

**DOWNERS GROVE PUBLIC LIBRARY
REGULAR MEETING OF THE BOARD OF TRUSTEES
WEDNESDAY, NOVEMBER 20, 2013, 7:30 P.M.
LIBRARY MEETING ROOM**

MINUTES

1. **Call to order.** President Kathleen DiCola called the meeting to order at 7:30 p.m.
2. **Roll call.** Present: Trustee Susan Eblen, Trustee Wendee Greene, Trustee Daniel Loftus, Trustee David Humphries, President Kathleen DiCola. Absent: Trustee Thomas Read. Trustee Wendee Greene arrived at 7:33 p.m.

Also Present: Library Director Rick Ashton, Assistant Director for Public Services Bonnie Reid, Assistant Director for Support Services Sue O'Brien, Children's Services Manager Sara Pemberton, Public Relations Manager Melissa Doornbos, Children's Services Librarian Sharon Hrycewicz, Downers Grove Public Library Foundation Board Member John Mochel.

3. **Welcome to visitors.** President DiCola welcomed visitors and staff members and thanked them for their interest in the work of the Library Board.
4. **Approval of Minutes.**
 - a. October 23, 2013 Regular Monthly Meeting. It was moved by Eblen and seconded by Loftus THAT the Minutes of the Regular Meeting of October 23, 2013, be approved. Roll Call: Ayes: Eblen, Loftus, DiCola. Abstentions: Humphreys. Nays: None.
5. **Approval of payment of invoices and related financial reports.** Ashton presented the monthly list of invoices, credit memos, and payroll recognition. He reviewed the Invoices of Note and the credit card reports. It was moved by Loftus and seconded by Humphreys THAT October invoices totaling \$341,388.18 be approved, credit memos totaling \$45.45 be approved, and October payrolls totaling \$185,240.73 be recognized. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Abstentions: None. Nays: None.
6. **Opportunity for public comment on agenda items.** President DiCola invited comment. There was no public comment.
7. **Opportunity for public comment on other business.** President DiCola invited comment. There was no public comment.

8. Unfinished business.

- a. Children's Access to the Internet. It was moved by Loftus and seconded by Eblen THAT the proposed policy changes (attached) be approved. Roll Call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Abstentions: None. Nays: None.

9. Cash Flow Strategy and Building Renovation. For the information of the Board in preparation for decision-making regarding the library building renovation project, Ashton presented financial data and analysis concerning minimum cash flow requirements and operating fund balances. The Board discussed the figures, with a focus on preparation for possible developments after bid-opening.

10. New Business.

- a. Intergovernmental Agreement with Village of Downers Grove for Joint Administration of Employee Health Insurance Program. It was moved by Greene and seconded by Eblen THAT the proposed agreement be approved. Roll call: Ayes: Eblen, Greene, Humphreys, DiCola. Abstentions: None. Nays: None.
- b. Letter Designating Rachel Kruty as Additional Contact on Library Credit Card Account. It was moved by Humphreys and seconded by Greene THAT the Board authorize the signing of the requested letter. Roll Call: Ayes: Eblen, Greene, Humphreys, DiCola. Abstentions: None. Nays: None.
- c. Recommendation Concerning Building Cleaning Services Contract. Sue O'Brien presented the staff report and recommendation. She reported that eleven firms had submitted proposals in response to the Library's Request for Proposals. Proposals were reviewed by O'Brien, Ashton, and librarian Martha Krause. On the basis of its thorough proposal, a reduced monthly fee, a stable workforce, and a long-standing satisfactory performance, ServiceMaster Clean is the recommended contractor. The Board directed the staff to bring the matter forward as an agenda item for approval at the next meeting.

11. Report of the Director.

- a. Written report items. Ashton summarized his written report (attached).
- b. Other items.
Melissa Doornbos, Public Relations Manager, reported on the partnership with the Village of Downers Grove for a public program held at the Library on November 18. The program was a panel presentation on residential solar panels. It attracted an audience of persons who do not usually attend Library programs.

12. Board member comments and requests for information.

Trustee Loftus thanked the staff members who worked on the responses to recent Freedom of Information Act requests. President DiCola added her appreciation.

Trustee Loftus requested a reminder about the agenda of the Special Board Meeting scheduled for December 11. Ashton responded that the meeting will be a work session on the building renovation bids and will also include formal approval of the cleaning service contract.

13. Adjournment. President DiCola adjourned the meeting at 8:20 p.m.

Following Adjournment: The Downers Grove Public Library Foundation meeting was postponed to December 11. President DiCola requested that the Foundation provide information prior to the December 11 meeting regarding funds that might be available for enhancement of the renovation project. Foundation Board President Eblen agreed to provide this information. She also reminded Board members that their personal donations to the Foundation will be most welcome.

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
SPECIAL MEETING
WEDNESDAY DECEMBER 11, 2013, 7:30 P.M.
LIBRARY MEETING ROOM**

MINUTES

1. **Call to Order.** President Kathleen DiCola called the meeting to order at 7:30 p.m.
2. **Roll Call.** Present: Trustee Susan Eblen, Trustee Wendee Greene, Trustee David Humphreys, Trustee Daniel Loftus, President Kathleen DiCola. Absent: Trustee Thomas Read. Trustee Read arrived at 9:00 p.m.

Also Present: Library Director Rick Ashton, Assistant Director for Support Services Sue O'Brien, Assistant Director for Public Services Bonnie Reid, Children's Services Manager Sara Pemberton, Circulation Manager Melanie Mertz, Adult and Teen Services Manager Nicole Wilhelms, Public Relations Manager. Also Present from Product Architecture + Design: Tiffany Nash, Daniel Pohrte. Also Present from Shales McNutt Construction: John Shales, John McNutt, Steve Hendrickson. Also Present from Chicago Tribune TribLocal: Dawn Rhodes.

3. **Welcome to Visitors.** President DiCola welcomed visitors and staff and announced that the bulk of the meeting time would be devoted to the library building renovation project bids and budget plans.
4. **Opportunity for Public Comment on Agenda Items.** President DiCola invited comment. There was none.
5. **Opportunity for Public Comment on Other Library Business.** President DiCola invited comment. There was none.
6. **Unfinished Business.**
 - a. Contract for Building Cleaning Services with Service Master. It was moved by Humphreys and seconded by Eblen THAT staff be authorized to sign a 3-year contract with ServiceMaster Clean at a base cost of \$5,697.00 per month. Roll Call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Abstentions: None. Nays: None.
 - b. Library Building Renovation Project. Report by Product Architecture and Shales McNutt Construction.

Shales McNutt reported that the lowest bids from trades contractors, submitted on November 22, had come in \$433,000 over budget. This figure included a \$93,000 estimate for demolition, for which no bids were received. Mr. Shales indicated that his firm had investigated and analyzed the matter extensively but could not provide an adequate explanation for this occurrence.

Shales McNutt Construction and Product Architecture + Design personnel then presented in detail a series of design changes and scope reductions totaling more than \$362,000. Major elements of this package:

- Changes to the details and materials for public restroom renovations
- Reduction in the number and scope of changes to office areas
- Reduction of the number of small study and conference rooms on the second floor
- Modification of ceiling and lighting plans in the Children's Story Room
- Reduction in the scope of HVAC work
- Reduction in furniture purchasing

After extensive discussion of the proposed changes and their impact on the success of the project, the Library Board informally gave the following direction:

- Shales McNutt, Product Architecture, and Library staff should continue to develop further cost-reduction proposals to cover the remaining 471,000 discrepancy between the project budget and low bids.
- Discussions with low bidders should continue, with the intention of awarding contracts to the low bidders, accompanied by change orders that reduce contract scope and cost.
- Library staff should confer with legal counsel to assure that the awarding of contracts accompanied by change orders does not present legal problems.
- All parties should attempt to finalize their recommendations and action plans for the December 18 regular monthly Board meeting so that the project can go forward on schedule.

7. New Business.

- a. None.

8. Board Member Comments and Requests for Information.

Board members continued the discussion from Item 6b. They emphasized their unwillingness to consider any requests for additional funding for the building renovation project at this time.

9. Adjournment. President DiCola adjourned the meeting at 9:22 p.m.

Following Adjournment, the Board of the Downers Grove Public Library Foundation met. Separate Minutes were kept.

**TRANSPORTATION AND PARKING COMMISSION
Minutes**

October 9, 2013, 7:00 p.m.

Council Chambers - Village Hall
801 Burlington Avenue, Downers Grove

Chairman Stuebner called to order the October 9, 2013 meeting of the Transportation and Parking Commission at 7:00 p.m. and led the commissioners in the recital of the Pledge of Allegiance.

Roll call followed and a quorum was established.

ROLL CALL:

Present: Chairman Stuebner, Commissioners Cronin, Saricks, and Wrobel

Absent: Commissioners Vlcek and Schiller

Staff Present: Mr. Dorin Fera, Transportation Division Manager; Downers Grove Police Parking Supervisor Tim Sembach

Others Present: Mr. Ryder May, 447 Rogers Street, Downers Grove

A review of the meeting's protocol followed.

APPROVAL OF AUGUST 14, 2013 MINUTES

MR. WROBEL MADE A MOTION TO APPROVE THE MINUTES AS PRESENTED;
SECONDED BY MR. SARICKS. MOTION CARRIED BY VOICE VOTE OF 4-0.

PUBLIC COMMENT (non-agenda items) - None

File # 12-13 – Rogers Street at Douglas Road - Revise Parking Restrictions - Mr. Fera referred to his exhibit, summarizing that the case has involved discussion and review of on-street safety requirements (sight distance review) for five affected driveways with a final result of losing two parking spaces. To address the issue further, **Mr. Fera** reported that staff plans to install "No Parking" signs between the driveways to effectively delineate the parking areas. In reviewing the businesses to the west, as requested from the last meeting, he reported those businesses had internal parking areas. For now, he felt the issue was resolved as it related to sight distance but said the solution was a short-term improvement and there was the possibility of going forward for next year's roadway striping season by revising the location of the center line.

Per the **Chairman Stuebner's** question, **Mr. Fera** indicated he did speak to the business that had the most concern on this issue and the owner appeared to be fine with staff's review and proposed resolution. And, to **Mr. Wrobel's** observation, **Mr. Fera** agreed there appeared to be minimal parking taken away from the area and it was easier to enforce. Asked if the sight distance measurements were measured on-site with the new configuration, **Mr. Fera** confirmed they were.

Chairman Stuebner invited the public to speak.

Mr. Ryder May, 447 Rogers Street, discussed that as long as the driveways were safe, he was fine with the proposal, believed it would work, and it was a good compromise. He described some of the prior issues he had with his neighboring business.

A motion was entertained by **Chairman Stuebner**.

MR. SARICKS MADE A MOTION TO APPROVE STAFF'S RECOMMENDATION: DESIGNATE "NO PARKING ANY TIME" RESTRICTION ALONG THE SOUTH SIDE OF ROGERS STREET, IN THE VICINITY OF SEVERAL AFFECTED DRIVEWAYS, IN THE VICINITY OF DOUGLAS AVENUE, AS DETERMINED BY SITE ENGINEERING .

MR. CRONIN SECONDED THE MOTION.

MOTION CARRIED BY VOICE VOTE OF 4-0.

File # 14-13 – 2012 Annual Village Transit Report - **Chairman Stuebner** noted that he received a few emails on this agenda item and preferred that it be tabled to the next meeting. **Mr. Saricks** voiced concern about how some of the information presented in the report was confusing wherein **Mr. Fera** indicated that other village staff did pull the report together and he could not answer some of the questions being asked. **Mr. Fera** reminded the commissioners that this was a generic annual update-type of report and that PACE, the operator, would have more detailed route information. Concern was raised that in reviewing the graphs within the report, it appeared the village was still in a deficit because nowhere in the report did it reflect that the PACE subsidies were coming in to off-set the deficits. Staff concurred. Other comments included: ridership looked low; ridership was leveling out across all four routes; and whether the numbers were sufficient to sustain the level of the service. **Mr. Fera** offered to find out if additional information would be forthcoming; meanwhile, commissioners wanted their comments known.

Mr. Saricks recalled back in 2007 or 2008 there was discussion that if the ridership had not either increased or stabilized, then there would be consideration to sunset the Grove shuttle. Other commissioners shared their memories of this topic. Mr. Wrobel, in reading the report, pointed out that verbiage stated there was a "cumulative deficit of approximately \$1.9 million."

Regarding ridership numbers, **Mr. Fera** confirmed that the ridership figures were stabilizing between 145 and 160 riders annually but due to the number of questions being raised at the meeting tonight and what the public may ask, **Chairman Stuebner** was not comfortable posting the report on the village's web site.

After much discussion regarding the "gaps" of information being discussed in the report versus what was being depicted, **Mr. Fera** offered to remove several of the financial tables wherein the information was not clear, and consolidate the report in simpler terms; commissioners concurred. He reminded the commissioners that this was a first report of its kind, and there is always room for further revisions as needed.

File # 15-13 – Washington St. - Maple to Curtiss - New Parking Restrictions - **Mr. Fera** referred to the map location on the overhead, discussing the current on-street parking restrictions, how they were determined, and how they were working. To date, he was requesting to make the entire section a two-hour parking restriction, noting the curb cuts would be protected and they were much cleaner looking. The residents appeared to favor the restriction and Officer Sembach also agreed the restrictions were more enforceable.

MR. WROBEL MADE A MOTION THAT THE TRAFFIC AND PARKING COMMISSION ACCEPT STAFF'S RECOMMENDATION TO INSTALL A "2-HOUR PARKING" RESTRICTION ALONG THE EAST SIDE OF WASHINGTON STREET, BETWEEN NORTH OF MAPLE AVENUE AND SOUTH OF CURTISS STREET, AS SHOWN IN EXHIBIT 1, AS PREPARED BY PUBLIC WORKS.

SECONDED BY MR. CRONIN.**MOTION CARRIED BY VOICE VOTE OF 4-0.****OLD BUSINESS**

Officer Sembach provided an update on the number of times a resident can call the department for overnight parking permission. Because of the interpretation of the term “excessive”, Ofc. Sembach confirmed that there was a firm number now, i.e., 12 times per year or 6 times every six months (similar to the Village of Westmont’s policy). He believes this information was provided on the village web site and reported in a local newspaper. Conversation arose regarding some of the situations that sometimes arise when overnight parking is needed, i.e., students returning from school or late night drinking and someone prefers not to drive. Recalling that the resident who raised this issue was told to file a petition, **Mr. Fera** explained that the matter was now being dealt with through the police department and Public Works should cooperate with their actions. A dialog followed that individuals could use the parking deck but, again, it was a convenience issue, and the issue was not about how many vehicles were parking overnight but the amount of times a call came in requesting a permission. Further discussion followed, this time with the topic being residential permits, the challenges of having only one parking deck serving four to five different parking interests, and the option of looking at private residences looking to share space for overnight parking.

Mr. Fera provided an update on the following: the police department’s annual children counts to either provide or shift crossing guards; the status of Study Area Nos. 2 and 3; the Safe Routes to School program (a contractor is on board/starting construction on or about May, 2014); and the fact that having a residential parking permit program, as just discussed above, was not expected to go forward due to the lack of administrative staff. As to having a liaison between this commission and the Village Council, **Mr. Fera** stated he had no answer to date; however, commissioner suggestions included Commissioner Hose or Olson. Regarding a question on whether Mr. Stuebner’s question was resolved regarding the nature of the recommendation on Study Area No. 2, **Mr. Fera** explained there were two parts to the recommendation: one from the consultant regarding parking changes, which staff felt would not go over well, and one for the stop control/yield control/school zone adjustments, which he felt were necessary and are now being installed.

Mr. Fera reminded the commissioners that for Study Area No. 3 no global parking revisions were being made, as desired by the public, but that certain intersections would be considered for safety purposes.

On another topic, **Mr. Fera** reported the village was reviewing a new model for the Emergency Vehicle Pre-emption units (units that allow emergency vehicles to pass through intersections) Details followed on the positives of this new GPS smart technology, with **Mr. Fera** pointing out that the system could be installed in the Village incrementally.

Last updates included the status on the ADA refinements for intersections, which were moving forward (staff was prioritizing them) and the Bike and Pedestrian Plan, which staff reported was basically being held up due to a taskforce still needing to be created. **Mr. Fera** envisioned the first phase of the plan could start in about six months.

COMMUNICATIONS - None

ADJOURN

MR. CRONIN MADE A MOTION TO ADJOURN THE MEETING AT 8:14 P.M. MR. SARICKS SECONDED THE MOTION. MOTION CARRIED BY VOICE VOTE OF 4-0.

Respectfully submitted,

Celeste Weilandt,
Recording Secretary
(as transcribed from MP3 digital recording)

VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS
AUGUST 28, 2013 MINUTES

Call to Order

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

Roll Call

Present: Mr. Domijan, Ms. Earl, Ms. Majauskas, Mr. McCann, Ms. Souter, Ch. White

Absent: None

A quorum was established.

Staff: Stanley Popovich, Senior Village Planner

Damir Latinovic, Village Planner

Also Present: Dennis Bozych, 5429 Carpenter, DG

Thomas Mendoza, 1040 55th St., DG

Matt Crane, 5435 Carpenter, DG

Minutes of July 24, 2013 meeting

Mr. Domijan moved to approve the minutes of the July 24, 2013 meeting as presented.

Ms. Souter seconded the Motion.

Ms. Majauskas abstained

The Motion passed 5:0:1.

Meeting Procedures

Chairman White explained the function of the Zoning Board of Appeals, and reviewed the procedures to be followed during the public hearing, verifying with Staff that all proper notices have been published with regard to Case ZBA-05-13. He called upon anyone intending to speak before the Board on the Agenda items to rise and be sworn in, as the public information portion of the meeting is an evidentiary hearing. Chairman White explained that members of the Zoning Board of Appeals all have had the opportunity to review the documents for the petitions prior to the meeting. In order for a requested variation to be approved there must be a majority of four votes in favor of approval. Chairman White added that the Zoning Board of Appeals has authority to grant petitions without further recommendations being made to the Village Council. He noted that Staff would make its presentation first, followed by comments by the Petitioner. If anyone in the audience wishes to speak either in favor of or in opposition to a petition, they will be able to do so following the Petitioner's presentation. When the public participation part of the meeting is closed, the Board will deliberate on the information provided and vote to either approve or deny the petition.

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ZBA 05-13 A petition seeking a side yard setback variation for a detached garage. The property is zoned R-3 Single Family Residence District. The property is located

1 on the east side of Carpenter Street, approximately 60 feet north of 55th Street,
2 commonly known as 5435 Carpenter Street, Downers Grove, IL (PIN09-08-320-
3 004); Matthew J. Crane, Petitioner; Matthew J. and Kelly J. Crane, Owners.
4

5 **Staff's Report**
6

7 Mr. Damir Latinovic, AICP, Planner for the Village, provided a general review of the case
8 before the Board, regarding property located at 5435 Carpenter Street. He showed an overhead
9 photo of the property, which is located in an R-3 Single-Family residential district. There is a
10 residence on the property with a detached garage, located 1.5 feet from the property line. It is an
11 existing nonconforming structure. He showed photographs of the property and the garage.
12

13 The petitioner has submitted information that the garage is in poor condition with the roof and
14 walls caving in and a new foundation needed. A new garage would have to be built but would
15 have to meet the current side yard and rear yard requirements. Both setbacks are required to be
16 six feet. The petitioner is requesting a three-foot side yard setback. The new garage would be a
17 1-1/2 car garage, 15 ft. wide x 22 ft. deep, and will be located 6 ft. from the rear property line,
18 which meets the Code, as well as 28.5 feet from the house. It meets all of the zoning
19 requirements except for the side yard setback. The reason for the request is to be able to park a
20 second vehicle in the driveway without the need to shuffle cars back and forth. There are
21 parking restrictions in front of the property on the east side of Carpenter Street where parking is
22 not permitted at any time. On the west side of Carpenter Street, parking is not permitted between
23 6 AM and 6 PM weekdays. The proposed parking space for a second vehicle northwest of the
24 garage will allow the petitioner to park a second vehicle on his property without needing to
25 shuffle cars.
26

27 Secondly, the variance request would preserve a large 100-plus year old existing mature tree in
28 the middle of the rear yard with a canopy that covers most of the rear yard and extends over three
29 adjacent properties. The root system on such trees extends up to 33% beyond the canopy drip
30 line, and the critical root zone extends to about 50% of the canopy drip line, which is
31 approximately 20 feet around the subject tree. Mr. Latinovic showed photographs of the back
32 yard and tree.
33

34 Mr. Latinovic noted that the petitioner has included an analysis of alternative locations for the
35 proposed garage, including a plan that meets the required six-foot side and rear yard setbacks.
36 The petitioner concludes that the proposed plan, with a three-foot side yard setback variation has
37 a 43% smaller impact on the critical tree roots than the code-compliant plan with six-foot side
38 and rear yard setbacks. In all alternatives, the tree is proposed to remain. He then displayed
39 plans for Proposals A & B, as well as the preferred Proposal C.
40

41 Based on information from the Village Forester, who concurs with the findings of the analysis,
42 staff has determined that there is physical hardship and practical difficulty to construct the
43 detached garage and save the existing tree, as noted in staff's report dated August 28, 2013 on
44 page 3. He explained that based on the tree appraisal formula in the *Guide for Plant Appraisal*
45 the white oak tree is valued at over \$10,000. Damage or removal of the tree could have a
46 negative effect on the property value of not only the subject property but also the adjacent
47 properties. Additionally, the tree reduces stormwater runoff by capturing rainfall in the canopy,
48 while the tree roots also create soil conditions that promote infiltration of rainwater into the soil.

1 Mr. Latinovic further noted that the petitioner is proposing a smaller than average 1.5-car garage
2 to reduce the impact on the tree.

3
4 Based on the staff's review of the nine Standards for Granting Variations found in staff's report
5 dated August 28, 2013, pp. 3-5, staff recommends approval of the requested variation, subject to
6 one condition noted on page 5 of staff's afore-mentioned report.

7
8 Mr. McCann asked if there was any concern about diminishing green space on the lot. Mr.
9 Latinovic said the village does not regulate the amount of green space but the Code does have a
10 maximum lot coverage provision which the property would be well under. He indicated that the
11 maximum variation the petitioner can obtain is a 50% reduction of the required setback, or a 3-ft
12 setback. Mr. McCann asked if the tree will be impacted with the variation. Mr. Latinovic said
13 that the Village Forester said the closer they move toward the tree the more the possibility there
14 is for damage. They will not know for a year or two whether this will negatively impact the tree
15 and to what extent. It is difficult to determine what other elements might affect the tree, which
16 has existed for over 100 years already.

17
18 Ms. Earl asked if it would be appropriate to require fencing around the tree during construction,
19 as is done with other developments. Mr. Latinovic said fencing around private trees is not part
20 of the Village's requirements.

21
22 Ms. Majauskas asked why they are pushing the garage back so far. Mr. Latinovic said the
23 petitioner could more properly respond to that better; however, per his conversation with the
24 applicant it would allow the petitioner to park the second car on the driveway without having to
25 shuffle the cars. It is not because of the distance from the house.

26
27 Mr. Domijan said that in the packet attachments from the petitioner, one of the letters refers to a
28 1.5-foot offset and not 3 feet. Mr. Latinovic said that the letter might have been formulated prior
29 to learning that the maximum they could request is for a 3-foot setback.

30
31 There being no further questions, Chairman White called upon the Petitioner to make its
32 presentation.

33
34 **Petitioner's Presentation:**

35
36 Mr. Matt Crane said he did prepare a presentation; however, it is almost identical to Staff's
37 presentation. Rather than take up more of the Board's time, he would be happy to answer any of
38 their questions. He also thanked two of his neighbors for being present in support of his request.

39
40 Ms. Majauskas asked if there is any other reason for the garage to be placed further back. Mr.
41 Crane said if it were placed closer there would be no access for the garage-parked car to get out
42 of the driveway without having to shuffle cars around.

43
44 Mr. Crane showed on the map where the neighbors who were present to speak on his behalf lived
45 in relation to his property. They lived on the properties adjacent on either side to his property.

46
47 There being no further comments or questions for the petitioner, Chairman White called upon
48 anyone wishing to speak either in favor of or in opposition to the petition.

1
2 Mr. Dennis Bozych of 5429 Carpenter said he lives just to the north of the petitioner's property.
3 He is in full agreement with the proposal. He has lived in his house 35 years and everyone in
4 that area has had to deal with the garage issues. One of the important things not touched on is
5 that Carpenter Street, during rush hour, is a very busy street with a lot of pass-through traffic.
6 Backing out of the driveways is very hazardous. By allowing the car to pull into the garage they
7 will eliminate the need for backing two cars out onto the Street.

8
9 Mr. Thomas Mendoza of 1040 55th Street said their back yard meets the petitioner's. He
10 reiterated the problem of parking. As to the tree, there is wildlife that uses that tree as habitat.
11 That's why he would prefer they go as close to the property line as possible. The tree also
12 provides shade for his back yard as well as other adjacent neighbors.

13
14 There being no further testimony, Chairman White closed the opportunity for further public
15 comment.

16
17 **Board's Deliberation**

18
19 Chairman White called for comments from the Board.

20
21 Ms. Souter said she was in favor of the petition, and appreciated that they did attempt to find
22 alternatives to the variation.

23
24 Mr. McCann said there was a petitioner another time who made a similar request, and he
25 wondered what made this different, as he opposed that previous request. There are a couple of
26 things that make this unique in his mind. He sees no good alternative here. What they want to
27 do makes perfect sense. The garage is necessary and the tree is important. Testimony from the
28 neighbors was compelling. This is a unique circumstance.

29
30 Ms. Earl said she agrees completely. She appreciates the petitioner's efforts to go to these
31 lengths to keep the tree as safe as possible. The tree has to be close to 100 years old. She
32 thanked the neighbors for coming out to speak on behalf of the petitioner.

33
34 Mr. Domijan said the amount of preparation in the presentation of the petition is reflective of
35 considerable thought. He goes along with supporting this request.

36
37 Mr. McCann asked for clarification that the petitioner is opting for Option C, which would be 3
38 feet from the side yard. Mr. Latinovic verified that.

39
40 **Ms. Earl moved in case ZBA-05-13 to grant the requested 3-ft. side yard setback, with the**
41 **following condition on page 5 of Staff's report dated August 28, 2013:**

- 42
43 **1. The proposed garage shall substantially conform to the plans and specifications**
44 **attached to the staff's report dated August 28, 2013 except as such plans may be**
45 **changed to conform to Village codes, ordinances, and policies.**

46
47
48 **Mr. Domijan seconded the Motion.**

APPROVED 12/18/13

1 **AYES: Ms. Earl, Mr. Domijan, Ms. Majauskas, Mr. McCann, Ms. Souter, Ch. White**

2 **NAY: None**

3 The Motion to grant the variation passed unanimously.

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8 Mr. Popovich said that due to his schedule, Mr. Enochs has resigned from the Board. Staff will
9 begin the process of finding a replacement. He also noted that there are no petitions for
10 September at this time. The Plan Commission is continuing to review the Zoning Ordinance for
11 revisions.

12

13 There being no further discussion, Chairman White called for a Motion to adjourn.

14

15 **Ms. Earl moved, seconded by Mr. Domijan, to adjourn the meeting.**

16 **All in favor. The Motion passed unanimously.**

17

18 Chairman White adjourned the meeting at 8:00 PM.

19

20

21 Respectfully submitted,

22

23

24 Tonie Harrington

25 Recording Secretary

26

27