

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL - COMMITTEE ROOM
801 BURLINGTON AVENUE

APRIL 23, 2009, 7:00 P.M.

Chairman Davenport called the April 23, 2009 meeting of the Architectural Design Review Board to order at 7:05 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Mrs. Acks (arrives later) Mrs. Dunham, Mr. Mattheis, Mr. Pappalardo

ABSENT: Mrs. Falco, Mr. Russ

STAFF

PRESENT: Mr. Jeff O'Brien, Planning Manager; Mr. Stan Popovich, Village Planner

VISITORS: Ron Rocco, Ron Belongia, Greg Bedalov, Linda Kunze, Dan Loftus, B.J. Boyd

APPROVAL OF MINUTES:

The draft minutes of the March 26, 2009 meeting were approved on motion by Mr. Mattheis, seconded by Mr. Pappalardo. Motion carried by voice vote of 4-0.

OLD BUSINESS: None

REMARKS FROM THE CHAIR:

Chairman Davenport explained the protocol of the meeting to take place.

NEW BUSINESS:

- A. FILE ADRB-01-09** A Petition seeking a \$55,000 grant from the Downtown Façade Improvement Grant Program for the property at 5123 Main Street, Downers Grove, IL (PIN 09-08-303-026); Ron and Mankie Rocco, Petitioners and Owners.

Mr. Jeff O'Brien, Planning Manager for the Village, explained what the new Façade Improvement Grant program was about; i.e., a dollar for dollar match up to \$15,000. If the request is for life safety or accessibility, an additional \$40,000 can be requested. Any project more than \$10,000 must receive approval from this Board, follow the Village's Design Guidelines and be approved by Village Council. He conveyed that this Board's goal is to ensure that the petition follows the Village's Design Guidelines.

Mr. Popovich explained the petitioner is requesting \$55,000 from the grant program. The former store has been renovated into a restaurant. A brief review of the floor plans and the exterior facade followed. A completed picture of the project was presented. The project was completed

in November 2008, but the request for assistance was applied for in January 2009. In meeting the Design Guidelines, staff believes the overall massing of the building is fine for the area. Of the three materials used for the project, the primary EIFS material is a discouraged material under the guidelines. In addition, transparent windows should have been used. There is an indoor/outdoor seating opportunity for this project.

Because EIFS is the primary material used and discouraged in the guidelines, along with the opaque windows, staff believes the Board should forward a negative recommendation to the Village Council. However, Mr. Popovich explained if the ADRB supports the project, staff recommends that the recommendation be forwarded with the two conditions listed on page 4 of staff's report.

Mr. Popovich reviewed the guidelines' glass requirements. Some members believed the proposed glass was tinted and not opaque. Concern was raised regarding the EIFS material and that this Board might consider a certain percentage of the material allowed so that the material does not proliferate down a street. The Chairman stated this matter actually presented an opportunity to the Village Council so that the wording might be changed in the guidelines. Another comment followed that tinted glass was not discouraged, and given the position of the afternoon sun on the side of the building, the tint would be beneficial.

For the record, the Chairman read Commissioner Acks' comments:

"Since I will not be able to attend the meeting, I did want to make some comments re: Gatto Restaurant Request. At first, I was concerned about awarding funds that were prior to the adoption of the Design Guidelines and Improvement Program. However, given the pace that government progresses, the Design Guidelines were well in the works prior to their adoption by the Village Council. Should the development of the restaurant have been held up because the grant program was not passed yet? Probably not. So I would be in agreement to award the funds as there probably was an expectation of reimbursement, given the discussions that were taking place regarding the improvement grants at the time the restaurant was being developed.

"Now, a bigger question might be as to how far in advance of adoption of the program it is legitimate to award funds. Does one punish Gatto's because we do not want to tackle that question and, therefore, just create a blanket statement that no one should receive funds prior to the adoption of the program by the Council? Now, as to the amount of payment, I do question the comment on page 3 under Recommendation that state, 'Additionally, the new material covers the original building materials.' I know that this is discouraged; however, if I recall correctly, the old Herbert's façade was not as aesthetically pleasing as the new façade, in my opinion.

"Another comment was that knee walls are encouraged but so are the doors which provide an open air dining experience, which seems to be in conflict. However, I would defer to the architects and builder on the Committee regarding these issues and questions but would have no problem increasing the amount as long as proof of purchase is demonstrated."

Adding to the above comments, the Chairman recalled that prior to the adoption of the Design Guidelines he did not want to see this Board determining how much grant money a petitioner should receive versus someone else and believed it was up to the Village Council and staff to discuss. However, he supported staff's process of evaluating the process; i.e., a checklist and determining a percentage for the project. The Chairman did believe that staff's percentage should determine how much a petitioner should receive; i.e., 100% would equal 100% of the grant request.

Mr. Pappalardo again expressed concern about the entry doors not being truly transparent and being a safety hazard for people entering/exiting. Regarding the timing of the project, the Chairman felt this Board should not make recommendations to Council for projects that were completed prior to the adoption of the Design Guidelines. He believed this request was unique because there may have been discussions prior to the adoption of the guidelines, and there was the expectation and encouragement of getting the project completed in tandem with getting the guidelines completed. Conversation followed on how the score would differ since the windows were not opaque and how the process was actually a useful tool for staff to work with the petitioner to better meet the guidelines. Conversation continued on providing the petitioner with a few extra points for including certain requirements in the petition.

Mr. Ron Rocco, petitioner and owner of the building at 5123 Main Street, reviewed a history of his business, noting he and his wife have a long 25-year history and commitment of running five businesses in Downers Drove. With this proposal, he wanted to bring in a family-type restaurant to a family entertainment area and believed it was the right fit. He apologized for the materials not meeting the expectation of the Village, which he found out about later, but he felt the project was done very well and was under the impression that the design was meeting with the requirements of the Village. Mr. Rocco said he understood the Design Guidelines would be approved in January 2009 and was strongly encouraged to seek the grant funding anyway, which is what he did. Mr. Rocco discussed the costly improvements to his property. No knee wall was created in order to create the outdoor ambiance. The glass used was a Type E glass for purposes of the afternoon/evening sun. He stated he was seeking an Old Town Tuscan look for the restaurant, which was why the materials used were chosen. He was a team player and believed the project was a benefit to the Village. Lastly, he was a bit hurt after receiving the project's score.

Ms. Linda Kunze, on behalf of Downers Grove Downtown Management, discussed that her Board has worked with staff on the application as well as the Downtown Façade Improvement program and encouraged this Board to support the application. She was aware of the timing of the project and the guidelines and made clear she was not seeking a retroactive approval of the façade grant improvement program. Ms. Kunze reviewed the history of Mr. Rocco's purchase of the building and told of encouraging him to move the project forward along with the Façade Improvement Grant Program. She presented photos of the building's renovation progress and explained the reasons why certain details were added while others were not used; i.e., knee walls.

No further public comment followed. (Ms. Acks arrives)

A question was asked if the guidelines addressed plaster material, which staff stated it did not. The Chairman clarified for the petitioner that staff made a review of the scoring and not a vote on the project. Furthermore, he requested staff to walk through the scoring process on the

project. Mr. Popovich and Mr. O'Brien proceeded to explain their evaluations, and Board members discussed the points being assigned for various parts of the grant application. After reviewing the project again with ADRB members, staff now was at a score of 20 out of 25 with an 80% for total.

MR. MATTHEIS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO VILLAGE COUNCIL FOR THE ABOVE PETITION WITH THE AMENDED SCORING OF 80% VERSUS STAFF'S SCORE OF 59% AND TO INCLUDE THE FOLLOWING CONDITION:

THE APPLICANT SHALL PROVIDE PROOF OF PAYMENT PRIOR TO DISBURSEMENT OF VILLAGE TIF FUNDS.

THE MOTION WAS SECONDED BY MR. PAPPALARDO.

Members stated to the petitioner that the dollar amount of the grant, as discussed in staff's report, should be discussed between the Village Council and him.

ROLL CALL:

**AYE: MR. MATTHEIS, MR. PAPPALARDO, MRS. ACKS, MRS. DUNHAM,
CHAIRMAN DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

- B. FILE ADRB-03-09** A petition seeking an \$18,000 grant from the Downtown Façade Improvement Grant Program for the property at 994 Warren Avenue, Downers Grove, IL (PIN 09-08-117-048); Gary Brady, Petitioner and Owner.

Mr. Popovich stated this petition was for an \$18,000 Façade Improvement Grant request in order for the petitioner to add a 256 square-foot outdoor eating area for his restaurant on the south side of the building. Planter boxes will be placed on the perimeter of the added area. Another area (144 sq. feet) on the west side will be improved with pavers to facilitate a new carryout area of the restaurant and will include a new door, a new entrance, railings with planter boxes on them, and some permanent landscaping. A couple of new awnings are planned. Mr. Popovich reported that some construction has begun. A brief review of the building's interior followed.

Staff believes the south seating area was temporary in scope, and the west side was more permanent in scope and scored the project appropriately. Mr. Popovich reviewed his scoring evaluation of the project. The only discouraging material he stated was the existing CMU wall. The total score provided by staff was a 10 out of 11 total. Staff believed the project met the intent of the Design Guidelines and supported the project. He recommended this Board forward a positive recommendation to the Village Council, subject to the two conditions listed on page 4 of staff's report.

Positive Board member comments followed on this project.

Petitioner/owner, Mr. Ron Belogna, discussed his restaurant has been open for 11 months and he was pleased to have his business here. He believed by adding more dining areas and a pick-up window was a benefit to the Village. He thanked the Board for their support.

Mr. Greg Bedalov, president of the Downers Grove Downtown Corporation, appreciated the cooperation he received from the petitioner. He appreciated members' comments and staff's scoring of the project. Per a member's question, Mr. O'Brien stated all appropriate liquor licenses and inspections have taken place. No further discussion followed.

MR. MATTHEIS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE ABOVE PETITION AND INCLUDE THE FOLLOWING CONDITION:

THE APPLICANT SHALL PROVIDE PROOF OF PAYMENT PRIOR TO DISBURSEMENT OF VILLAGE TIF FUNDS.

THE MOTION WAS SECONDED BY MRS. ACKS.

ROLL CALL:

**AYE: MR. MATTHEIS, MRS. ACKS, MRS. DUNHAM, MR. PAPPALARDO,
CHAIRMAN DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

PUBLIC COMMENT - None

Mr. O'Brien announced that May 2, 2009 is the second annual Board and Commission Workshop to be held at Midwestern University from 8:30 a.m. to 12:00 Noon and will focus on the Village's budget, the Strategic Plan, challenges and participation in the TCD-3 process. Comments followed that the members via did not receive some of the packet information email. Mr. O'Brien would follow up. Mr. Popovich reported that staff was reviewing a Certified Local Government application and needed members' resumes and their specific degrees.

ADJOURNMENT

**MRS. ACKS MOVED TO ADJOURN THE MEETING. MR. PAPPALARDO
SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.
THE MEETING ADJOURNED AT 8:30 P.M.**

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

**REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE
DOWNERS GROVE PUBLIC LIBRARY
July 8, 2009**

MINUTES

ROLL CALL

President Daniels called the meeting to order in the Library Meeting Room at 7:35 p.m.
Trustees present: Eblen, Greene, Humphreys, Read (electronic attendance), and Daniels.
Trustees absent: DiCola. Also present: Library Director Bowen, Assistant Library Director Carlson. Visitors: none.

APPROVAL OF MINUTES

The Board reviewed the minutes of the regular meeting of June 24, 2009. It was moved by Eblen and seconded by Greene **THAT THE MINUTES OF THE REGULAR MEETING OF JUNE 24, 2009 BE APPROVED AS WRITTEN.** Ayes: Eblen, Greene, Humphreys, Daniels. Abstentions: Read. Nays: none. Motion carried.

Trustee DiCola arrived at 7:40 p.m.

PAYMENT OF INVOICES

The Board reviewed the list of invoices submitted for payment. It was moved by Humphreys and seconded by Eblen **TO APPROVE PAYMENT OF OPERATING INVOICES FOR JULY 8, 2009 TOTALING \$37,033.86 AND TO ACKNOWLEDGE PAYROLLS FOR JUNE 2009 TOTALING \$251,796.89.** Ayes: DiCola, Eblen, Greene, Humphreys, Read, Daniels. Abstentions: none. Nays: none. Motion carried.

OPPORTUNITY FOR PUBLIC COMMENT ON AGENDA ITEMS

None.

OLD BUSINESS

None.

NEW BUSINESS

- Action to extend an employee's leave of absence for illness

Technology Manager Ted Waltmire's original 90-day sick leave began on April 27, 2009 and will end on July 26. He is making a good recovery, and his doctors anticipate that he will be able to return to work just after Labor Day. Bowen requested that the Board grant Waltmire an additional 90-day leave of absence from the conclusion of his original leave to October 24, 2009. Bowen requested the Board approve a full 90 days additional leave in the event that Waltmire

needs a little more time than anticipated. Waltmire has accumulated enough paid sick leave and vacation to see him through most of this period, but in the event that he has to go onto short-term disability at the end of the leave, Bowen requested that the Board approve that the library continues to pay the employer's share of his health insurance benefit throughout this extension of his leave of absence.

It was moved by DiCola and seconded by Greene **TO EXTEND TED WALTMIRE'S LEAVE OF ABSENCE FOR AN ADDITIONAL 90 DAYS, CONCLUDING OCTOBER 24, 2009, AND THAT THE LIBRARY WILL CONTINUE TO PAY THE EMPLOYER'S SHARE OF THE HEALTH INSURANCE BENEFIT FOR THE DURATION OF THIS LEAVE OF ABSENCE.** Ayes: DiCola, Eblen, Greene, Humphreys, Read, Daniels. Abstentions: none. Nays: none. Motion carried.

REPORT FROM THE ADMINISTRATION

The library and the Central Business District had a power failure on Monday at about 6:30 p.m. Apparently there was a fire at Emmet's that damaged a transformer. Staff called Bowen at home to let him know what was going on, and after about 20 minutes they closed the library temporarily. By 7:00 p.m. Com Ed said that they expected to restore power at 8:30 p.m. Rather than keep the staff in the dark for over an hour, Bowen told them to go ahead and close the library for the evening and release the staff to go home. There were no programs in the Meeting Room, and the library was relatively quiet.

The American Library Association Conference will be held July 9-15 at McCormick Place, and Bowen's responsibilities on the ALA Council require him to attend July 10-15. Since the conference is in Chicago, staff who attend will be commuting daily and expenses will be less for the library. Beginning with the Mid-Winter meeting in January 2010, ALA has officially rearranged the schedule so that Council meetings will finish on Tuesdays rather than Wednesdays to save a day.

Bowen has been working on the budget, and he expects to send it to the Trustees before the next Board meeting. He asked if any Trustees would prefer that he mail a paper copy to them, in addition to the Excel copy he will send to all via email. Trustees Eblen and Read requested paper copies.

President Daniels asked that Bowen find out the Township's assessed valuation projections for the next 2-3 years, and suggested that the Village might be the best source for this information.

The Board packet contained a copy of an article from a recent issue of *Publishers Weekly* titled "The Lonely Stand of Print Reference." It was about the effect of the internet on reference book publishing. The occasion of the article was an announcement by Google that in 2008 internet users averaged 235 million searches per day. While the internet has had a significant impact on the publishing industry, Bowen found it gratifying to read there is still a market for print reference books, just as library patrons have found that they cannot yet find everything they need on free web sites.

The Children's Department has seen an increase in the number of parents who respond negatively to staff when the parents are asked to supervise their small children and curb their misbehavior. It is the policy of the library that children age 6 and younger must be directly

supervised by an adult caregiver. When staff discover that young children are unattended, they first make an announcement within the department to try to locate the caregiver. If the caregiver has left the department, a library-wide announcement is made over the PA system. When parents respond to the announcements, staff remind them that they have to supervise their children for their safety. Unfortunately staff often first become aware that a child is unattended when the child misbehaves or becomes upset, so the behavior issues have to be addressed with the parent as well. Most children do not cause problems, and most parents act very responsibly while in the library with their children. But an increasing number of parents become angry when staff remind them that they must remain with their children for their children's safety and to control their children's behavior in the library.

Trustee Humphreys asked if the Junior Room count is up this year, but it was noted that there is no gate counter at the entrance to the Junior Room to determine what the visitor count is. Statistics for the Summer Reading Club at the end of the summer may provide some sense of how busy the department was during this summer.

The library has joined 250 institutions, including libraries, museums, schools, and other organizations in celebrating the Burnham Plan Centennial. As part of the celebration, the library is offering programs related to the Burnham Plan and is hosting an attractive and informative exhibit in the south lobby of the building. Carlson invited the Trustees to take a look at the exhibit of 10 large panels, each 3 feet x 5 feet. The panels were originally hung from the ceiling, but due to their weight a couple fell down. Custodian Kevin Montgomery suggested using the small mini-golf easels to display the panels so the panels are now mounted on the easels used for the mini-golf sponsors' posters last March.

Carlson reminded the Trustees that the Garden Walk reception will be in less than two weeks on Sunday, July 19, from 2 to 4 p.m. As President of the Library Foundation, Trustee DiCola will say a few words at the start of the event, thanking our Garden Walk brick and bench donors, with special mention of the Downers Grove Junior Woman's Club for their donation of two benches in celebration of their 50th anniversary. To date, 50 donors have responded by email or phone that they will be attending the reception. The two new benches donated by the Downers Grove Junior Woman's Club were installed last week, as well as the donor plates; and on July 17 Sebort Landscaping will replace a few plants and refresh the Garden Walk landscaping which they installed last summer.

TRUSTEE ANNOUNCEMENTS AND REQUESTS FOR INFORMATION

None.

OPPORTUNITY FOR PUBLIC COMMENT

None.

EXECUTIVE SESSION FOR THE ANNUAL PERFORMANCE REVIEW OF THE LIBRARY DIRECTOR

At 8:06 p.m. it was moved by Humphreys and seconded by DiCola **THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS THE ANNUAL PERFORMANCE REVIEW**

OF THE LIBRARY DIRECTOR. Ayes: DiCola, Eblen, Greene, Humphreys, Read, Daniels. Abstentions: none. Nays: none. Motion carried.

Trustees discussed the job performance of the Library Director.

At 9:05 p.m. it was moved by DiCola and seconded by Humphreys **THAT THE EXECUTIVE SESSION BE ADJOURNED.** Ayes: DiCola, Eblen, Greene, Humphreys, Read, Daniels. Nays: none. Motion carried.

The regular session was reconvened at 9:05 p.m.

It was moved by Eblen and seconded by Greene **THAT LIBRARY DIRECTOR BOWEN BE GRANTED A 3.5% SALARY INCREASE TO \$120,600.00 PER YEAR.** Ayes: DiCola, Eblen, Greene, Humphreys, Read, Daniels. Nays: none. Motion carried.

No other business was discussed.

ADJOURNMENT

The meeting was adjourned at 9:06 p.m.