

DOWNERS GROVE ENVIRONMENTAL CONCERNS COMMISSION
November 13, 2008
Public Works Training Room
5101 Walnut Avenue, Downers Grove
6:00 PM

Chairman Sterner called the meeting to order at 6:00 p.m. A quorum was established.

I. Roll call

Present: Chairman Joseph Sterner; Members William Tokash, Lois Vitt Sale, Michalla Grenier, Mr. Thomas Eisenhart, James Cavallo (arrives later)

Absent: Members John Wander

Staff: Communications Dir. Doug Kozlowski; Management Intern Jamie Belongia

Visitors: Linda Georgia, Dennis Hoplinger, John Basco with the Illinois Green Party

II. Review of September 11, 2008 Minutes

A commissioner noted that William Haas resigned from the Department of Commerce and Economic Opportunities as it relates to this commission seeking grant opportunities. **The minutes of September 11, 2008 were approved on motion by Ms. Vitt Sale, seconded by Mr. Eisenhart. Motion carried by a voice vote of 5-0.**

III. Visitor Welcome

Chairman Sterner welcomed visitors, asked them to introduce themselves, and briefly comment on why they were attending the meeting. Chairman Sterner summarized the workings of the Environmental Concerns Commission and its involvement with the community.

IV. Review of Village Environmental Inventory

Dir. Kozlowski reminded the commissioners at the last meeting there was discussion about development of a larger agenda for the village as it relates to "green" initiatives, sustainability, and environmental best management practices, starting with an inventory as to what was being done and what has been done to date relative to environmental-friendly practices at village hall. He reminded commissioners that the Strategic Plan included "green" initiatives" and the village council wanted this commission to be mindful of the village's operations and responsive to current and future community needs while setting an example for the community and other organizations.

In reviewing his report, Dir. Kozlowski discussed how grants were used to facilitate environmental initiatives throughout the village in a positive manner. He discussed the additional recycling services/resources that were made available to the residents to recycle items such as batteries, electronics, eye glasses, cell phones, etc. Details of the successful Recycling Extravaganza followed. In addition, he reported he was waiting for details on the Amnesty Day project and the leaf collection program. Questions followed on how the ARC contract was negotiated and whether credits were due to the village as it relates to the Recycling Extravaganza event and whether ARC

could contribute to the recycling event in the future. A short discussion followed on a report of companies exporting toxic waste overseas and the importance of the village tracing who is receiving their recycled items.

Commissioners questioned whether the village used alternative energy sources, wherein Dir. Kozlowski stated the village did not incorporate any of those types of sources currently. Alternative use of energy, however, would be discussed in the future. A question was raised whether new planned developments were requiring the developer to return any empty lots to green areas, wherein Ms. Jamie Belongia said she would follow up. Dir. Kozlowski added that there were regulations for lots which have been graded or are to be developed. Per another question, Ms. Jamie Belongia stated there were no incentives for new developments to design in a "green" manner and Dir. Kozlowski was not aware of any discussions or incentives regarding same. On that matter, Ms. Vitt Sale recommended the village work with the county to give back something to the village, i.e., a property tax incentive for a certain number of years.

Resident, Mr. Dennis Hoplinger, conveyed the discussion that took place from the Ad hoc Committee on Housing regarding inclusionary zoning.

Continuing, Dir. Kozlowski discussed some of the improvements that were taking place under the village's storm water improvement program so that storm water is handled properly and watersheds are not overburdened. He explained some of the intergovernmental agreements that have been put into place to address same. (Mr. Cavallo arrives.)

Tree conservation was also touched upon, noting that all the parkway trees in the village have been cited into the village's GIS maps. Dialog followed on having diversification of trees. The village's parkway tree protection program was also acknowledged. Per a question, coordination between the village and park district does take place as far as certain projects and any parcel annexed into the village is strictly voluntary. Village staff also commented on the progressive aspects of the new water meter reader technology that is saving residents money and providing better customer service to the residents.

As to the Grove Commuter Shuttle, Dir. Kozlowski explained the village obtained new fuel-efficient buses for community transportation and was focusing on obtaining more ridership. Additionally, the village's own fleet had approximately 215 vehicles of which 122 vehicles operated on alternative fuel. As new vehicles are purchased, alternative fuel vehicles will be considered. Further reported was the fact that the village is also participating in Phase IV of a circulator study -- a county-wide initiative. Jamie Belongia would follow up if there was any county-wide initiatives to synchronize the traffic lights. Asked if the Master Transportation Plan would include mention of the Belmont underpass to motorists to get traffic off of Main Street, Dir. Kozlowski was not aware of the details of the program. **Staff was asked to provide a copy of the updated Master Transportation Plan at the next meeting.** Jamie Belongia would forward the Internet link to the commissioners of those projects currently being worked on.

Lastly, other "green" projects included the new fluorescent lights being used in the parking deck. Concern was raised if the lights were on all night which was wasteful.

V. Old Business

Ms. Vitt Sale discussed how she would like to break up the commissioners into groups to discuss best management practices (BMP's) for green initiatives. She reviewed how the groups could tackle their assigned areas, review and listen to suggestions, open the matter up to public comment, and then compile the entire process into a document/list to present to the village council. Dir. Kozlowski, understanding that village staff was also compiling a list of "green" best management practices for the village organization, recommended reconciling both lists as it applies to the community or to the village organization. He reminded commissioners that due to the village's budget, some of the items on the list could be accomplished without costs while other items may have to wait until the next budget cycle. Dialog followed that experts obtained could assist in providing estimated costs for some of the BMPs. A timeline was discussed. Dir. Kozlowski suggested combining staff's list with the new list from tonight's meeting and returning with one report at the January 2009 meeting. More commissioner input could be received and a report could be developed as a recommendation at one of the village's workshops.

Ms. Vitt Sale interjected and preferred to get the schools, park district, and the village to collaborate on a "green" plan since they all contributed to the health of the village and schools. Also, she recommended language in the village's vision and mission statement that recognizes the desire for the village to "green" itself. Commissioners worked on their assigned categories for the next 10 to 15 minutes and then reviewed each of their categories:

For Operations/Procurement:

- double-side copies
- always source highest percentage of recycled content in paper products; use post-consumer over post-industrial paper;
- use paperless process over printing; soy ink printing, ink cartridges refilled whenever possible;
- if electronic hand dryer cannot be used, use paper towels with post-consumer recycled content
- FSC

For Energy:

- refit compact fluorescent lights with low mercury lights (already done)
- remove styrofoam cup use throughout village departments
- compost waste paper (speaker: Brenda Ivers)
- green cleaning programs; use janitorial services during day, turning off night lights
- turning off computers after working hours
- turn off power strips
- electronics recycling
- consider life-cycle costing of products/services
- use printing companies that use wind power and waterless process printers
- send village newsletters electronically

For Water:

- water use reduction/adopt International Plumbing Code of 2006
- set a goal to reduce plumbing fixture water use by 30% (during any retrofits)

- new landscaping in village to be climate adaptive or native species; use recycled water through rainwater harvesting (collecting rain from rooftops)
- sponsor a rain barrel give-away or a subsidy program
- require new homes to manage storm water on-site
- recharge groundwater
- install pervious parking
- use naturalized detention
- use gray water recycling

For Open Space:

- creating swales and rain garden areas
- plant native species in retention areas
- plant native trees in village parkways
- use benign weed controls
- use permeable pavers for pathways
- use drip irrigation
- consider for natural space features to sell back or lease back property
- coordinate open space initiatives with park district and schools
- keep footprints on new buildings as small as possible to keep open space for animals and adequate water run off
- apply for additional grants for protecting open space
- have village define “open space” term and set goals for all developments uses for some percentage of open space

Dir. Kozlowski discussed a community development project (Project 3) that was taking place that was basically interacting with the community and creating a comprehensive plan as it relates to land use, availability, usage, etc. Ms. Vitt Sale discussed using utility easements as wild life corridors/connectors and not allowing fences to be constructed on utility easements.

For Air Quality:

- preserving Heritage trees and reinforcing same
- enforce air pollution rules in the Belmont Industrial Park
- enforce businesses’ compliance with EPA permits, possibly through state

Design Approach:

- Provide no-cost incentives for developers to go beyond code
- use performance-based code approach
- landfill diversion for construction/demolition debris
- use recycle-content markets
- no-cost incentives outside the building and landscaping
- Tax deferment for “green” developments
- promote LEED developments

For Waste:

- waste minimization programs; restricting material that goes to land fill; encourage more recycling among industrial sector
- new developments need a recycling program; keep encouraging
- adopt a construction waste ordinance

- have high schools segregate waste and promote more recycling
- boycott vending machines until vendor recycles aluminum
- use “green” products for janitorial, maintenance supplies
- compliance of permits
- use brown fields grant assistance or any other available monies for such clean-ups

For Energy:

- village energy audits on buildings (Energy 10 tool)
- village have a goal to have modeling for “green” buildings
- investigate opportunities for geo-thermal, photovoltaic (flat roof opportunities exist in the village), solar thermal hot water, on-site generation (micro-turbines)
- reducing wattage and having lighting appropriately located
- use waste water treatment sludge for electric generation

Ms. Vitt Sale mentioned that previously the commission talked about the village adopting the Climate Protection Agreement, which fell under all the above categories. She agreed that energy auditing was the first benchmark as it was a baseline to use to make improvements. She emphasized communication was key to reporting what improvements were made or being made and she also discussed the order in which to follow those initial steps: 1) initiate an audit, 2) turn off lights and unnecessary power, 3) improve energy efficiency, and then 4) seek renewable energy sources.

The chairman envisioned having a workable draft by the February meeting. Ms. Jamie ___ suggested prioritizing the suggestions first, such as those items with no costs, and then receiving feedback from the village council and the public. Dir. Kozlowski would confirm if the village council wanted the public’s feedback on this matter. Suggestions were made to have staff present it’s ideas on the same matter and then getting the public’s feedback at the next meeting.

VI. New Business

New member Michalla Grenier was welcomed again.

VII. Adjournment

Mr. Eisenhart moved to adjourn the meeting, seconded by Ms. Vitt Sale. The meeting was adjourned at 9:07 p.m. Motion carried unanimously.

Respectfully submitted,
(as transcribed by tape)

/s/ Celeste K. Weilandt
Celeste K. Weilandt, Recording Secretary

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS
MINUTES OF JANUARY 28, 2009 MEETING**

Call to Order

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

Roll call

Present: Mr. Benes, Mr. Domijan, Ms. Earl, Mr. Isacson, Ms. Majauskas, Ch. White

Absent: Mr. LaMantia

A quorum was established.

Staff: Jeff O'Brien, Damir Latinovic

Minutes of November 12, 2008

Mr. Benes moved to approve the minutes of the November 12, 2008 Zoning Board of Appeals meeting as presented. Ms. Earl seconded the Motion.

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

NAYS: None

ABSTAIN: Mr. Domijan, Mr. Isacson

The Motion passed.

Meeting Procedures

Chairman White said that there were two items to be heard on the Agenda. One of the petitions, however, will be continued at the request of the petitioner. Chairman White then reviewed the procedures to be followed during the public hearings and called upon anyone intending to speak before the Board to rise and be sworn in. Chairman White explained there are seven members on the Zoning Board of Appeals and for a requested variation to be approved there must be a majority of four votes in favor of approval. He added the Zoning Board of Appeals has authority to grant the variation without further recommendation to the Village Council.

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ZBA-01-09 A petition seeking a front yard setback variation for property located at the Northwest corner of Chicago and Florence Avenues, commonly known as 300 Chicago Avenue, Downers Grove (PIN 09-04-304-033); Mary Liz Slowik & Stephen Ruck, Petitioners; Mary Liz Slowik, Owner.

Mr. O'Brien said that the petitioner is requesting continuation of this request to the February 25, 2009 Zoning Board of Appeals meeting.

Chairman White called for a Motion.

Mr. Domijan moved that case ZBA-01-09 be continued to the February 25, 2009 Zoning Board of Appeals meeting, seconded by Ms. Earl.

All in favor.

The Motion passed.

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ZBA-02-09 A petition seeking a sign variation for property located on the south side of Ogden Avenue, approximately 500 feet east of Walnut Avenue, commonly known as 2701 Ogden Avenue, Downers Grove (PIN 08-01-304-029); Julie Cindric/Kieffer & Company, Inc., Petitioner; W.W. Grainger, Inc. Owner

Petitioner's Presentation:

Mr. Craig Kozak, Real Estate Project Manager with W.W. Grainger, Inc., of Lake Forest, Illinois, stated they are requesting a sign variance to allow relocation of the sign from the front of their building to the side of the building where their entrance is located. He introduced other representatives of the company. Mr. Kozak said they would provide brief background information on Grainger, and the history of their recent building expansion.

Mr. Mark Bava of W. W. Grainger at 2701 Ogden Avenue in Downers Grove, Illinois, said the Corporation is headquartered in Illinois. The branch has been at the 2701 Ogden location for about 13 years. The branch facility does about \$7 million annually with approximately 200 customers coming in daily. They are not a retail company but a business-to-business company. They have enjoyed an excellent relationship with the Village and various agencies within the Village.

Mr. Kozak then explained in 2007 Grainger began construction on an addition to their building in Downers Grove, which included an enlargement and remodeling of their showroom. This was part of a larger nationwide program of Grainger's to present a brand image through signage and entryway design. He displayed exhibits showing projects across the country to promote the new image.

Mr. Troy Funk of Kieffer Signs at 585 Bond Street in Lincolnshire, Illinois said when Grainger came to them with a request to change the sign, Kieffer contacted the Village to determine its sign regulations and how to provide signage to Grainger that would meet those regulations. He said the previous signage included three wall signs on three elevations of the building. With the

recently changed Sign Ordinance, the existing wall sign along north facade was installed to meet that Code.

Mr. Bava then explained, prior to the reconstruction, Grainger's business signage was visible from I-355, as well as Warrenville Road and Ogden Avenue. Currently, there is one sign on the north side of the building in compliance with the Village's Ordinance. This Grainger branch is one of only two branches within their system of 400 branches that does not have the Grainger sign over the building entrance. Their entrance was originally placed as far north as possible in the building so the brand would be visible from all directions. The relocated entrance has been moved significantly south on the building. Coming East on Ogden Avenue the business can only be seen because of the monument sign. Customers still mistake the new building entrance due to lack of signage. As a business, it does not look appealing with nothing on the building entrance representing the company. Mr. Bava related how a customer came in and went to the old entryway, unable to see the new entryway, saying the building now looks like an alleyway in Chicago without signage. Mr. Bava said he also noticed less walk-in traffic, which may be related to the economy but may also be related to the lack of identification from the adjacent roadways.

Mr. Bava said they are requesting moving the north elevation sign and placing it over the entranceway. That would provide better customer identification and recognition of brand image. He said they do not think it creates an unfair advantage to other businesses. They are not requesting an increase of square footage, and the proposed sign creates no visual pollution. Mr. Bava said they feel they have an obvious hardship and a solution to the problem.

Staff's Presentation:

Mr. Damir Latinovic, Planner for the Village, explained the petition before the Board. The proposed wall sign will not face the public right-of-way. The total of existing signage is approximately 134 square feet. There is 106.68 feet of frontage along Ogden Avenue, which allows 160 square feet of signage. The proposed wall sign would identify the entrance to the building, which was changed during renovation. According to Section 28.1502 of the Sign Ordinance, wall signs are not permitted on building sides which do not front a public right of way. Staff believes there is no hardship or unique circumstance to warrant granting the requested variation. There are other options such as canopy or awning signs. Mr. Latinovic reviewed the Standards for Granting Variations, saying that Standards 1, 2, 4, 5 and 9 have not been met, and all standards must be met for approval. He reviewed the standards saying there are other options to identify the entrance to the building. There is no physical hardship or topographical condition associated with the property that would prevent the petitioner from installing Code-compliant signage. The request is not based on a unique circumstance. He said there are other similar properties in the O-R-M district that have complied with the Sign Code. If the variation were granted, it would confer a special privilege to the property owner by installing a wall sign on a side of the building that is not allowed. Staff recommends denial of the request; however, if the Board finds that the standards have been met, Staff requests that the condition stated in Staff's Report dated January 28, 2009 be included in the Board's consideration.

Mr. Benes asked what the position of the original Grainger sign was when the building was constructed. Mr. Latinovic said he did not know the location of the first signage on the building. Recently, prior to building expansion there were building signs on the north, west and east sides of the building. He did not know if there was a sign over the old entrance prior to the expansion.

Mr. Benes said that there are auto stores on Ogden Avenue that have signage on east and west walls and not necessarily along Ogden Avenue. He asked if this was done through a variation, or because it is an auto agency. Mr. Latinovic said he believed the old Sign Code did not have the restriction on placing wall signs only along building sides which front public right-of-ways. Therefore, some building signs which were approved prior to the adoption of the new Sign Code are still located on building sides which do not front a public right-of-way. Building signs which were approved after new Sign Code and are not fronting public right-of-ways could have only done so with a Variation. Mr. Benes said he was speaking of Luxury Motors. Mr. Latinovic replied that Luxury did come before the Board for a variation, which was granted. Mr. Benes asked how many buildings there might be on Ogden Avenue that do not have an entrance on Ogden Avenue although they have frontage on Ogden Avenue. Mr. Latinovic said there are a few but he does not have the exact number.

Mr. Benes said it was not the Village's decision to construct the building this way, but was Grainger's design. He understands why Staff is requesting denial, but he believes the Board has made exceptions in the past for such requested variations. Mr. Latinovic said that variation are granted when the property has a physical hardship or there is something unique with the property. Mr. Benes stated that through a variance process other businesses might have had their signage moved from an Ogden Avenue view to a side entrance view.

Chairman White asked for an explanation of the options for awnings and canopies. Mr. Latinovic said that awnings can be installed anywhere on the buildings, and signage can be placed on awnings. If there is a canopy over the entrance, signage is also allowed on the canopy. The total sign allowance is based on the frontage.

Ms. Majauskas asked if the awning sign takes away from the square footage of the other signs. Mr. Latinovic said that it does.

Ms. Earl asked whether the awning can be fixed or is a fabric awning. Mr. Latinovic said he thought that the Ordinance specifically defines an awning in terms of a fabric. That is why the Ordinance also includes allowance for signs on canopies.

Mr. Domijan noted the elevation drawing the petitioner is presenting depicting the new entry, and asked if Staff is considering the feature that covers the entry as a canopy. Mr. Latinovic asked if he was referring to the black feature on the drawing, and Mr. Domijan responded that he was referring to the structure covering the entry area. Mr. Latinovic responded it is considered a canopy.

Mr. Domijan asked what Staff would think if they placed the existing sign on the canopy. Mr. Jeff O'Brien of the Village responded there are regulations as to how far signs may extend above canopies. There is a clearance regulation as well as to how the sign is attached, and the proposed wall sign would not comply with those restrictions.

There being no further Board comments, Chairman White called for anyone in the audience who wished to speak either on behalf of, or in opposition to the petition. There were none. He then asked the petitioner if they had any further comments or questions.

Mr. Kozak responded they believe they have a unique circumstance due to the entrance on the side of the building and the branding they are attempting to present. He responded to Mr. Benes' earlier question by showing a photograph of the original signage over the previous entryway on the side of the building. There was a sign over the entryway as early as five years ago. In further response to Mr. Benes, he asked Julie Cindric of Kieffer sign to comment.

Ms. Cindric said when she researched the options of a variance, she reviewed the minutes of variance meetings. In September of 2007 LuxuryMotors was granted a variance to a request to place a sign on the non-street facing elevation. Ms. Majauskas interjected that she was present at the Luxury Motors meeting and their argument stemmed from the fact that their building was pre-existing and that was why they needed the signage. In the subject case, Grainger has remodeled, and she sees these as two different cases. Ms. Cindric said she spoke with Mr. Kozak when the remodel of the building was being considered and they determined that placing the entrance on the street side of the building would present a large economic hardship due to electrical changes that would have to be made.

Mr. Bava said that they wanted to point out that placing the Luxury Motors sign on the side of the building had created a precedent.

Mr. Benes asked if the Countryside store next door also had a side entrance, and was told that it did. Mr. Bava responded that the location of the entryway relative to the front or side of the building is dictated by the size of the property they purchase. With a narrower lot, such as they have in Downers Grove, it requires placing the entrance on the side to accommodate parking, setbacks, etc. Mr. Benes said he visited the site and does not see how there is confusion with the building entrance, and Mr. Bava agreed, saying for some reason customers still go toward the area where the previous entrance was located.

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

Board Deliberation:

Mr. Benes said this is not an unusual request for a variance, and it has occurred on Ogden Avenue previously. The previously granted case was covered as a variation, and this is being presented as a variation.

Mr. Domijan said he thought granting this accomplishes two things. It alleviates confusion as to the location of the business entrance for the customer, and it takes the sign away from Ogden Avenue. He has no problem with that.

Ms. Majauskas said she agrees for different reasons. She knows the Village is strict on size and she is glad they are, but she has no problem moving the sign from one side to another to improve the business. As for an awning, she does not think it would be appropriate for a hardware supplies business.

Ms. Earl asked if they could accomplish the same thing with a sign in the window.

Chairman White referred to the Luxury Motors sign, saying he could not read the sign in its original location. Putting something attractive over the door makes perfect sense to him.

Mr. Benes said that Luxury Motors' sign was larger than what it should have been. This subject sign is appropriate for the site.

Ms. Earl said the Luxury Motors building was much closer to Ogden Avenue, which was also an issue.

Ms. Majauskas said that Luxury Motors also wanted a dotcom sign below which was not approved.

Ms. Earl noted that people living in residences down the street would be able to see the Grainger sign if it is illuminated. Mr. Latinovic confirmed it is an illuminated sign.

Ms. Majauskas asked what the illumination standards are, and Mr. O'Brien said that they should not cause a nuisance on surrounding property. There is no foot-candle requirement. Ms. Majauskas asked if the residences were within 250 feet of the property, and Mr. O'Brien said they were. Ms. Majauskas asked if the residents should complain, whether it is still an option for the Village to come in and request that the petitioner correct the problem. Mr. O'Brien said that option would exist.

Chairman White commented in looking at the aerial photo, they would not be able to see the sign from Ogden. Basically they are giving up all of their street signage on the building. From a business point of view, it is primarily for people in the parking lot.

Ms. Majauskas noted that there were no neighbors present at the meeting to object to the request.

Mr. Isacson said as a businessman he would prefer to have the signage where the greater number of people could view it, which would be Ogden Avenue; however, if this owner is requesting a move where signage is not visible, that is appropriate in his opinion. This situation diminishes the signage along Ogden Avenue.

Ms. Majauskas said that very few people have come to request removing signage from Ogden Avenue.

Chairman White said Luxury Motors definitely wanted better visibility for motorists on Ogden Avenue with their change. In this situation, the signage will be less visible from Ogden Avenue.

Mr. Isacson said the question is that the approval of this variance would be a precedent; however, there may be others who come requesting signage removal from Ogden Avenue, so this could be a good thing. Mr. Latinovic said that there is a good chance of other businesses wanting to relocate their signage from along Ogden Avenue to the east or west side of their building for better exposure. The sign variation does go with the property, and not with the building. Future business owners will be able to place the wall sign anywhere on the east side of the building.

Mr. Benes said this request is not for exposure to westbound traffic, but is for the parking area.

Mr. Domijan referred to a case at 31st Street and Highland where Microsoft moved their signage to face the Tollway.

Mr. Isacson said there are still restrictions on total square footage and other Code requirements.

Chairman White said he is a bit worried about making a permanent change that runs with the land. Even if the building were demolished, the ability to place the sign anywhere on the east side of the future building would be possible.

Ms. Majauskas asked whether they would be able to place a condition on the approval. She asked if they allow an east sign, would that allow both a north side and east side sign, if they remain in the square footage. Chairman White said they would be able to do so, if they meet the Ordinance requirement for total sign allowance.

Mr. Benes moved that in case ZBA-02-09, the petition be granted as requested with the condition as recommended by the staff:

- 1. The proposed wall sign on building’s east wall shall substantially conform to the Sign Plans prepared by Kieffer & Co. Inc., dated December 11, 2008, last revised January 9, 2009 attached to staff report dated January 28, 2009 except as such plans may be changed to conform to Village codes, ordinances, and policies.**

Mr. Isacson seconded the Motion.

Ms. Majauskas said that the Staff report specifically asks for the Grainger sign, which would serve as a limitation. Mr. O’Brien said that might be too specific. Ms. Majauskas said that the wording is that it shall conform to what is attached to Staff’s report, and that is very specific, referring to the Grainger sign.

Mr. O’Brien said “substantially comply” means it meets the substance of the variance. One of the things that is not regulated in the Sign Ordinance is content, as long as it is not “offensive.” The substantial items are the location and size of the sign. If Grainger changed its name to something else, they could change the sign.

Chairman White asked if the intent of Mr. Benes’ Motion is to move the existing sign.

Mr. Benes said that it was, and that Paragraph 1 in Staff’s report includes the pictures attached to the report.

AYES: Mr. Benes, Mr. Domijan, Mr. Isacson, Ms. Majauskas

NAY: Ms. Earl, Chairman White

The Motion passed 4:2.

Chairman White said it is the intention of the Motion that they can move the existing sign.

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Mr. O’Brien said the Village has begun its Total Community Development Process, which is the third installment of that process. They anticipate it will take all of 2009 to complete the Process. In March through July there will be public meetings, beginning on March 4th, 7:00 PM at

Downers Grove South High School. There will be a Board and Commission Workshop in May regarding TCD-III. Following TCD-III will be an update of the Comprehensive Plan. The entire process should wrap up some time in 2010. He noted there is a link on the Village's home page to the TCD-III process.

Mr. Benes asked if there is a community survey tied in with this. Mr. O'Brien said there is an online questionnaire, or a paper questionnaire can be obtained at the Village. They plan to reach out to high school students as well as some elementary school students.

Ms. Majauskas asked what ideas are coming from this, and Mr. O'Brien said they do not know yet. They are going in to determine how residents feel about various things occurring in the Village. There is an interactive map that residents can access to depict the community as a whole, including all business areas. There will also be at least six neighborhood workshops held.

Ms. Majauskas asked about the Lakota study that was done on Ogden Avenue long ago, and nothing seemed to be done with that study. Mr. O'Brien responded that the Lakota Plan was the first step in implementing the TIF District on Ogden Avenue. In 2007 an engineering study was commissioned for a right-of-way plan for Ogden Avenue. There is now enough money in the TIF District fund to make some infrastructure improvements along Ogden Avenue.

Chairman White said his recollection was that TCD-I centered on bringing the Good Samaritan Hospital; TCD-II focused on the Village becoming involved in economic development and sidewalk improvements.

Mr. Isacson said that he welcomes this opportunity to work on the Board.

Ms. Majauskas asked who will run the TCD-III meeting, and Mr. O'Brien replied that a consultant has been hired to facilitate the meeting.

There being no further business, Chairman White adjourned the meeting at 8:46 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary