

**REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE
DOWNERS GROVE PUBLIC LIBRARY**

MARCH 14, 2012

MINUTES

1. ROLL CALL

President DiCola called the meeting to order in the Library Meeting Room at 7:30 p.m. Trustees present: Eblen, Greene, Humphreys, Loftus, Read, and DiCola. Trustees absent: None. Also present: Library Director Ashton; Library Staff Members Melissa Doornbos, Melanie Mertz, Sue O'Brien, Lori Abrant, Melody Danley; Citizens Joe Nowak, David Eblen, Ed Kris, Chet Lucianek, Don Arnold, Carol Kania Morency, Gordon Goodman.

2. WELCOME TO VISITORS

President DiCola welcomed the visitors and thanked them for their interest in the work of the Board.

3. APPROVAL OF MINUTES

Trustees reviewed the minutes of the regular meeting of February 22, 2012. It was moved by Read and seconded by Eblen **THAT THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 22, 2012 BE APPROVED.** Ayes: Eblen, Greene, Humphreys, Loftus, Read, DiCola. Abstentions: none. Nays: none. Motion carried.

4. PAYMENT OF INVOICES

The Board reviewed the list of invoices submitted for payment. It was moved by Read and seconded by Greene **TO APPROVE PAYMENT OF OPERATING INVOICES FOR MARCH 14, 2012 TOTALING \$54,385.32, CREDIT MEMOS TOTALING \$174.73, BUDGET JOURNAL ENTRY FOR PARKING PERMITS TOTALING \$2,000.00, AND TO RECOGNIZE FEBRUARY 2012 PAYROLLS TOTALING \$165,138.36.** Ayes: Eblen, Greene, Humphreys, Loftus, Read, DiCola. Abstentions: none. Nays: none. Motion carried.

5. OPPORTUNITY FOR PUBLIC COMMENT ON AGENDA ITEMS

Community Conversation on the Strategic Plan.

Director Ashton made a brief presentation summarizing the work done by the Board and the Library staff between October 2011 and March 2012 on the Strategic Plan. Three presentation slides are attached to these Minutes.

President DiCola invited comment from the citizens who were present. Director Ashton's flip-chart notes are transcribed and attached to these Minutes.

6. OPPORTUNITY FOR PUBLIC COMMENT ON OTHER LIBRARY BUSINESS

None.

7. UNFINISHED BUSINESS

a. Strategic Plan: Library Visits

Ashton reminded the Board of plans for a visit to the Fountaindale Library in Bolingbrook, scheduled for Monday March 19 at 3:30 p.m.

8. NEW BUSINESS

None.

9. REPORT OF THE DIRECTOR

Ashton reported the following items.

The Downers Grove Friends of the Library Board of Directors has agreed to express the Friends' appreciation to Library staff, especially during National Library Week in April, by renewing and paying for an annual subscription to the Chicago Tribune for the Staff Room.

He has taken action to bar an individual from all Library privileges on a permanent basis because of sexual harassment in the form of persistent viewing of sexually explicit material on library computers. He reported that he took this action only after reviewing records indicating that the individual had been previously barred from the library, once for three months and once for one year, for this same offense. The person in question has also apparently been banned from other area libraries.

10. EXECUTIVE SESSION FOR DISCUSSION OF A PERSONNEL MATTER

President DiCola entertained a motion to move into a closed session as allowed by the Illinois Open Meetings Act, Chapter 5, 120.2, to consider the compensation and performance of a specific employee.

It was moved by Humphrey, seconded by Eblen, **THAT THE BOARD MOVE INTO A CLOSED SESSION AS ALLOWED BY THE ILLINOIS OPEN MEETINGS ACT, CHAPTER 5, 120.2, TO CONSIDER THE COMPENSATION AND PERFORMANCE OF A SPECIFIC EMPLOYEE.** Ayes: Eblen, Greene, Humphreys, Loftus, Read, DiCola. Abstentions: None. Nays: none. Motion carried.

The Board met in Executive Session for the stated purpose beginning at 9:02 p.m...

11. RECONVENING OF PUBLIC SESSION

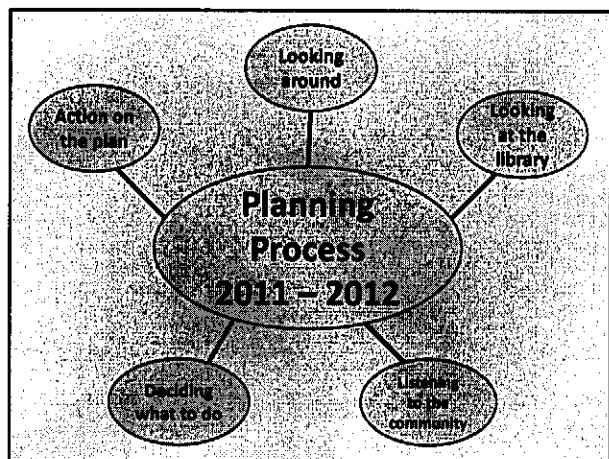
Present DiCola reconvened the public session at 9:15 p.m. The Board took no action on matters discussed in Executive Session.

12. BOARD MEMBER COMMENTS AND REQUESTS FOR INFORMATION



None.

13. ADJOURNMENT

The regular meeting was adjourned at 9:17 p.m.




Ongoing Strategies



- Books & reading
- Early literacy
- Investigate and respond to community needs

Strategic Initiatives

- Technology and marketplace changes
- Library building contents, activities
- Outside presence
- Organizational effectiveness



Attachment to Minutes for Regular Meeting of March 14, 2012

Downers Grove Public Library

Board of Trustees

FLIP CHART NOTES FROM COMMUNITY CONVERSATION

- What's going on elsewhere?
- Meeting spaces
- Media ctr. – sometimes for teens, sometimes for adults
- PC Labs
- Children's areas more flexible
- Automation in materials handle
- Smaller service desks/more flexible services
- Macro idea – where do we want to be?
- Free up staff for service
- Special populations needing services – Seniors, teens, business, homeless
- Impact of digital media – unclear where all this is headed – trying to adapt to be flexible
- Business services like Skype, teleconference for small business
- Business-related info – Need to know what we offer
- Remote access to databases and publications.
- Self-checkout coming? – Free up staff for more complex problem solving
- Offer grace periods on loans?
- RFID advantages
- Stronger emphasis on assistive instructional side
- Training (emphasis on hands-on, how-to-use learning)
- Interactive book as a library assisted learning opportunity
- Former staff - positives about computer labs and instruction, TV screen in lobby, café tables in lobby – consider small things are important too
- Nobody knows what's next in the tech & publishing worlds
- Try-it-out approach (e-devices)
- Comment to us on our website
- Book bags, signs, etc.
- Educating the public about validation of what they find on line – building web-savvy
- Small changes add up – e.g. Checking out new books when new (not all agree)
- Drive-up issues/parking scarcity
- Expanded phone use areas (no shushing) group room?
- Stairs are obstructed because no phone use is allowed on 2nd floor

- Automated off-site library boxes?
- Better informing about new books
- E-book access and browsing
- Outside book drop rust-out (broken)
- Full-time security monitors
- Library as office
- We need some MACS and more software variety
- Individual computer/tech instructions
- Standardization of computers and software this would allow people to use software from outside the library's basic suite, then re-set to defaults when patron logs off
- Facilitate cultural connect by organizing outings and group ticket purchases
- Entertainment element? As media change – Program outside library?
- Brokering discounts on culture providers/events
- Performance space

APPROVED 3/26/12

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MARCH 5, 2012, 7:00 P.M.

Chairman Jirik called the March 5, 2012 meeting of the Plan Commission to order at 7:02 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Hose, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah

ABSENT: Mr. Cozzo, Mr. Waechtler, Mr. Webster

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planner Damir Latinovic

VISITORS: Messrs. Tim Hejny and Chris Lavoie with CM Lavoie & Associates, 1050 W. Route 126, Plainfield, IL; Mr. Ron Detmer, 6580 Davane Lane; Ms. Lara Whitt, 402 Lynn Gremer Ct.; Messrs. Ken and Keith Neuman with Greenscape Ventures, 4355 Weaver Parkway, Warrenville, IL; Mr. Bob Johnson, 400 67th Court; Ms. Kathy Cummings, 411 67th Ct.; Mr. John Hoth, 402 67th Ct.; Mr. Ken Nemec, 6631 St. James Ct.; Mr. Jaswinder Chawla, 1930 Sweetbriar Lane, Darien, IL; William Wax, 402 Lynn Gremer Ct.

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance and directed the public's attention to the available informational packets.

APPROVAL OF THE FEBRUARY 6, 2011 MINUTES

MR. MATEJCZYK MADE A MOTION TO APPROVE THE MINUTES, AS PREPARED. SECONDED BY MR. BEGGS.

MOTION CARRIED BY VOICE VOTE OF 6-0.

Chairman Jirik reviewed the protocol for the meeting.

PC-05-12 A petition seeking rezoning approval from R-1 Single Family Residence district to R-3 Single Family Residence district and Final Plat of Subdivision approval to re-subdivide five existing parcels into 14 new lots. The property is located on the west side of Fairview Avenue approximately 365 feet south of 66th Street, commonly known as 6622, 6700 and 6650 Fairview Avenue, Downers Grove, IL (PINs 09-20-211-012, -013, -018; 09-20-408-020, -021) C.M. Lavoie and Associates, Inc., Petitioner; Greenscape Homes, LLC., Owner.

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Mr. Damir Latinovic, planner for the Village of Downers Grove, referred to the location of the parcels under discussion on the overhead noting that while there were three properties: 6622, 6700

and 6650 Fairview Avenue, there were actually five existing parcels with two vacant homes on the northern properties. The home on the southern property was occupied. The property was currently zoned R-1 Single Family and R-3 Single Family (the southern rental parcel) and the petitioner was asking to rezone the R-1 portion into R-3 and requesting the approval of final plat of subdivision to subdivide the property into 13 new lots with one detention lot (NW corner of site). All lots would have a minimum lot area of more than 10,500 sq. feet and be 75 feet in width.

All single-family homes would have to meet all requirements of the zoning ordinance. Staff believed the proposal was consistent with the Village's Comprehensive Plan, which called for quality housing and a variety of dwelling units throughout the Village. The Plan also recommended new developments be sensitive to the surrounding area. The lots were consistent with the sizes of other R-3 lots in the area. Mr. Latinovic noted the proposed development met the requirements of the Village's Subdivision Ordinance. He stated no exceptions were being requested.

Mr. Latinovic stated some trees would have to be removed to accommodate the project, but 33 of the trees would be preserved, according to the petitioner's tree preservation plan. He stated the Village would collect a fee-in-lieu from the petitioner for 20 new parkway trees.

Mr. Latinovic went on to note five-foot wide utility easements will be located along the side lot lines and 10-foot easements would be reserved along the rear lot lines. These easements would accommodate all utility structures. Mr. Latinovic explained Lot 14 would contain the stormwater detention area. The applicant will be required to park and school donations prior to the Village executing the plat of subdivision. Mr. Latinovic stated these donations would total approximately \$53,993.06.

A review of the street, parkway and sidewalk widths followed. Mr. Latinovic said one stop sign was planned at the intersection of Fairview for traffic exiting Atwood Court. Lot 14 will collect all stormwater run-off from the property and drain into the public storm sewer on Fairview Avenue. A homeowners association will be created for the proposed subdivision and will have responsibility for maintenance of the detention facility.

Mr. Latinovic reviewed the standards for approval for zoning map amendments. He explained how the proposal met each of the standards. Mr. Latinovic re-emphasized how the proposal met the goals of the Comprehensive Plan and requirements of the Subdivision Ordinance. He stated staff recommended the Plan Commission to forward a positive recommendation to the Village Council, subject to the conditions on pages 5 and 6 of the Staff Report.

Per Mr. Matejczyk's question, Mr. Latinovic confirmed that the areas to the north and south of the proposal would remain R-1 and the proposed subdivision would be zoned R-3. He indicated the adjacent subdivisions to the west were zoned R-3. As to the history of the R-1 area to the south, Mr. Latinovic could not confirm when the area was developed, but believed it was annexed as R-1 zoning, similar to when other parcels came into annexation from the County.

Chairman Jirik observed that two-thirds of the area was zoned R-3 already. He suggested the proposed zoning was a continuation of the existing development pattern. Mr. Latinovic concurred there was a predominance of the R-3 zoning and the change was not shifting a balance but was consistent with the trend of development.

Petitioner, Mr. Ken Neuman, owner of Greenscape Homes, LLC, recalled a few years ago a number of different zoning classifications were considered for the area, including town homes, with a higher density. He stated he reviewed the minutes from and the concerns raised during those hearings. Mr. Neuman discussed how the surrounding zoning was considered for the proposal and how the development would be consistent with the surrounding neighborhood. In response to the residents' concerns and the surrounding area, the proposal before the Commission was a standard proposal for single-family residences. The entire parcel, he noted, was purchased from the Fairview Ministries bankruptcy.

Mr. Neuman further discussed the three homes already under construction in his other development (Green Acres Subdivision). He stated the homes will be approximately 3,000 sq. foot homes with masonry fronts and most of them would have 3-car garages. He provided details about the proposed building material. Mr. Neuman described how the project met the Village's codes and requirements. As to stormwater detention, Mr. Neuman explained that the detention area aligns with the property to the west. Due to input received from residents and staff, he stated he purchased another parcel from the church in order to better align the stormwater detention basin with the neighboring pond.

Per a question from Mr. Beggs, Mr. Neuman explained how he came up with the subdivision's name.

Chairman Jirik opened the meeting up to public comment.

Mr. Bob Johnson, 400 67th Court, noted he resides south of the property and asked about the details of the location of the swale and storm sewer, what trees would be preserved, and easement details.

In response, Mr. Tim Hejny, with C.M. Lavoie and Associates, Inc., stated that some of the easements were expanded along the south property line to accommodate the swales and storm sewer. A silt fence would be installed along the property line, with some form of construction fence around it during development. He said the developer was not proposing fences for the final development. However, private owners may install them after the project is complete.

Mr. Johnson explained the topography of his lot behind the property and was concerned about the petitioner protecting his trees on his property. Mr. Hejny noted there would be fences to protect neighboring trees and they would be inspected after every storm

Mr. Johnson expressed concern about the building setback line being 40 feet off Fairview to which Mr. Hejny confirmed that the current setback met the proposed zoning planned for the subdivision. Mr. Latinovic interjected and explained to Mr. Johnson that every zoning district had different setbacks and with the proposed subdivision, the current zoning regulations and setbacks applied. He noted the R-1 district, the zoning for 400 67th Court, requires a 40-foot front setback while the R-3 zoning district, the current and proposed zoning for the subdivision, requires a 30-foot setback.

Mr. Johnson asked about the construction sequencing, wherein the Chairman explained that the Commission does not review the construction phasing for the project. Mr. O'Brien filled in those timeline details for the resident.

Mr. Jas Chawla, 1936 Sweetbriar Lane, Darien, IL, inquired as to when the development would begin and expressed concern about increased traffic on Fairview. Mr. Chawala asked if a traffic signal would be installed because it was difficult to turn onto Fairview. Mr. Hejny stated construction would begin within several weeks to a couple of months if the Village approved it. He stated there would not be a significant increase in traffic because there was only a net gain of 10 homes after the three existing homes were razed. He went on to explain there were no plans for a traffic signal on Fairview because the traffic from the proposed development did not warrant one. Mr. Chawala included what protection would his home have from the construction. Mr. Hejny explained where construction traffic would park and that the Village had strict rules governing construction activities.

Ms. Kathy Cummings, 411 67th Court, Downers Grove, voiced that the area was a nice five-acre parcel with trees that absorbed the stormwater. She expressed concern about replacing the trees with concrete, flooding issues, and the environment impact. She preferred to have the lot zoned R-1 like her own street.

Mr. Ken Nemec, 6631 St. James Court, Downers Grove, resides adjacent to the existing detention area. He confirmed he met with Mr. Neuman and thanked him for being very cooperative with the information. However, Mr. Nemec said he did have a concern about the tree line that bordered the west part of the lot of the development and the plans for that area. He agreed the trees in the neighborhood made the area nice. He also confirmed with Mr. Neuman that the drainage would not flow into the detention area on St. James Court.

In response, Mr. Hejny, stated that he would do everything possible to maintain as many trees as possible, but indicated there would be some utilities located and draining along the west property line. To date, it was difficult for him to determine to what extent the trees would be removed until the specific homes and grading were determined for each lot. Currently, there were no final plans for each lot's specific grading. Chairman Jirik, however, stepped in and explained that a property owner had a right to do whatever he/she wanted with the trees on their property and that most developers understood the value of trees and worked to identify quality trees and preserve them due to their value to a project.

Per another question by Mr. Nemec regarding building location on a lot, Mr. O'Brien stepped in and explained that the foundations depicted on the drawings were for illustrative purposes. They are only used to identify the top and bottom of proposed foundations.

Mr. Johnson, 400 67th Court, returned and voiced concern about flooding since a nearby stream flowed east through two properties. Mr. Hejny explained that he was aware of the drainage conditions. He explained the proposed development's stormwater would be conveyed west, then to the detention pond and finally to the storm sewer along Fairview Avenue.

Mr. John Hoth, 402 67th Court, discussed the flooding that occurs on both sides of his house after it rained. He asked the petitioner where he planned to pick up grade to fill the back area. Mr. Hejny explained that the surface water would be conveyed to the detention basin through a series of underground storm sewers. The developer was not proposing to raise the grade.

There being no further comments, Chairman Jirik closed public comment. No further Commissioner questions to the public followed.

In response to the concerns of storm water, Mr. Ken Neuman, explained the detail of stormwater drainage for the proposed development. He indicated the run-off would be captured by a series of underground pipes, routed through the detention pond and then to the storm sewer in Fairview Avenue. Regarding the protection for the residents while construction was occurring, Mr. Neumann explained that the detention area will be installed first, followed by installation of the roadway. A chain link fence will surround the construction site and silt fence will be installed inside of the chain link fence. He estimated construction to commence mid-July and take two years to complete. Mr. Neuman provided more detail about tree preservation. He noted that pipes would zigzag through the trees to protect them. He went on to say houses would be set at the front setback line to keep backyards as large as possible. Mr. Neuman recapped his petition and asked for the Commission's recommendation.

Per Mrs. Rabatah's question to staff, the Fire Department reviewed the proposal. Mr. O'Brien indicated the Department would review the placement of fire hydrants and water pressure when the plans are submitted for permit review. He went on to explain the village would maintain the cul-de-sac.

WITH RESPECT TO FILE PC-05-12, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSTIVE RECOMMENDATION TO THE VILLAGE COUNICL, SUJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF ATWOOD RESUBDIVISION PREPARED BY C. M. LAVOIE & ASSOCIATES. INC., DATED DECEMBER 02, 2011, LAST REVISED FEBRUARY 8, 2012, PROPOSED SITE IMPROVEMENTS FOR ATWOOD SUBDIVISION PREPARED BY C. M. LAVOIE & ASSOCIATES. INC., DATED DECEMBER 11, 2011, LAST REVISED FEBRUARY 7, 2012, EX07 TREE REMOVAL PLAN, PREPARED BY C. M. LAVOIE & ASSOCIATES. INC., DATED OCTOBER 26, 2011, LAST REVISED FEBRUARY 8, 2012 AND BOUNDARY & TOPOGRAPHY SURVEY PREPARED BY C. M. LAVOIE & ASSOCIATES. INC., DATED OCTOBER 26, 2011, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE HOME OWNERS ASSOCIATION DECLARATION OF RESTRICTIVE COVENANTS DOCUMENT FOR THE ATWOOD SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF SUBDIVISION.**
- 3. THE FINAL PLAT OF ATWOOD RESUBDIVISION SHALL BE REVISED TO INDICATE THE DEPTH OF PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG REAR LOT LINES OF LOTS 9-13.**
- 4. UPON COMPETITION OF ALL REMAINING PUBLIC IMPROVEMENTS FOR THE ENTIRE ATWOOD SUBDIVISION, THE PETITIONER SHALL SUBMIT RECORD DRAWINGS FOR APPROVAL BY THE VILLAGE COUNCIL. ALONG WITH THE RECORD DRAWINGS, THE PETITIONER SHALL SUBMIT A GUARANTEE SECURITY IN THE AMOUNT OF 20% OF THE TOTAL COST OF THE PUBLIC IMPROVEMENTS, WHICH SHALL EXPIRE NO EARLIER THAN TWO YEARS AFTER ACCEPTANCE OF SUCH PUBLIC IMPROVEMENTS BY THE VILLAGE COUNCIL.**

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5. **THE PETITIONER SHALL PAY \$53,993.06 FOR PARK AND SCHOOL DONATIONS (\$25,024.93 FOR THE PARK DISTRICT, \$19,480.93 FOR SCHOOL DISTRICT 58 AND \$ 9,487.20 FOR SCHOOL DISTRICT 99) PRIOR TO VILLAGE EXECUTING THE PLAT.**
6. **A FEE IN LIEU PAYMENT FOR 20 NEW PARKWAY TREES (\$500 PER TREE, TOTAL PAYMENT \$10,000) MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT.**
7. **THE APPROVAL FROM THE DOWNERS GROVE SANITARY DISTRICT SHALL BE SUBMITTED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.**
8. **THE APPROVAL FROM THE DUPAGE COUNTY FOR IMPACT FEES AND THE DUPAGE COUNTY HEALTH DEPARTMENT FOR THE REMOVAL OF EXISTING WELLS ON THE PROPERTY SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMITS.**

MR. BEGGS SECONDED THE MOTION.

For the record, Chairman Jirik stated the proposal met the Standards for Approval and was responsive and satisfied the fulfillment of review of the standards. He agreed with staff's analysis of this proposal.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. BEGGS, MR. HOSE, MR. QUIRK, MRS. RABATAH,
CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

PC-06-12 A petition seeking final plat of subdivision approval to re-subdivide three existing lots into two new lots. The property is located at the southwest corner of Fairview Avenue and Lynn Gremer Court, commonly known as 403 and 401 Lynn Gremer Court and 6568 Fairview Avenue Downers Grove, IL (PINs 09-20-213-017, -018, -019) C.M. Lavoie and Associates, Inc., Petitioner; Greenscape Homes, LLC., Owner.

Chairman Jirik swore in those individuals who would be speaking on this petition.

Mr. Latinovic described the petition and location of the project, referring to an aerial photo on the overhead. The proposal was re-subdivide three lots into two new lots. The property was part of the larger Green Acre subdivision originally approved in 2004. He explained the original development included an extension of Davane Lane and the creation of Lynn Gremer Court. Lots 12, 13, and 14, were originally designated for stormwater detention. The current owner purchased the remaining ten lots and redesigned the shape of the detention. Mr. Latinovic noted the redesign of the pond allowed the petitioner to gain another buildable lot. He noted the petition is building three homes around the cul-de-sac. He indicated the petitioner was requesting a final plat of subdivision to create two new lots: Lot 1 and 2. Lot 1 would become a buildable lot while Lot 2 would become stormwater detention.

Mr. Latinovic stated all requirements of the Subdivision and Zoning Ordinances would be met. He noted the owner was not seeking any exceptions. Mr. Latinovic explained where public utility easements would be located on Lot 1. He stated a homeowners association would be created for the subdivision. He explained the applicant was currently completing the public improvements that were required as part of the original development.

Mr. Latinovic stated the proposal was consistent with the Comprehensive Plan; the lots were compatible in size to other surrounding properties. He noted staff recommended that the Plan Commission forward a positive recommendation to the Village Council subject to the conditions listed on page 4 of staff's report.

Regarding the detention area, Mr. Matejczyk asked for clarification for the height of the retaining wall. Mr. Latinovic explained a retaining wall was installed to allow for a deeper basin. Mr. Matejczyk expressed concern about the wall's height. Mr. Latinovic explained the Building Code required a fence or barrier if the drop was more than three feet. In this case, there was a double wall with five feet between walls and a fence would be installed along the south side of the pond, where the grade difference was more than three feet.

Mr. Hose inquired about a previous conservation agreement with regard to a wetland that was removed. Mr. Latinovic stated the wetland was located in another part of the Green Acres subdivision and did not affect this petition. Chairman Jirik noted the Commission should avoid discussing this matter because it did not affect the subject properties.

Mr. Ken Neuman, owner of Greenscape Homes, LLC explained the retaining wall mentioned earlier was in place and was a two-step wall. He noted it was located next to the new lot as well as designed to act as a buffer to Lot 6 (to the west), which was part of the original Green Acres subdivision. Mr. Neuman explained the height of the wall would be five feet along the southwest corner. A fence would surround this area. He was working with the current property owner of Lot 6 regarding the installation of that fence. For the record, he stated that Lot 2 of the original Green Acres development contained no wetlands and the designation was subsequently removed.

Mr. Chris Lavoie, CM Lavoie & Associates, stated his office did the design for the original development. He proceeded to explain the history behind the conservation easement when Rosol Construction was the developer. Mr. Lavoie explained that when he did the original design for the development, the detention area (Lots 12, 13 & 14) was originally proposed to go to the pond on the property on the east side of Fairview Avenue (Fairview Ministries property). The Village required stormwater easements on Lots 12, 13 and 14 in the event the developer and Fairview Ministries could not come to an agreement for use of the pond. Mr. Lavoie provided details for the current detention area.

Mrs. Rabatah asked if a cross-section for the retaining wall existed, Mr. Neuman said it was not included in the plans. He indicated the horizontal differential between the two walls was six feet face-to-face. Mr. Tim Hejny clarified the separation was five to six feet. Mrs. Rabatah, however, read the plans differently, looking at the drop, and was not sure how high the concrete was protruding above the grade at the west wall. She indicated she was concerned with safety.

Mr. O'Brien clarified the walls were already installed. He stated staff reviewed the plans for the pond and both walls met the Village's Building Code. Mr. O'Brien stated he thought a fence

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would be installed to provide additional safety once the basin was complete. He stated the area adjacent to Lot 1 has a two and one-half foot maximum drop, which is acceptable per the Village's codes.

Chairman Jirik opened up the meeting to public comment.

Mr. William Wax, 402 Lynn Gremer Court, opposed "cramming" another house on an irregularly shaped lot next to a detention pond. He voiced safety concerns for the children with regard to the proximity and depth of the detention basin. He said the homes being constructed were smaller than the existing homes and the shape of the lot would not allow for a very large home.

Mr. Latinovic explained the dimensions of the lot, noting they met the subdivision requirements. He noted the building envelope was 60 feet by 132 feet.

Mr. Beggs noted that the original subdivision would have allowed three homes to be built; now only one home was proposed on two lots.

There being no further public comment, Chairman Jirik closed public comment. No Commissioner questions to the public.

Mr. Ken Newman called attention to the fact that the new Lot 1 was the largest lot on Lynn Gremer Court. He noted the home sizes for the other homes under construction on the street. He also indicated the proposed building materials were consistent with the neighboring properties.

WITH RESPECT TO FILE PC-06-12, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF FOLLOWING CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO FINAL PLAT OF FIRST RESUBDIVISION OF GREEN ACRES OF DOWNERS GROVE SUBDIVISION PREPARED BY C. M. LAVOIE & ASSOCIATES, INC., DATED DECEMBER 12, 2011, LAST REVISED FEBRUARY 7, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE HOMEOWNERS ASSOCIATION DECLARATION OF RESTRICTIVE COVENANTS DOCUMENT FOR THE SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF RESUBDIVISION.**
- 3. WATER SERVICE STUBS FOR LOTS 13 AND 14 SHALL BE DISCONNECTED AT THE MAIN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOT 1.**
- 4. UPON COMPLETION OF ALL REMAINING PUBLIC IMPROVEMENTS FOR THE ENTIRE GREEN ACRES SUBDIVISION, THE PETITIONER SHALL SUBMIT RECORD DRAWINGS FOR APPROVAL BY THE VILLAGE COUNCIL. ALONG WITH THE RECORD DRAWINGS, THE PETITIONER SHALL SUBMIT A GUARANTEE SECURITY IN THE AMOUNT OF 20% OF THE TOTAL COST OF THE PUBLIC IMPROVEMENTS, WHICH SHALL EXPIRE NO EARLIER THAN TWO YEARS AFTER ACCEPTANCE OF SUCH PUBLIC IMPROVEMENTS BY THE VILLAGE COUNCIL.**

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SECONDED BY MR. QUIRK. ROLL CALL:

**AYE: MRS. RABATAH, MR. QUIRK, MR. BEGGS, MR. HOSE, MR. MATEJCZYK,
CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

Mr. O'Brien confirmed that there would be a Plan Commission meeting on March 26, 2012. Agenda details followed. Commissioners were reminded to complete the Open Meetings Act training. He pointed out the American Planning Association materials for the Commissioners were placed on the dais.

**THE MEETING WAS ADJOURNED AT 8:47 P.M. ON MOTION BY MR. QUIRK,
SECONDED BY MR. HOSE. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE
OF 6-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)