overall service request volume.

DuPage P.A.D.S. info sheet on shelter services.

**REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE
DOWNERS GROVE PUBLIC LIBRARY
August 27, 2008**

MINUTES

ROLL CALL

President Daniels called the meeting to order in the Library Meeting Room at 7:37 p.m. Trustees present: DiCola, Humphreys, Read, Daniels. Trustees absent: Greene. Also present: Library Director Bowen, Assistant Director Carlson. Visitors: none.

APPROVAL OF MINUTES

The Board reviewed the minutes of the regular meeting of August 13, 2008. It was moved by DiCola and seconded by Read **THAT THE MINUTES OF THE REGULAR MEETING OF AUGUST 13, 2008 BE APPROVED AS MENDED.** Ayes: DiCola, Read, Daniels. Abstentions: Humphreys. 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 27, 2008 TOTALING \$33,494.24.** Ayes: DiCola, Humphreys, Read, Daniels. Abstentions: none. Nays: none. Motion carried.

OPPORTUNITY FOR PUBLIC COMMENT ON AGENDA ITEMS

None.

OLD BUSINESS

None.

Trustee Greene arrived at 7:45 p.m.

NEW BUSINESS

– Opportunity for public comment on the proposed 2008 Property Tax Levy and the 2009 Budget and 2009-2013 Five Year Financial Plan

A copy of the budget document was available for public examination for two weeks in the local government documents collection in the Reference Department. No questions or comments came to the Administration. At this meeting the Board provides a specific opportunity for residents to comment on the proposed tax levy and financial plan, before it is considered for final approval by the Board. There were no visitors and no comments.

– Approval of the 2008 Property Tax Levy for Operating Expenses

Bowen reviewed the process. The Board approves the 2008 Property Tax Levy to provide funding for the FY2009 Budget. The Board approves the actual amount that is needed to fund library operations, and the County Clerk's office determines what the tax rate (per \$100 of assessed valuation) will be in order to collect that amount. The property tax levy requested for 2008 is \$3,812,755. This is a 5% increase over the 2007 tax levy, and is the amount that was projected for 2009 in past Five Year Plans.

It was moved by Humphreys and seconded by DiCola **TO APPROVE A 2008 PROPERTY TAX LEVY OF \$3,812,755.00 TO FUND THE FY 2009 OPERATING EXPENSES OF THE DOWNERS GROVE PUBLIC LIBRARY.** Ayes: DiCola, Greene, Humphreys, Read, Daniels. Abstentions: none. Nays: none. Motion carried.

– Approval of the 2009 Budget and 2009-2013 Five Year Financial Plan

The Board packet contained the budget document in the new format – dropping the various sub-totals – that was discussed at the July 23 meeting. The Board reviewed the proposed budget.

The budget (on page 5) includes a comparison of the 2009-2013 Five Year Plan with the previous years' Five Year plans. The tax rate (the amount paid per \$100 of value of property) will likely continue to drop, with the projected 5% increase in the amount of the operating levy.

Although the Village uses a Five Year Plan, the library plan is projected much further out, to 2016. Bowen reminded the Board that the big increase in 2014 is due to budgeting for a \$250,000 replacement of the membrane roof. The warranty expires in 2014. The roof may not have to be replaced in 2014, and if not, the 2014 budget will be under spent by that amount and the amount should be budgeted for 2015 and each year following, until the replacement is needed.

It was moved by Greene and seconded by Read **TO APPROVE THE 2009 BUDGET AND 2009-2013 FIVE YEAR FINANCIAL PLAN AS PRESENTED.**

The Budget for 2009 includes a budget of \$69,100 for expenditures from the Library Construction Fund for carpet replacement in the Junior Room. Since this is a separate fund, it requires a separate Board action authorizing the expenditure from the Construction Fund.

It was moved by Read and seconded by Greene **TO APPROVE EXPENDITURES OF \$69,100.00 FROM THE LIBRARY CONSTRUCTION FUND FOR CARPET REPLACEMENT.** Ayes: DiCola, Greene, Humphreys, Read, Daniels. Abstentions: none. Nays: none. Motion carried.

REPORT FROM THE ADMINISTRATION

The library's insurance is due for renewal in October, and Bowen has reviewed the values of the building, contents, and collection with the library's broker in preparation for getting quotes. Unless the market has changed significantly, she normally shops the policy every other year. The library went with a new company last year, so unless their quote seems out of line, the library expects to stay with Indiana Insurance. Bowen hopes to have the quote for the next Board meeting.

Bowen has also been working on the 2009 per capita grant application, which has some new requirements, including an ADA compliance survey. The grant application will also come to the Board for approval at a September meeting.

Bowen has mentioned in the past that a patron had complained that the library should not let patrons check out so many materials. Circulation had another unhappy patron the night before, and Bowen expects to receive a letter of complaint to the Board from this patron who thinks the library should not have any limits on the number of items that a patron can check out (current limits are 199 total items and 50 items in any one AV format).

The compressor in the rooftop air handling unit was replaced the previous week. Because the HVAC unit is located in the center of the roof and the library has a high sloping roof all around it, it takes a big crane to lift the compressor across the considerable distance from where the crane can park to the center of the roof. The shortest distance is from the south edge of the Forest Parking Lot. The Village placed barriers in the Forest Street parking lot the night before so the spaces would be open for the crane in the morning. The crane arrived at 7:00 AM and the old compressor was removed and the new one was in place on the roof by 8:30 AM.

The new Mouse House carpet was installed in the Mouse House on August 22 before the library opened. Carlson expressed appreciation for the continued generosity of the Downers Grove Junior Woman's Club which contributed \$1,500.00 toward the new carpet. The Board was encouraged to visit the Mouse House in the Junior Room to see the carpet with its new design and colors.

The first batch of inscribed bricks for the Garden Walk expansion have been ordered, and are expected to arrive at the library the first week of October. As of this meeting, 81 bricks have been ordered--17 large \$250 brick and 64 small \$100 bricks--for a total of \$10,650 in donations for the Library Foundation.

The library has a new committee called Customer-Focused Library Design (shortened to just CFL) which was inspired by a recent workshop presented by four MLS libraries who participated in a "best practices" study done by the consulting firm EnviroSell Inc. and funded by an LSTA grant. The study identified best practices for the customer-focused library. The consulting firm used patron exit surveys, density mapping, and video cameras to learn where patrons were going, what they were using/doing, what they were not using, what was confusing them, where staff were located, etc. The study recommended ways to market library resources effectively, to orient staff to patron convenience, to use space creatively, and to use signs effectively. The recommendations included changes in floor plans and space usage, furnishings (e.g., power walls, face-out shelving), signage, and staff assistance and location. The CFL committee will be using the patron exit survey and density mapping as well as a staff questionnaire to study Downers Grove patron or "customer" usage this fall, and to make recommendations for changes in floor plans, space usage, furnishings, signage, and assistance that can be made over the next few months and in the next couple of years.

TRUSTEES REQUEST FOR INFORMATION AND ANNOUNCEMENTS

Trustee Humphreys asked if there was some way that the SWAN e-commerce revenue could be included in the fine revenue line. Bowen will ask the Village about this.

Trustee Humphreys also asked if the library could get circulation statistics broken down by popular vs. other types of movies. The library cannot get those kinds of statistics because the movies are not organized or labeled according to type. However, the library is able to select particular titles and get circulation statistics on those titles.

Trustee Read asked about the incident with the smoke bomb in a book drop room, and what safety precautions have been made. Bowen said the staff called 911 and evacuated the building per the library's emergency procedures as soon as they smelled the smoke. The police later caught the individuals and asked the library for the value of the damaged materials. Bowen also confirmed that the book drop rooms, with outside book drop slots, are constructed with fire resistant materials. He also noted that on occasion the library has had food and drink thrown in the book drops, creating quite a mess and damaging some materials.

OPPORTUNITY FOR PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING AUGUST 4, 2008, 7:00 P.M.

Chairman Jirik called the August 4, 2008 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Waechtler

ABSENT: Mrs. Hamernik, Mr. Quirk, Mrs. Rabatah, Mr. Webster

STAFF PRESENT: Mr. Jeff O'Brien, Sr. Village Planner; Mr. Stan Popovich, Village Planner;
Mr. Damir Latinovic Planner

VISITORS: John Heye, 935 Curtiss, #6, Downers Grove; Rosa Hudson, 5112 Forest Avenue, Downers Grove; Doug McClellan, Siebert Engineers, 4951 Indiana Avenue, Lisle; Mr. Sonny Mehraban., 2501 Ogden Avenue, Downers Grove; Linda Kunze, Downtown Management, 933A Curtiss, Downers Grove; Mark Thoman, 1109 61st Street, Downers Grove ; Marge Earl, 4720 Florence Avenue, Downers Grove; Dan Schwiesow, 1132 Curtiss, Downers Grove; Jon Povlivka, 6016 Washington, Downers Grove; Robert Kirk, Architect, 415 W. Golf Road, Arlington Heights; Roger Crisman, 1140 Gilbert Avenue, Downers Grove; Peter Burdi, Attorney, 431 S. Dearborn #203, Chicago; Steve Stewart, Fairview Village, 210 Village Drive, Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

Minutes of the July 7, 2008 Meeting - Mr. Matejczyk made a motion to approve the minutes, seconded by Mr. Cozzo. Motion carried by voice vote of 5-0.

Chairman Jirik reviewed the meeting's protocol for the public and petitioners.

FILE NO. PC-35-07 A petition seeking approval of a Preliminary Planned Development Amendment to expand Planned Development #32 Fairview Village for the construction of four multi-family buildings and to rezone such property from R-3, Single Family Residential to R-5A, Townhouse Residential for the property located on the West side of Fairview Avenue at the intersection of Fairview Avenue and Lynn Gremer Court, Downers Grove, IL (PIN's 09-20-213-013,-014,-015,-016,-017,-018,-019); Steve Stewart, Petitioner; Fairview Ministries, Owner

Chairman Jirik noted there was a request from the petitioner to continue the petition to September 8, 2008. The petitioner will follow-up and notice interested parties of the continuation.

WITH RESPECT TO FILE NO. PC-35-07, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION CONTINUE THE MATTER TO A DATE CERTAIN, THAT DATE BEING SEPTEMBER 8, 2008.

MR. WAECHTLER SECONDED THE MOTION.

ROLL CALL:

Mr. Beggs stated he would vote on the current motion but would recuse himself when the matter was officially heard.

AYE: MR. MATEJCZYK, MR. WAECHTLER MR. BEGGS, MR. COZZO, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 5-0

FILE NO. PC-19-08 A petition seeking approval for 1) Special Use for an Automobile Dealership; 2) Zoning Variation for a Transitional Yard Parking Setback; 3) Plat of Consolidation for property located at the Southeast corner of Ogden Avenue and Cross Street, commonly known as 2501 & 2449 Ogden Avenue, Downers Grove, IL (PIN 08-01-306-023, 08-01-306-004,-005); Premier AutoHaus, Petitioner; Fabulous Fortunes, Inc., Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-19-08.

Mr. Latinovic, Village Planner, reported the owner of Premier AutoHaus automobile dealership located at 2501 Ogden Avenue acquired the property (2449 Ogden Avenue) located east of their site which consists of two lots; one vacant and one lot with a single-family residence and detached garage on it formerly used as a beauty salon. The acquired property is 19,822 square feet, zoned B-3 General Services and Highway Business District. The petitioner is proposing to demolish the house and garage and construct a new parking lot adjacent to the existing dealership. He is also requesting: 1) approval for the final Plat of Consolidation to consolidate the three existing lots into one; 2) a Special Use approval for the expansion of the parking lot; and 3) a transitional yard setback variation to construct the parking lot five feet from the east property line where ten feet is required by Code. The ten-foot transitional yard setback matches the required side yard setback on the adjacent residentially zoned lot currently used as the Downers Grove Park District Golf Course. The proposed five-foot setback will match the setback of the existing parking lot at 2501 Ogden Avenue.

Three existing curb cuts located at 2449 Ogden Avenue will be removed. The proposed parking lot with capacity for 52 spaces will be interconnected with the existing parking lot. The property will use the existing Ogden Avenue access driveway where an existing traffic light is located and a new proposed driveway on Cross Street, located approximately 45 feet north of the south property line. The Cross Street access driveway will have full inbound access but will have limited outbound access for right-out only northbound traffic and include a No-Left turn traffic sign.

The proposed parking lot is located 64 feet from the centerline of Ogden Avenue (minimum of 50 feet is required by Code) to allow for additional green space. The site will have a total of 10,679 square feet (13.8%) of green space, where 10% is required. Approximately 4,007 square feet (51.8% of the required total) will be in front yards along Cross Street and Ogden Avenue. Screened landscaping bushes will be provided along Cross Street.

In staff's opinion, the proposed plan is consistent with the Future Land Use Plan and will not diminish the value of the surrounding properties since the dealership exists on the site. The parking lot expansion meets all zoning requirements except for the transitional yard parking setback variation. The dealership is a permitted Special Use in the B-3 District. Staff supports the request for the five-foot setback. The property is unique in that it is adjacent to a residentially zoned lot along the Ogden Avenue corridor that is being used for a Park District golf course. Most other properties along the Ogden Avenue corridor abut commercially zoned properties where there is no required parking setback between adjacent properties. The proposed five-foot setback matches the setback of the existing parking lot at 2501 Ogden Avenue, which allows for better circulation throughout the site. The petitioner will be installing a six-foot high solid fence along the east side of the new parking lot.

The consolidation of the three lots into one lot will meet or exceed all minimum lot dimension requirements per the Subdivision Ordinance. The new lot will have 241 feet of frontage along Ogden Avenue and 254 feet of frontage on Cross Street. In addition, the parking lot expansion complies with the Ogden Avenue Master Plan, and a new sidewalk is planned along Ogden Avenue next to the new parking lot.

Because the proposed parking lot is less than 25,000 square feet (approximately 19,822 square feet), an on-site stormwater detention facility is not required. However, the petitioner is proposing an underground detention facility under the proposed parking lot to maintain the allowable stormwater run-off rate. The petitioner will pay a fee-in-lieu of the street improvements for Cross Street, which includes pavement widening, storm sewer and curb, and gutter installation improvements. The street improvements will be completed at the time the property west of Cross Street is redeveloped when the funds for complete improvement are collected. The Fire Prevention Division of the Fire Department has stated the property will continue to have adequate emergency access.

Lastly, no comments have been received from the surrounding property owners. The proposed Plat of Consolidation meets the minimum lot dimension requirements per the Subdivision Ordinance, and the standards for Special Use have been met. Staff believes the standards for granting the requested transitional yard setback variation to locate the proposed parking lot five feet from the east property line where ten feet is required have been met. Staff supported the request and requested the Plan Commission make a positive recommendation to the Village Council.

Mr. Matejczyk confirmed with staff that as part of this petition, the petitioner had to install either aboveground or underground water detention. Mr. Latinovic explained that the petitioner is not required to provide an on-site detention facility but that the stormwater runoff rate must stay the same or be reduced. For that reason, the petitioner has chosen to install an underground detention facility.

Mr. Matejczyk also pointed out that when people exit the site, other drivers do not realize there is a traffic signal at the intersection of south Cross Street and Ogden Avenue and near-miss accidents have occurred. Mr. Latinovic stated that the Cross Street traffic light is an IDOT regulated traffic light, but he would follow up with the Transportation Division of the Public Works.

Mr. Waechtler asked whether the driveway could be relocated further to the east to address Mr. Matejczyk's concern. He agreed the State should review the matter. Other ideas included changing the sequence of the traffic signal or widening the driveway to look more like a street.

The Chairman Jirik asked that the petitioner speak.

Mr. Doug McClellan, 1310 18th Street, Chicago, Illinois, stated he represents the property owner and is the consulting engineer. He stated the owner would like to expand his current parking lot by consolidating the lot to the east, demolish the existing building and install pavement and stormwater detention for the parking expansion. An entrance will be added on Cross Street to facilitate better flow through the site, but entrances on Ogden Avenue will be removed in compliance with the Ogden Avenue Master Plan and per the Illinois Department of Transportation. Hedges will be added along the west property line and along the Cross Street entrance. Because the site is below the 25,000 square foot requirement for stormwater detention, yet impervious surface is being increased, he stated stormwater detention is provided to maintain the current run-off rates. Mr. McClellan confirmed he was speaking on behalf of the property owner, Mr. Sonny Mehraban.

Per questions raised by the Commissioners, Mr. McClellan stated the lighting consultant was taking into consideration the Village's suggestions for lighting standards, and the consultant will meet the required one-foot candle value at the eastern property line due to the adjacent residential neighborhood. As to meeting staff's requirements in its report, Mr. McClellan confirmed he and his client agreed to meet the Village's lighting ordinance. Asked whether the petitioner would be opposed to having a stop sign at the main north exit versus a traffic signal, Mr. McClellan stated he would have to speak to the property owner. Mr. Matejczyk pointed out that not much traffic would be coming out of the exit and would only be customers.

Chairman Jirik stated that the signal issue above was the jurisdiction of the State and could become a traffic calming measure for consideration. Mr. McClellan conveyed the State had already given approval for the currently proposed plans, but revising the plan to reflect a stop sign, Mr. McClellan did not see it as an issue.

Mr. O'Brien, Senior Village Planner, stated when this plan was initially presented to staff by Mr. Mehraban, an additional curb cut to the east on Ogden Avenue was proposed, which was brought to the attention of the State, and was rejected. Therefore, staff recognized the issue and recommended that the petitioner not pursue a second entrance along Ogden Avenue because of the traffic confusion it could cause. However, staff did discuss car carrier issues with the petitioner and recommended allowing the second access on Cross Street to allow those carriers to return to Ogden Avenue and unload on the site. Any changes to the signal timing would have to be reviewed and approved by the State. Mr. Matejczyk again reviewed his concerns about the intersection coming south on Cross Street and the close calls to vehicles heading north. He agreed the State should review the intersection. Mr. O'Brien offered a possibility to change the sequencing of the light and have IDOT review the matter.

Mr. Mehraban, property owner, was fine with Mr. Matejczyk's suggestion; however, he reiterated the traffic was significant for him and that 50 cars can stop in on Saturdays, which is very busy. He suggested placing a police officer at the intersection to issue citations if there are traffic violations. Lastly, he stated his car carriers rarely utilize Cross Street, possibly one or twice a year, and confuse his business with another dealership. He believed the exit would be beneficial.

Mr. Cozzo asked if consideration was ever taken to make the access at the signalized intersection an entrance only and having the exiting traffic go west to Cross Street, then to Ogden, then make a

right-hand turn. Mr. Mehraban reiterated that the full access on Ogden Avenue is crucial for his business.

Mr. Waechtler confirmed with Mr. Mehraban that the dealership would be selling used cars.

Chairman Jirik opened up the meeting to public comment. No public comment received.

Mr. McClellan had no closing comment.

Per Mr. Matejczyk's earlier comment about the location of the traffic signal, Mr. Latinovic clarified the north exit off of the site to Ogden Avenue has an existing stop light and nothing was being changed. Staff was only requesting a right-turn only on the newly proposed curb cut on Cross Street. Details followed.

Mr. Matejczyk believed the petitioner came up with a positive proposal and was pleased to see the underground water detention installed. Overall, he believed it was an excellent petition; Mr. Waechtler agreed. Reviewing the east property line, staff confirmed the fence would be a solid board-on-board fence. Regarding concerns about stray golf balls, Mr. Waechtler stated the petitioner could install an eight-foot fence if necessary. Regarding the Ogden Avenue landscaping, Mr. Latinovic stated a landscaping plan existed, and there would be low growing plants so as not to obstruct the visibility of the cars. Commenting on the setback variation request as well as for the record, Mr. Waechtler stated the Plan Commission does not freely grant variations and setbacks without good reason for doing so, and he did not see issues with the setback due to the adjacent golf course and existing parking lot configuration.

For the record, Mr. Cozzo stated the standards for approval of the Special Use and granting of the variation have been met.

WITH RESPECT TO FILE NO. PC-19-08, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED LOT CONSOLIDATION, SPECIAL USE AND ZONING VARIATION FOR THE TRANSITIONAL YARD SETBACK SHALL SUBSTANTIALLY CONFORM TO THE BOUNDARY AND TOPOGRAPHIC SURVEY, PLAT OF CONSOLIDATION AND ENGINEERING PLANS AND SPECIFICATIONS PREPARED BY SIEBERT ENGINEERS INC. ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
- 2. A SEPARATE ENGINEER'S COST ESTIMATE SHALL BE PROVIDED FOR THE INSTALLATION OF COMPLETE PAVEMENT WIDENING, STORM SEWER, CURB AND GUTTER ALONG THE EAST SIDE OF CROSS STREET ADJACENT TO THE WEST PROPERTY LINE. UPON STAFF'S APPROVAL OF THE COST ESTIMATE, A FEE-IN-LIEU OF THE IMPROVEMENTS SHALL BE REQUIRED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.**
- 3. THE PROPOSED SIX-FOOT SOLID FENCE ALONG THE EAST PROPERTY LINE SHALL TIE INTO THE EXISTING SIX-FOOT FENCE.**

4. **THE PROPOSED LIGHTING PLAN SHALL INDICATE A 0.1 FOOT CANDLE OR LESS ALONG THE ENTIRE LENGTH OF THE EAST PROPERTY LINE ADJACENT TO THE NEW PARKING LOT AND SHALL INCLUDE A TABLE WITH FOOT CANDLE AVERAGE, MINIMUM, AND AVERAGE TO MINIMUM RATIO IN COMPLIANCE WITH THE SECTION 28.1406 OF THE ZONING ORDINANCE.**
5. **THE PLANS FOR THE PROPOSED LIGHT POLES SHALL BE PREPARED, SIGNED AND INK STAMPED BY AN ARCHITECT OR AN ENGINEER IN THE STATE OF ILLINOIS.**
6. **THE PLAT OF CONSOLIDATION SHALL BE REVISED TO INCLUDE A CERTIFICATE FOR THE ILLINOIS DEPARTMENT OF TRANSPORTATION OFFICIAL. A MYLAR COPY OF THE REVISED PLAT SHALL BE SUBMITTED PRIOR TO VILLAGE COUNCIL CONSIDERATION.**
7. **A PLAT OF EASEMENT SHALL BE SUBMITTED TO THE VILLAGE WITH STORMWATER EASEMENTS PROVIDED OVER ALL STORM SEWER, ASSOCIATED MANHOLE STRUCTURES AS WELL AS OVERLAND FLOW ROUTES PRIOR TO ISSUANCE OF THE BUILDING PERMIT.**
8. **ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED BY THE PETITIONER PRIOR TO ANY SITE DEVELOPMENT ACTIVITIES.**

MR. BEGGS SECONDED THE MOTION.

ROLL CALL:

AYE: MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MR. WAECHTLER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 5-0

FILE NO. PC-23-08 A petition seeking approval for Special Uses for a Mixed Use Retail and Residential Condominium Building for the property located at the Northwest corner of Forest & Gilbert Avenues, commonly known as 5100 Forest Avenue, Downers Grove, IL (PIN 09-08-126-005); Downers Grove Village Square, LLC, Petitioner/Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-23-08.

Stan Popovich, Village Planner, discussed that the petitioner is requesting a Special Use to construct a multiple-family residential development in the Downtown Business Zoning District as well as a Special Use for an outdoor seating accessory to a proposed restaurant at 5100 Forest Avenue. The 49,285 square foot property is located at the northwest corner of Forest and Gilbert Avenues and is the former TCF bank site. The petitioner is proposing to construct a six-story, mixed-use development with the first floor as commercial, the remaining five floors as residential, and the lower level as a one-story underground parking garage (84 parking spaces) strictly for the residents. The garage access is off Gilbert Avenue and an existing curb cut on Gilbert will be improved to provide access to parking and the loading zone. The at-grade parking lot with 42 parking spaces will be accessible along Forest Avenue.

The 70-foot tall building, which meets the zoning height requirement for the DB District, will have 12,515 square feet of commercial space on the first floor and 60 condominium units ranging from one- bedroom units to units with two bedrooms and a den on floors two through six. The outdoor seating area was also noted. Due to the site's grade changes, a portion of the first floor parking garage will be seen above grade from the Gilbert Avenue site and the west property line. The petitioner is also proposing a vehicular and pedestrian connection to Commuter Parking Lot D located at the northwest corner of the site. Currently, Lot D is owned by Immanuel Residences with the Village holding a lease agreement for the parking lot until 2087. As part of the agreement, two of the four existing handicap parking spaces in Lot D will have to be relocated within Lot D or adjacent to the proposed dumpster onto 5100 Forest Avenue. The Village will not allow any reduction in spaces in the parking lot due to parking space requirements and the number of parking permits that can be sold. The petitioner has agreed to it.

Per staff, a ComEd ten-foot utility easement runs along the west property line, and two transformers exist at the southwest corner of the site. The petitioner is proposing to encroach into the ten-foot easement with residential balconies on floors two through six, access stairs to the parking garage, steps and ramps, stormwater facility structures and a dumpster enclosure. Staff is requiring that a written agreement from the petitioner with ComEd be submitted to the Village permitting the encroachment into the easement prior to receiving any site development permits.

Mr. Popovich stated the proposal meets the Village's bulk requirements. The Special Use is consistent with the goals of the Zoning Ordinance and is consistent with the intent of the Future Land Use Plan. School and park donations were referenced in staff's report. A new water service and sanitary sewer service will be provided to the site, and the Downers Grove Sanitary District has provided conceptual approval of the development. Stormwater detention is to be provided in underground vaults along the northern property line. A Plat of Easement shall be provided over all stormwater detention facilities and piping. The Fire Prevention Division of the Fire Department reviewed the proposed plans and was supportive of the overall access to the site. Since the site access is primarily located above the parking garage, staff is requiring that the garage be designed by a licensed structural engineer to support the weight of the Village's fire trucks.

Staff did speak to one neighbor regarding the proposal who had no concerns. Another neighbor had questions about available commercial and residential parking on the site. Staff has not received any other verbal or written neighborhood comment regarding the proposal at this time.

Staff believes the standards for a Special Use have been met, the proposed mixed-use development is desirable and both Special Uses will not be detrimental to the public's general welfare and will not be detrimental to property values. Renderings of the building elevations followed.

To Mr. Matejczyk's question, staff confirmed the underground water storage will not encroach upon the ComEd easement but possibly four floors of balconies will encroach. Asked what recourse the Village has if the project does not get underway, Mr. Popovich explained the Village requires a bond to be posted to complete certain improvements in order to take the site back to normal grade. A stormwater bond is also issued. A model of the project was provided to correspond with the renderings in the packets.

Petitioner, Mr. Robert Kirk, President of Group A Architects, 415 W. Golf Road, Arlington Heights and the architect for the development, provided a slide overview of the project specifically focusing

on the site and its ability to lend itself to both access to upper and lower levels. In particular, he pointed out that from the corner of Forest and Gilbert land increases in height heading toward the Metra tracks, which allows for the upper parking deck while at the opposite end, the grade lowers, allowing for an outdoor seating area. Regarding access to the parking lot, some stairs and access along the building will be created to allow commuters to walk across the site to the train.

First floor retail is planned and would be recessed five feet back to allow for a canopy for pedestrians. The main entrance will be recessed and covered. The bulk of the building will be away from the noise of the train. The average unit price will start at \$300,000 with the largest unit at \$650,000. The lower level parking garage was reviewed noting the storage areas and the location of two elevators. Building materials will include traditional features with cleaner details.

Mr. Kirk described the development as “cutting edge” because it will be the first project using sustainable materials, local materials and local contractors throughout the building process. A LEED certification for the development is being pursued. Mr. Kirk discussed the fact that the building will be created using a pre-engineered steel structural system with poured 9-inch concrete floors. A similar project is being done in Evanston, Illinois.

Regarding discussions with ComEd about the easement issue, Mr. Kirk indicated discussions have not yet taken place. However, the balconies, which start on the second floor, are 16 feet above the easement. If necessary, modifications to them could take place.

Mr. Peter Burdi, 431 S. Dearborn, Chicago, Illinois, on behalf of Downers Grove Village Square, LLC and petitioner for the project, stated he was one of the purchasers of the former TCF Bank and joined Harry Liesenfelt in this joint venture project. A similar project was selling units in downtown Riverside, Illinois. Regarding the earlier concerns about the project not getting underway and standing vacant, Mr. Burdi stated construction would not begin until the construction loan is in place. Per a question, he stated one parking space was allowed for each unit. However, owners would have an option to purchase another space.

Per a question about windows, Mr. Kirk explained a new company named Alpin designs the windows per facade so that each window facade is slightly different to its exposure. Loading on Gilbert Avenue was briefly discussed. Building materials were available for viewing. Discussion was raised about the condominium market and its saturation, wherein Mr. Burdi responded on the success of the Acadia project being on its last phase and given the current market condition, he believed there was a market for the condominiums and planned to break ground in early spring.

Mr. Kirk expected project completion to be about 12 months at best, or 24 months at worst. He estimated half the traffic lanes on Forest would be blocked during some construction. No traffic plans were done to date, but he would put it into the plans to make it work. Mr. Beggs inquired about the height of the building as compared to other buildings in the surrounding area and the proposed building's affect on the building to the west. Mr. Kirk stated the orientation of the Immanuel building is east/west and the proposed building will have minimal impact because the side, which has the least exposure, is facing the Immanuel building. The distance between the two buildings will be about 60 to 65 feet. The distance between buildings 1 and 2 at Acadia was probably 66 feet to 70 feet.

As to traffic exiting onto local streets, Mr. Burdi did not believe there was any concern about commuter traffic exiting Gilbert Avenue currently and presumed the primary exit would be from Forest Avenue. Mr. Beggs voiced concern about the amount of traffic turning west on Gilbert during construction and parked cars exiting. Mr. Waechtler had a similar concern and suggested that the Village's local traffic engineer review the issue, possibly removing the parking and opening up the lanes for traffic to pass. Per Mr. Burdi, no traffic study was requested by staff. Chairman Jirik suggested monitoring the situation first and be prepared to act if necessary. Staff stated, however, as part of the petitioner's development permits, the petitioner will be required to provide a parking plan during construction. Staff would be monitoring the construction, which may include the removal of parking spaces for that purpose. Mr. Waechtler thanked staff's approach.

As an aside, Mr. Beggs recommended the developer pay attention to water collection at a particular site, wherein staff stated preliminary site engineering was submitted by the petitioner and some fine-tuning was necessary, but staff was comfortable with the amount of detention being provided.

Per an earlier concern, Mr. Burdi agreed that he and his partners did not want the project to fail. He plans to have a trailer with the model in it to begin marketing units. He believes after 20% to 30% of the units are sold, he will be able to get the financing.

Chairman Jirik opened up the meeting to public comment.

Ms. Rose Hudson, 5112 Forest Avenue, Downers Grove, stated she owns property across the street from the future development and thought the development was an asset. However, her concerns included access for her customers; parking to accommodate the project and traffic safety at Forest and Gilbert with cars coming from the north to the south. She voiced concerns about the additional traffic in the area with the new development, whether any utilities would be shut off and not having enough parking specifically for the restaurant portion.

Mr. Kirk stated 42 parking spaces were being added to the ground level parking while the zoning code required no parking spaces, which would allow relief. Mr. Burdi, however, cautioned Ms. Hudson that while she had her customers, the proposed development also had its customers and tenants.

Mr. Mark Thoman, 1109 61st Street, Downers Grove, inquired if any RDA (Redevelopment Agreement) was attached to the development, on behalf of the Village, and if any re-engineering of Forest would occur to allow for a left-turn lane, which could be by-passed in the right lane. He suggested the Village might want to consider a Right Exit Only on Forest to eliminate the possibility of turning left without seeing on-coming traffic. He inquired about the specific type of water detention being created. However, he was encouraged by the development and the fact that a LEED certification was being pursued and could be an example for future developments. He reminded the public that the project was on the outer edges of the downtown area, and he recommended support for the project.

Mr. Jon Povlivka, 6016 Washington, Downers Grove, noted the Village should be making plans for construction parking. In addition, consideration should take place to bury utility lines now versus later.

Mr. Roger Crisman, 1140 Gilbert Avenue, Downers Grove, resides on the north side of Gilbert and voiced concern about pedestrian safety at the Forest/Gilbert intersection besides vehicular traffic.

Hearing no further comments, Chairman Jirik closed the public comment portion of the meeting.

In response to the above public comments, Mr. Kirk stated he was open to working with staff regarding the pedestrian traffic possibly finding a permanent solution such as a crosswalk or flashing light. Utilities were already buried along the easement. Mr. Popovich stated he believes no utility services would be shut off and understood only new services would be attached to the building. With regard to developing a private/public partnership for the issue of safer pedestrian access during construction, Mr. Popovich stated he could work with the petitioner on the matter to discuss how the access could be addressed. As to crosswalks, staff would have to speak with the Traffic Division of the Public Works Department.

Chairman Jirik suggested that staff speak to Public Works sooner versus later.

Per a resident's earlier question, staff reported that pipes would be used for the water detention and no RDA, i.e., no Village financing, was involved with the project. Staff added during the construction/demolition phase of the project the petitioner will have to submit a fencing plan to the Village depicting where access points are located, delineating parking for construction vehicles, locating dumpsters, and notifying neighbors within 100 feet of the project, all prior to receiving any construction permit. Due to the possible concerns of the neighbors, Chairman Jirik suggested the neighbors be made aware of the plans in order to be engaged in the process and suggested staff forward information to them on the correct process. Mr. Popovich indicated if there were any compliance concerns, neighbors could contact the Village's Community Development Department.

Because the site was affecting much of the area, Mr. Waechtler recommended that neighbor notification beyond 100 feet might be necessary. A question followed regarding addressing parking issues for the library downtown.

The petitioner had no further information to add nor a closing statement.

Mr. Waechtler inquired as to how many retailers would be located in the building. Mr. Burdi indicated that he would like a restaurant ideally, but possibly three or four retailers would exist. Mr. Matejczyk conveyed his support for the project and wished the petitioner well given the current economy. Mr. Waechtler appreciated staff's detailed notes and the petitioner's professional presentation. Chairman Jirik reminded the petitioner given the issues raised; communication with the neighbors should be strong. Mr. Cozzo agreed the project met the standards for approval for the Special Use.

WITH REGARD TO FILE NO. PC-23-08, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THIS PETITION, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USES SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ARCHITECTURE PLANS PREPARED BY GROUP A ARCHITECTS, LTD. DATED JUNE 9, 2008; THE PRELIMINARY ENGINEERING**

PLANS PREPARED BY MANHARD CONSULTING, LTD. DATED JUNE 6, 2008 AND REVISED ON JULY 18, 2008; THE PRELIMINARY LANDSCAPE PLANS PREPARED BY WINGREN LANDSCAPE DATED APRIL 18, 2008 AND REVISED ON MAY 27, 2008; AND THE PRELIMINARY EXTERIOR LIGHTING PLAN PREPARED BY U.S. ARCHITECTURAL LIGHTING DATED JUNE 4, 2008, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.

- 2. A DESCRIPTION OF BEST MANAGEMENT PRACTICES THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION SHALL BE PREPARED AND SUBMITTED. THE APPLICABLE DESIGN CRITERIA SUCH AS SOIL TYPE, VEGETATION, AND LAND COVER CONDITIONS DRAINING TO THE BEST MANAGEMENT PRACTICE ALONG WITH APPROPRIATE CALCULATIONS SHALL BE INCLUDED.**
- 3. AN EASEMENT SHALL BE PROVIDED OVER ALL STORMWATER DETENTION FACILITIES AND PIPING. A PLAT OF EASEMENT SHALL BE PREPARED AND ACCEPTED BY THE VILLAGE PRIOR TO THE ISSUANCE OF SITE DEVELOPMENT PERMITS.**
- 4. THE PROPOSED BUILDING SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 5. THE PROPOSED BUILDING SHALL HAVE A COMPLETE AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 6. A MINIMUM 20 FOOT FIRE LANE SHALL BE PROVIDED ADJACENT TO THE BUILDING. THE FIRE LANE LOCATIONS SHALL BE APPROVED BY THE VILLAGE.**
- 7. THE PARKING GARAGE SHALL BE DESIGNED IN A MANNER TO SUPPORT THE WEIGHT OF THE VILLAGE'S EMERGENCY VEHICLES. THE DECK SHALL BE DESIGNED, STAMPED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.**
- 8. ALL PROPOSED COMMERCIAL SIGNAGE SHALL COMPLY WITH THE VILLAGE'S SIGN ORDINANCE.**
- 9. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE PETITIONER SHALL SUBMIT MATERIAL SAMPLES OF THE PROPOSED EXTERIOR BUILDING MATERIALS AND RETAINING WALLS FOR REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**
- 10. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A TOTAL OF \$125,768.55 AS SCHOOL AND PARK DONATIONS (\$92,981.70 TO THE PARK DISTRICT, \$23,599.00 TO ELEMENTARY SCHOOL DISTRICT 58, AND \$9,187.85 TO HIGH SCHOOL DISTRICT 99) SUBJECT TO VERIFICATION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**
- 11. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL PROVIDE THE VILLAGE WITH AN EASEMENT ENCROACHMENT LICENSE FROM COMMONWEALTH EDISON TO LOCATE BALCONIES, RAMPS AND STEPS, DUMPSTER AND ENCLOSURE,**

STORM SEWER STRUCTURES AND OTHER INCIDENTAL ITEMS WITHIN THE COMMONWEALTH EDISON TEN-FOOT UTILITY EASEMENT WHICH RUNS THE LENGTH OF THE WESTERN PROPERTY LINE.

- 12. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL ENTER INTO AN AGREEMENT WITH THE VILLAGE FOR EASEMENT ACCESS TO COMMUTER PARKING LOT D.**
- 13. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL ENTER INTO AN AGREEMENT WITH IMMANUEL RESIDENCES FOR EASEMENT ACCESS TO COMMUTER PARKING LOT D.**

MR. MATEJCZYK SECONDED THE MOTION.

ROLL CALL:

AYE: MR. WAECHTLER, MR. MATEJCZYK, MR. BEGGS, MR. COZZO, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 5-0

Chairman Jirik confirmed the Commission's next meeting was September 8, 2008. Due to the potential length of the earlier continued petition, he suggested staff place the item on the September 8 agenda and reserve any other petitions for a second September meeting date.

MR. COZZO MOVED TO ADJOURN THE MEETING. MR. BEGGS SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 9:17 P.M.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)

VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
April 24, 2008, 7:00 p.m.

Downers Grove Public Works Facility
5101 Walnut Avenue, Downers Grove, Illinois

Call to Order

Chairman Eckmann called the meeting to order at 7:00 p.m. A roll call followed. A quorum was established.

Members Present: Chairman Eckmann, Mr. Gorman, Mr. Crilly, Mr. Scacco

Members Absent: Ms. Matthies, Mr. Bollenberg

Staff Present: Robin Weaver, Interim Public Works Director, Mike Millette, Assistant Director of Public Works-Engineering, and Lori Godlewski, Recording Secretary

Others Present: Mr. John Moore of 1934 Elmore, Downers Grove

Approval of January 10, 2008

Minutes from the January 10th meeting were accepted. Mr. Gorman put to motion to accept, Mr. Crilly seconded the motion. Motion carried by voice vote.

Review of WIIP (Watershed Infrastructure Improvement Program)

Mr. Millette spoke about the 2008 Stormwater Project Status sheet shows all 15 projects. This spreadsheet will be used to track of all the 2008 Stormwater Projects. It is up-to-date, on time and on budget. Mr. Millette said once a week on Fridays there is a meeting held with Mr. Fieldman, Deputy Village Manager, and Mrs. Weaver, Interim Public Works Director, Mr. Tock, Staff Engineer, Ms. Bourke, Management Analyst and himself. As of date, there have been 3 meetings.

Mr. Millette stated the project DR-008 – Maple and Carpenter Storm Sewer Replace and Realign starts on Monday April 28th. Mr. Millette stated the Village had preliminary discussion with the County, the permit will be submitted at the end of May, and construction will start in the middle of June.

Mr. Millette stated we chose V3 Consultant/Contractor for the reason they had the best approach and are in line with our budget. Mr. Millette explained the process and how we

were going to do the construction for this project. Mrs. Weaver pointed out with the intention of preceding this way with the project it will save time and money. Mr. Millette stated there was a savings of \$500,000 to \$750,000. Mr. Scacco asked if the status sheet showed the savings, Mr. Millette stated yes. In regards to the cleaning of the pipe for St. Joseph Creek dredging; there was \$100,000 put aside to do as much cleaning as we can. Mr. Millette explained this pipe has 2 bends and that we are going to try to get as far as we can regarding the 2 turns. Mrs. Weaver pointed out to Mr. Scacco that most of these are contract amounts for this year and are design. Mr. Scacco asked if this is a design/build and Mr. Millette stated yes. Mr. Gorman asked if this project was the only design/build, Mr. Millette stated yes.

Mr. Eckmann asked the question, what was meant by, “we will do as much as we can for \$100,000.” Mr. Eckmann asked if it could have been done on a cubic or unit basis, Mr. Millette stated that no one would quote us on a unit basis. Mr. Scacco asked, is it because we do not know how much silt and that no one has done this type of work. Mr. Millette said yes and Mrs. Weaver stated this is a unique project. Mr. Millette stated we were looking for a way so as to have comparable numbers. Mr. Eckmann asked how could we compare, Mr. Millette said that they are all using the same process. Mr. Millette said we gave them an allowance of \$100,000. This amount was set aside for the 11 foot culvert. Mr. Millette said that this will be done on time and material. Mr. Gorman said he understands this will be done on a time and material basis, there is a not to exceed \$100,000, and that the Village could terminate the contract any time, Mr. Millette said yes. Mrs. Weaver stated, if they spend a week there it will different if they were to spend 6 months there, regarding time and materials – we will be there monitoring the project.

Mrs. Weaver asked when the pipe was put in and Mr. Millette stated that it was in 1961/1962. Mrs. Weaver stated that this is the first maintenance we have done on it Mr. Millette concurred and stated that, he will be working closely with Jim Tock. Mrs. Weaver stated that this firm has worked with us before and the Village would like to be able to use them in the future. Mr. Gorman noted that V3 will have to perform, as they do not want to damage their reputation. Mrs. Weaver stated that she can e-mail all when the project starts.

Mr. Millette went back to the first 5 projects stating they are tracking fine, the next 3 are being looked at now, and Lacey Creek will be looked at in the middle of summer. Mr. Millette said we are looking for a final design by fall and bidding before the end of the year. Mr. Millette asked if there were any questions. Mr. Eckmann stated that we are close on the amount budgeted. Mr. Millette yes. Mrs. Weaver stated she was hoping this year that with communities doing cut backs, green field development stopped and the slowing down of permits, that we would have good competition on our projects. We have already found that we have had more firms interested in our projects.

Mr. Millette stated that with the regard to the ERA projects: Prentiss Creek B, we are having a meeting with them and the design should be done next month; and Sub J is slated for design this year. Mr. Millette said we should have answers sometime next week on the possible merits of a buy out of 2 lots; these lots could give us a sizable detention basin. Mr. Millette talked about Sub C & Sub E – St. Joseph Creek. Sub C is where the old treatment plant use to be. Three projects require IGA's (Inter-Government Agreement) with the Park District. Mr. Millette said Mr. Fieldman has been working on this for about 2.5 months. A straight in-line pond is out of the question with the county. Mr. Gorman asked why they said no, Mr. Millette stated the county said that there was no way that the Corps would consent to such a permit. We are thinking about reducing the size of the pond and making a main water body and a slight over flow pond over by the play area. Mrs. Weaver stated we may possibly purchase some residents property; we would have some extra room. Mr. Gorman said it could be better stocked and you will not lose any fish. Mr. Millette continued on stating Gilbert area is a LPDA (Low Poor Drainage Ares). We had meetings with the residents and all but one did not think that connecting low spot to low spot via their back yard was a good idea. We offered a directional boring solution; they still did not like the idea. Mrs. Weaver stated there was initially the concern about the trees; some felt that it would hurt the trees. The residents did not want a restriction put on their property. The study had been changed and a correction was made on the pipe size.

Mr. Millette went on to detail information about 3 projects SW-27 Carpenter Street; we received bids which includes resurfacing the street, water main replacement and portion of 61st and some sidewalk. The Council should award the contract on May 6th. DR-015 is in

conjunction with SW-34, waiting on an answer from ERA, go or no go by sometime next week. If the pipe has to be upsized we will not precede to repair it, but if the capacity is okay we will go a head and slip line. DR-005 Lacey Creek Culvert Joint Repairs will be going out to bid this July. We will be replacing the concrete pipe. Mr. Millette stated that this concludes the information on all 15 projects. Bond monies need to be spent by 2010. Mrs. Weaver spoke about the increase of property tax that will be on July 1st and municipal bonds are secure with assets. We have an AA bond rating.

Mrs. Weaver asked the committee if they would like copies of updated maps/CIP sheets kept here at Public Works, for them to look at. We could keep a file here for them with all updated information. Mr. Millette stated the projects signs are up on 39th and Woodard with completeness of project on them. Mrs. Weaver stated every Friday we update our website. We have an internal sheet; green - is on schedule/budget, yellow – we need to look at, red – we have issues. We are trying to integrate the projects like Carpenter with stormwater, resurfacing and sidewalks. Mr. Crilly asked if this is on the Village website and it shows what is happening. Mr. Millette said yes. Mrs. Weaver stated there are construction updates, which helps with communication with the residents. It will show them how the monies are being spent and what the status is of the projects.

Public Comments

Mr. Moore asked about the new pond regarding St. Joseph Creek what side will it be on. Mr. Millette stated that it is planned to be on the north side.

New Business

Mr. Eckmann asked about the open position for the Stormwater Committee and the replacement for Mr. White.

Mrs. Weaver stated that she and the Village are encouraging residents to apply to serve on the Stormwater and Flood Plain Oversight Committee, and other committees as well. Mr. Scacco stated that he may know someone that would like to be on the Stormwater committee.

Old Business

Mr. Millette brought up the BMP Manual, from DuPage County and that the requirement has changed for single family homes and fee in lieu of sections. The Village has to adopt

by August, 2008. Mr. Eckmann asked if there was a copy and Mrs. Weaver said she would send them a link to the DuPage County website.

Mrs. Weaver asked if they could discuss future Stormwater Committee dates. There will not be a meeting in May. Meetings are subject to change in the future. Mr. Scacco asked if we would be able to use e-vite to make it easier to keep track of who would be able to make future meetings. Mr. Gorman stated he would not be able to make 3 of the meetings; those dates are May 15th, November 20th, and December 18th.

A motion to adjourn the meeting was made by Mr. Gorman at 8:28 p.m., and seconded by Mr. Crilly.

Respectfully submitted,

/s/ Lori Godlewski
Lori Godlewski, Recording Secretary

Approved September 10, 2008

TRANSPORTATION AND PARKING COMMISSION

Minutes

August 13, 2008, 7:30 p.m.

Downers Grove Public Works Facility
5101 Walnut Avenue, Downers Grove

Note: The Commission arrived at 6:30 p.m. to receive orientation and new Commissioner training from Management Analyst Brandon Dieter and Assistant Director of Public Works – Engineering Mike Millette.

Co-Chairman Wendt called the August 13, 2008 meeting of the Transportation and Parking Commission to order at 7:37 p.m. Roll call followed and a quorum was established.

ROLL CALL:

Present: Co-Chairman Wendt; Members Schiller, Stuebner, Saricks, Cronin, Van Anne

Absent: Co-Chairman Gress

Staff Present: Asst. Dir. of Public Works - Engineering Mike Millette; Traffic Manager Dorin Fera; Police Lt. Jim Nehls, and Recording Secretary Megan Dugard

Visitors: Mr. Anthony Beidel, 7101 Lyman Ave., Mr. Alan Fisher, 7100 Lyman Ave.; Mr. Bill Wrobel, 7800 Queens Court; Ms. Sue Maher, 7108 Blackburn; Ms. Lisa Woodman, 500 Claremont Dr.; Mr. Robert Kinsinger, 839 Claremont Dr.; Mr. Ed Pawlak, 6936 Parkview Dr.; Mr. Todd Woodman, 500 Claremont; Mr. Paul Jarosz, 831 Claremont; Mr. John Kaderabek, 601 Claremont Dr.; Mr. Mike Szymczak, 7108 Blackburn

APPROVAL OF THE DECEMBER 12, 2007 PARKING & TRAFFIC COMMISSION MINUTES

CO-CHAIRMAN WENDT RECOMMENDED ACCEPTANCE OF THE DECEMBER 12, 2007 PARKING & TRAFFIC COMMISSION MINUTES AS PRESENTED. THERE WAS CONCURRENCE.

PUBLIC COMMENTS - None

File #01-08 Claremont Dr. (Main St. to Fairview Ave.) - Traffic Calming Program - Co-Chair Wendt stated he did not make the July resident meeting which was held by Public Works to discuss this matter. Asst. Dir. of Public Works - Engineering Millette informed the commissioners that speeding on Claremont went back many years and its previous designation as a collector street under the old traffic calming program prohibited any physical intervention on the street. Therefore, only police enforcement or the speed trailer were used for traffic calming efforts and when those initiatives were needed somewhere else, the increased speeding returned. Due to the revised policy allowing the village to install traffic calming interventions either temporary or on a trial basis on any street in the village, the Public Works Department purchased adjustable rubber cushions from Traffic Logics. After addressing the Fire Department's concerns over the cushions, staff had them installed with two gaps between them for vehicle clearance purposes. After monitoring the cushions, a double-yellow line was painted down the center. However, seeing that it was safe for any fire department transport to go over them, the remaining pieces were used to close up the eastern end of the cushions. Per Millette, monitoring traffic took place and the cushions were very effective, decreasing speeds from 35 to 37 miles per hour down to 22 to 29 miles per hour after installation, or a 37% decrease in speeds. Other statistics followed.

Per Millette, traffic volumes increased on the eastern edge, while volumes decreased on the western edge. Staff suspected there may be an increase in traffic on Valley View Drive heading toward Lyman to avoid the speed cushions. A public meeting was also held to discuss this particular traffic calming feature and prior to the meeting some correspondence was received with 8 individuals supporting the intervention; 13 individuals with no support; and 5 individual supporting with some design changes, such as removing the gap.

Staff recommended two options for the commission to consider: 1) install a total of 8 speed cushions in single fashion in the areas as depicted in Option 1; or 2) install 10 sets of speed cushions in singular form as shown in Option 2. Staff recommended that this measure be undertaken as temporary for the remainder of the season (October) and recommended that this be included as a potential capital project for next year using part of the \$100,000 budgeted (proposed) for next year to install the cushions as permanent speed tables. Mr. Millette referenced the correspondence (emails, letters, faxes, etc.) that were attached in the packet and the notification to the residents. Six additional pieces of correspondence were also received (attached).

Confirmation followed from staff on those residents who received notification and when the cushions would be picked up, i.e., prior to November 1st before snow season. Co-Chair Wendt asked if a decision to have permanent cushions could be made after that time rather than tonight. Mr. Millette stated that if the same level of compliance along the entire route occurred, staff would go directly to Village Council.

Mr. Schiller suggested receiving public comment on the matter and asked those who thought the cushions were a detriment, to speak up. Mr. Fera felt that based on the e-mails, letters, etc. received, the residents were split on being for or against the cushions.

Per a question Mr. Fera confirmed that signage was required to notify the motorist that he/she will be coming to the first set of the cushions. Mr. Stuebner inquired about the impact of snow plowing over the permanent cushions, wherein Mr. Millette confirmed the plows would go directly over them. When the temporary cushions are removed, Lt. Nehls stated officers would return to the area to enforce speeds.

Co-Chairman Wendt opened up the meeting to public comment.

Mr. Anthony Beidel, 7101 Lyman Ave., asked if the cushions would be placed to the Claremont curbs. Mr. Wendt indicated Option 2 had cushions on the curbs; Option 1 did not. Mr. Beidel was concerned about the cushion near Lyman and Claremont because many motorists traveled over the curve too fast and recommended staff to monitor it.

Mr. Alan Fisher, 7100 Lyman Ave., who has resided at his home for 30 years, confirmed the village's justification for the cushions was to reduce the speed from 35 MPH to 30 MPH or from 30 MPH to 22 MPH. He believed the cushions were a nuisance and did not achieve the purpose they were intended and stated they could exacerbate the issue and cause a driver to lose control. In the last four years he saw three serious accidents which occurred at the curve at Claremont and Lyman. He stated the drivers the commission was trying to control were those who followed the speed limits. He believed a round-about would be more effective at the curve. He pointed out the poor condition of the curve which needed to be fixed in order for cars to stay in their lane. Lastly, he voiced the safety concerns when school buses drop off students at Claremont and Lyman and the fact that the area is used by pedestrians to get to the nearby park. He asked that permanent solutions be considered.

Co-Chair Wendt asked that Mr. Fisher recognize that the village will have to work through the issue and use the devices that are available currently and the cushions could become permanent.

Mr. Bill Wrobel, 7800 Queens Court, Downers Grove, briefly addressed Mr. Fisher's comments. He explained that five years ago the village did not have a traffic calming policy and that the village was making progress by forming this commission to address the issues raised by Mr. Fisher. To Mr. Fisher's comments, Mr. Wrobel indicated that it would require Mr. Fisher's street to be closed off and a barricade installed to discourage traffic. He stated the speed humps, however, were effective and many communities used them. Lastly, he stated he traveled many times down Claremont and paid attention to the driver behind him, who eventually slowed down to his speed. He encouraged neighbors to follow suit to correct other motorists. He commended the commission being formed, staff's assistance, and the village appropriating the funds for such measures.

Ms. Sue Maher, 7108 Blackburn, asked how the commission was going to direct the diversion of traffic down Blackburn and other thoroughfares. She stated there was no speed cushion on the west side of the intersection. In response, Mr. Millette stated he did not see a diversion on Blackburn, but did see one on Valley View. Staff did identify with placing traffic calming on roads that tend to be collectors. Mr. Millette indicated he could place counters there but also place speed humps in areas where the traffic appears to be heading.

Ms. Maher asked why a stop sign could not be installed on Blackburn and Claremont, wherein Mr. Millette reported that the counts did not warrant a stop sign there.

Ms. Lisa Woodman, 500 Claremont Drive, has been fighting this issue for over two years and thanked the staff for being proactive. She did not want traffic to be diverted to other streets. However, she stated the counts did not support that the traffic was heading anywhere specifically. She is a stay-at-home mom with her son for seven years and has seen the traffic travel the area with traffic speeds as high as 56 miles per hour on a 25 MPH street, as reported by police. She had photographs of cars traveling through the center of the humps. Police were also enforcing them at the time. She stated that for amount of traffic traveling down Claremont, such as 1200 cars per day, 15% of those cars was a large number to be traveling over the speed limit. Other safety issues were mentioned and she believed the humps were a good first step.

A resident inquired as to why the speed humps had to be so large, since the Village of Darien used smaller ones. Mr. Millette stated it came down to a decision by the fire department. However, he said the fire chief decided a permanent deployment would have the gaps at the curb. The resident inquired about using stop signs instead.

Traffic Manager Fera explained the reasons why certain streets were designated as through streets. He understood that residents did not want Claremont to be designated as a thoroughfare-type street. However, he offered to do a vehicle count for a stop sign warrant. Co-chair Wendt suggested a pedestrian count as well, near the park.

Mr. Robert Kinsinger, 839 Claremont Drive, has resided at his home for 30 years and he stated part of the problem was that the kids like to go through the curve and speed up. His child was hit by one of the cars some time ago traveling the area. He asked that when the humps are installed, to avoid placing them near mailboxes so that residents do not get hit by cars.

Mr. Ed Pawlak, 6936 Parkview Drive, has been in the village for 25 years and stated traffic has been growing because businesses have been growing, citing 75th and Lemont, as an example.

Regardless of how Claremont was classified, it was straighter and wider than most streets. He believed traffic would follow its natural course through the area and the speed humps were not a good solution because they were fighting the growth that was taking place. He noted that Prairie was 30 miles per hour and kept traffic off the other streets.

Mr. Todd Woodman, 500 Claremont, stated one of the humps was in front of his house and initially cars would brake hard prior to the hump. However, motorists have learned that they can approach the hump at 25/30 miles per hour because they are designed to be safe at those speeds. He disagreed with the previous comment. As to adding more humps, he believed it would further discourage motorists to travel the alternative and winding routes. He supported more humps.

Mr. Paul Jarosz, 831 Claremont, stated, in his wife's opinion, the traffic counts have gone down. From his perspective, the humps were good for him too because they did slow him down.

Mr. John Kaderabek 601 Claremont Drive, resides on the corner by Claremont and Blackburn and stated the traffic has become more reasonable. However, his concerns were motorists not respecting the solid yellow lines, having signage for motorists discouraging travel on residents' lawns to avoid the humps, and the safety of his children. He thanked the village for looking at the matter and having the police department present. His last concern was the removal of the humps come November.

Turning to the commissioners, Mr. Stuebner favored Option 2 on a temporary basis but he did have an option 3, which was to install Option 2, followed by traffic counts before and after, and for staff to report back with a final recommendation. Mr. Millette stated he would need a decision no later than January with a re-evaluation in the spring. He could also bring in accident statistics over the past two years and categorize them. Co-Chair Wendt recalled there was a report with figures, wherein Lt. Nehls recalled speeds were high but the accidents were low in the three-year period. He would come back with the information.

Mr. Saricks asked whether the monitoring program could determine smoothness of speed as opposed to not, wherein Mr. Millette stated that counters could be used between the humps.

Resident, Mr. Alan Fisher, asked what the possibility was for a round-about at Lyman and Claremont. Co-chair Wendt believed that staff was using what was available for now but agreed that a re-review could be possible when other street projects were being performed in the area. Mr. Fisher clarified his concern was the dangerous curve located there.

Co-chair Wendt stated this was a first step and that no other part of the village has received such attention as Claremont. He believed the commission should see the matter through and make a decision as to whether it should be a permanent solution or use other options to have smooth flow of traffic through the village.

Discussion followed by Mr. Millette that a temporary traffic circle was being created at College and Katrine and he did not believe a roundabout would be as effective at Claremont and Lyman for a motorist traveling 50 miles per hour and since it was at the narrowest part of Claremont and the roundabouts tended to be small with vehicles traveling over them, possibly even the fire trucks.

Dialog followed by Mr. Schiller proposing an Option 3A which would require moving some of the proposed speed humps to the specific problem area and then evenly spacing out the remainder in order to force drivers to slow down at the curve and see its effect; Mr. Millette concurred. Ms. Van Anne also supported adding the additional speed cushions and reviewing afterwards.

She believed once motorists were able to get used to the increased number of humps they would get used to it eventually. She was also curious to see if motorists were diverting to other streets.

Asked if Claremont was being used as a bypass for 75th Street, Millette confirmed it was.

Mr. Wrobel, 7800 Queens Court, stated his daughter resides in Fairview Commons and before he came to the speed hump at Blackburn heading east, two cars behind him turned onto Blackburn and eventually the cars went south on Fairview and turned into Fairview Commons. Since there was no entrance to Fairview Commons from the west, he believed it would be a contributing factor as to who uses Blackburn as a bypass.

Mr. Mike Szymczak, 7108 Blackburn, asked if a rumble strip could be placed down before the humps, wherein Co-Chair Wendt stated the neighbors may not favor the noise. Staff stated the permanent humps would have street striping.

Ms. Lisa Woodman, 500 Claremont, stated she met with Mr. Fera and 23 residents from Claremont. She recalled the residents did not want striping on their street. Rather than hearing that the speed issue was always "perception", she preferred that actual counts be taken on Blackburn. She did not want to push traffic onto the other streets. She stated that at her end of Claremont there was an increase of 200 cars. Staff confirmed that 170 cars were westbound while the 30 were eastbound. Mr. Millette stated the traffic counts were taken before and after school hours and were in weeks of each other.

Another option was offered by Mr. Stuebner: Option 3B which would be to add the traffic counts on Blackburn and Lyman to the reports; Mr. Millette confirmed.

Mr. Robert Kinsinger, 839 Claremont Drive, commented on the various blocked off street accesses to Fairview from 63rd Street to 75th Street and he could not understand why. He asked if some of the blocked accesses could be opened to possibly solve the problem. Mr. Millette offered to study the issue as part of his normal process.

Co-chair Wendt entertained a motion.

MR. STUEBNER MADE A MOTION TO FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND OPTION 3A WITH TWO ADDITIONAL HUMPS (FOR A TOTAL OF 11 HUMPS), WITH THE 11TH HUMP BEING STRATEGICALLY PLACED BETWEEN THE TWO HUMPS AT LYMAN AVENUE. THIS WILL BE A REVISION TO THE TEMPORARY INSTALLATION WHICH WILL BE MONITORED, FOLLOWED BY A REPORT FROM STAFF TO THE COMMISSION PRIOR TO EARLY SPRING 2009 IN ORDER TO GET TRAFFIC COUNTS PRIOR TO MAKING THE HUMPS PERMANENT.

SECONDED BY MR. SARICKS.

Mr. Millette asked Resident, Mr. Fisher, for his input on the location of the 11th speed hump at Lyman Avenue, i.e. on the curve.

ROLL CALL:

**AYE: MR. STUEBNER, MR. SARICKS, MR. WENDT, MR. SCHILLER, MR. CRONIN,
MS. VAN ANNE**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

File #02-08 Mochel Dr. and Curtiss St. - Intersection Upgrade and Mid-block Crossing - Traffic Manager Dorin Fera reported that the request for this matter has come from staff partly as a housekeeping matter and partly as a Chapter revision. Mr. Fera summarized that at one time there was no Mochel Drive but there was a mid-block crossing in the ordinance. Due to time lapsing and the lack of a commission, the change was not done. Therefore, staff was requesting that the mid-block crosswalk designation be removed from Chapter 14.68 and added to Chapter 14.67 of the Ordinance for consistency purposes.

Mr. Millette pointed out that if one reads the ordinance, the intent was to not have pedestrians jay-walking at mid-block crossings. For informational purposes only, Mr. Millette stated that a two-way stop sign will be installed at Mochel Drive and Curtiss, given that at the peak morning hours, there are 240 pedestrians per hour that cross through the intersection from the parking deck heading north. Based on the warrant criteria, an option exists to control pedestrian conflicts with vehicles near locations that generate high pedestrian volumes. The signs will be installed for eastbound Curtiss and northbound Mochel Drive. Asked if additional pedestrian signage was necessary for motorists, Mr. Millette did not consider it, but said it could be considered.

Co-chair Wendt entertained a motion.

MR. SCHILLER MADE A MOTION THAT THE VILLAGE COUNCIL REVISE CHAPTER 14.67 AND CHAPTER 14.68 OF THE MUNICIPAL CODE AS PRESENTED BY STAFF.

SECONDED BY MR. CRONIN.

ROLL CALL:

**AYE: MR. SCHILLER, MR. CRONIN, MR. STUEBNER, MR. SARICKS, MS. VAN ANNE,
MR. WENDT**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

A side discussion followed regarding the installation of stop signs.

File #03-08 Florence Ave. and Sheldon Ave. - Intersection Upgrade - For informational purposes again, Mr. Millette reported that he did not see the volumes high enough to warrant a stop sign at the referenced intersection. The particular intersection was reviewed due to a request from a resident on Florence Avenue. However, due to a new sidewalk installation on the west side of Florence, the area becoming more attractive for pedestrian use, and due to a slight hill and jog on Sheldon Avenue, staff reviewed the area again. As a result of the ordinance, the Deputy Village Manager approved the installation for temporary yield signs on north/south Florence Avenue. Per Millette, the village council would be hearing this matter at a future meeting for their application. Staff did not consider painting a crosswalk across Florence because striping was usually considered for the downtown area and for bus routes, but it could be revisited if necessary. Per a question, costs did not play into that decision. Mr. Fera also stated that a few crosswalks have been added when safety complaints have been received.

On another matter, Mr. Cronin produced a photograph and asked if a bush could be trimmed by the village that was shielding the Yield Sign heading north on Florence Avenue. Mr. Fera

discussed the other signs that are placed prior to entering horizontal curves in the roads. Mr. Fera offered to follow up on this matter.

OLD BUSINESS

Mr. Millette stated the remainder of the packet dealt with sample correspondence, old copies of the Neighborhood Petition forms, and a draft Neighborhood Traffic Calming Program Petition. Some of the items were tentatively scheduled for the September meeting. Also, some items remained from the former Parking and Traffic Commission which would be scheduled accordingly. Some petitions had been received that were not reflected in the packet.

Asked if the commission was to consider the Concord Drive matter any time soon, Mr. Fera confirmed traffic counts were underway. Because Co-chair Wendt resides on the street, he questioned whether the entire street had the problems as portrayed in the letter. Other comments followed on the recent sewer installation on Concord and Camden and how it slowed down traffic. Mr. Millette concurred and explained that a number of "tools" existed to slow down traffic speed. He commented that the element of fear or making a motorist uncomfortable sometimes slows them down. Adding to that, Mr. Fera stated that nothing in the ordinance states that the village can't mix and match calming efforts or combine them to get the desired effect. He cited the previous discussion about speed control on Claremont. Mr. Millette discussed the effects of volume control and cut-through traffic and the steps that will be taken to monitor cut-through traffic on the above-referenced Claremont matter.

Mr. Schiller suggested that if Claremont was a recurring problem with cut-through traffic, he questioned if it was reasonable to assume the motorists were the same individuals and to place a radar car on the street a few times a month and issue tickets. Lt. Nehls responded that officers spent a significant amount of time on Claremont and a traffic unit does regularly hold neighborhood radars. Claremont was monitored a couple of times a month. However, if a resident does call and complain, the lieutenant stated he will have an officer sit in the resident's driveway. Lieut. Nehls stated other areas of the village had the same issues and complaints. He offered to get issued citation information for the 400 block to 600 block of Claremont in the past 7 to 10 years, which he believed was more than was written for the entire street of Prairie between Main and Belmont.

COMMUNICATIONS

The following communications were received on File # 01-08: an e-mail to Mr. Millette from Ms. Wendy Harrison dated May 7, 2008; three e-mails to Mr. Millette from Mr. Tom Novotny dated May 15, 2008, May 8, 2008, and July 16, 2008 respectively; an e-mail to Mr. Millette from Mr. Fera dated June 2, 2008; an e-mail to Mr. Fera from Mr. Wrobel dated June 5, 2008; a facsimile from John, Elaine and Michael Wray, dated June 8, 2008; an e-mail to Mr. Fera from Mr. Dominguez dated June 9, 2008; an e-mail to Messrs. Porter, Black and Fieldman from Ms. Weaver; an e-mail to Mr. Fera from Mr. Harrison dated June 10, 2008; an e-mail to Mr. Millette, from Mr. Wrobel dated June 11, 2008; e-mails to Mr. Millette from Laura Canino dated June 19 and June 23, 2008 respectively; an e-mail to Mr. Millette from Judi Louis dated July 9, 2008; an e-mail to Mr. Millette from Wendy Leto; dated July 9, 2008; an e-mail to Mr. Millette from William Marr dated July 14, 2008; an e-mail to Mr. Millette from Farhan Younus dated July 14, 2008; an e-mail to Mr. Millette from Eric Wagner dated July 14, 2008; an e-mail to Mr. Millette from John and Dana Kaunas dated July 16, 2008; an e-mail to Mr. Millette from Chris Karmgard dated July 16, 2008; a letter to Ms. Robin Weaver from Therese Feltman dated July 19, 2008; an e-mail to Mr. Fera from Jim Wright dated August 9, 2008; an e-mail to Mr. Fera from Raymond Gallian dated August 11, 2008; to Mr. Fera from Cheryl Pawlak dated August 12, 2008; an e-mail to Mr. Fera from Amy Reeter dated August 12, 2008; an email to

Mr. Fera from Lor-Ann Cwiakala dated August 12, 2008; and an email to Mr. Fera from Ed Pawlak dated August 13, 2008;

Record of Phone Conversations to the Village were received from Dennis Bennema dated July 10 and July 15, 2008; from Anonymous dated July 10, 2008; from Gene Varnesh dated July 14, 2008; from Cathy Harnot dated July 14, 2008; from Bob Rada dated July 15, 2008; from Ed Reed dated July 17, 2008; from Joann Rodi dated July 18, 2008; from Anonymous dated July 18, 2008; and lastly,

The following communication was received on File #02-08: a memo to the Transportation and Parking Commission from the Linda Kunze/Downtown Management Corporation dated August 13, 2008.

ADJOURN

MR. SCHILLER MOVED TO ADJOURN THE MEETING. MR. STUEBNER SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 9:20 P.M.

Respectfully submitted,

Celeste Weilandt,
Recording Secretary