

APPROVED 11/20/2014

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

AUGUST 28, 2014, 7:00 P.M.

Chairman Mattheis called the August 28, 2014 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Mattheis, Mrs. Acks, Mr. Casey, Mr. Davenport, Ms. Englander, Mr. Riemer

STAFF: Mr. Stan Popovich, Planning Manager; Ms. Kelley Chrise and Mr. Patrick Ainsworth, Village Planners

VISITORS: Mr. Ken Lerner, Chairman, Pierce Downer Heritage Alliance

REMARKS FROM THE CHAIR

Chairman Mattheis asked that the committee and staff introduce themselves. Members of the committee and staff went around the table and introduced themselves and shared some of their professional and personal background.

APPROVAL OF MINUTES

THE DRAFT MINUTES OF THE AUGUST 29, 2013 MEETING WERE APPROVED ON MOTION BY MR. DAVENPORT, SECONDED BY MR. CASEY. ROLL CALL:

AYE: MR. DAVENPORT, MR. CASEY, MRS. ACKS, MS. ENGLANDER, MR. RIEMER, CHAIRMAN MATTHEIS

NAY: NONE

MOTION CARRIED. VOTE: 6-0

OLD BUSINESS

Mr. Popovich reported that the historic building survey was accepted by the village council in November of last year and it was well received. He and former community development director, Mr. Dabareiner, did a presentation before the Pierce Downer Heritage Alliance last year to present the findings and the presentation went very well. To date, no formal nominations have come out of the survey but Mr. Popovich said he does get interest from the public inquiring how to landmark their homes.

NEW BUSINESS

A. Discuss CLG Requirements.

Mr. Popovich identified that the village is a certified local government (CLG). As a CLG, the village is able to partner with state and federal governments in preservation activities; receive matching grants from the Illinois Historic Preservation Agency (IHPA); review nominations for the National Register of Historic Places; receive technical assistance from IHPA; and allows residents to receive property tax assessment freezes if historically sensitive renovations are completed on a landmarked property. A 2013 IHPA grant helped fund some of the village's survey that was completed.

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Mr. Popovich explained that CLG communities are required to submit annual reports to the IHPA that identifies the activities that have taken place. He clarified that reports for the past five years have been submitted to IHPA, but the annual reports do have to be completed in a timely manner.

One item raised by the state was that they recommend that this board meet bi-monthly or, at minimum, quarterly. Mr. Popovich proposed to meet on a quarterly basis to pursue an active preservation program, with the members' assistance, and to develop a work plan to foster preservation in the community. Details followed on how that could be accomplished with the suggestion, by Mr. Popovich, that the board work on this over the next few months and get an application in next fall for some grant funding to assist the committee.

Suggested future committee meeting dates were as follows: November 20, 2014 followed by a meeting on the fourth Thursday in January, April, July and October. Should a nomination come forward, Mr. Popovich said he would rather not hold up an applicant and would have the committee meet on an agreed-upon date and then not meet on the quarterly scheduled meeting date. He asked the committee to start thinking about how the village can move forward with activities and offered to contact other CLG communities to see how they operate, invite a guest speaker to assist the committee, etc., if the committee was interested. Member comments followed that for the November meeting the committee should focus on how to raise preservation awareness in the community through various avenues.

PUBLIC COMMENT

Mr. Ken Lerner, Chairman with the Pierce Downer Heritage Alliance, discussed that while his group focuses on local environmental education, it also focuses on historic preservation in the village. He shared how his volunteers have assisted with the village's surveys as an example. Mr. Lerner offered to assist the committee to publicize its purpose and mission and to partner with them and discuss the importance of historic preservation.

On another topic, he addressed the properties at 942 and 936 Maple Avenue which were in danger of being redeveloped in the Downtown Business District. He spoke about the steps being taken to make the community aware of the two properties and to advocate to preserve the home at 942 Maple (the Edwards home). Mr. Lerner walked through the steps that were taken, to date, to save the home (currently in foreclosure) and spoke about the presentation he did before the village council. He reported that there is a buyer for the properties and will be meeting next week with the buyer's attorney to obtain more information about the plans for the property.

A brief discussion followed regarding the village's TIF district; followed by whether the 942 structure could be sold for a \$1.00 and be relocated somewhere else. Mr. Popovich added that there has been interest in the property and much more density could be placed on the site than what current exists. Per Mr. Lerner, the interior of the home, from what he heard, was restored nicely.

ADJOURNMENT

MR. DAVENPORT MOVED TO ADJOURN THE MEETING. MRS. ACKS SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:30 P.M. ROLL CALL:

**AYE: MR. DAVENPORT, MRS. ACKS, MR. CASEY, MS. ENGLANDER,
MR. RIEMER, CHAIRMAN MATTHEIS**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

Respectfully submitted,

APPROVED 11/20/2014

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

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
REGULAR MONTHLY MEETING
WEDNESDAY, OCTOBER 22, 2014, 7:30 P.M.
CONFERENCE ROOM A**

MINUTES

1. **Call to order.** President Kathleen DiCola called the meeting to order at 7:31p.m.
2. **Roll call.** Trustees Present: Susan Eblen, Wendee Greene, David Humphreys, Daniel Loftus, President Kathleen DiCola. Absent: Trustee Thomas Read. Trustee Read participated in discussion by telephone but did not vote on any matter. Trustee Read's telephone participation ended at 8:12 p.m.

Also present: Director Rick Ashton, Assistant Director for Public Services Bonnie Reid, Adult and Teen Services Manager Nicole Wilhelms, Downers Grove Public Library Foundation Board Member John Mochel.
3. **Welcome to visitors.** President DiCola welcomed staff and visitors.
4. **Approval of Minutes.**
 - a. Regular Monthly Meeting, September 24, 2014. It was moved by Greene and seconded by Loftus THAT the Minutes be approved as submitted. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
 - b. Executive Session, September 24, 2014. It was moved by Eblen and seconded by Loftus THAT the Minutes be approved as submitted. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
5. **Approval of October invoices and other financial reports.** It was moved by Humphreys and seconded by Greene THAT October 2014 operating invoices totaling \$139,813.80, construction invoices totaling \$79,587.61, and credit memos totaling \$300.64 be approved, and that September 2014 payrolls totaling \$179,509.50 be recognized. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
6. **Public comment on agenda items.** President DiCola invited public comment. There was none.
7. **Public comment on other Library business.** President DiCola invited public comment. There was none.
8. **Unfinished business.**
 - a. Library building renovation project update. Requested action: receive report. Ashton reported on plans for replacement of the Circulation workroom floor tile; finishing details on the central staircase; temporary and permanent signage; furniture; and

additional small projects. He distributed to the Board members copies of a preliminary proposal from Product Architecture + Design for additional work, received October 22. This matter will be scheduled for Board consideration at a later meeting.

- b. Renovation celebration report. Requested action: receive report. Ashton and Board members commented on the successful event held October 18. They thanked all the Library staff members and the members of the design and construction team for their contributions to this milestone occasion.
- c. Village of Downers Grove 2015 budget process report. Requested action: receive report. Ashton reported on the five items in his memorandum to the Board. While none of these items bears directly on the Library's budget or operations, some of them may provide opportunities for future cooperative ventures with the Village.

9. **New business.**

- a. Presentation on Hoopla. Nicole Wilhelms presented the report. The Library will offer this service to the public beginning in 2015, with an initial budget of \$15,000. Hoopla is a digital content delivery system, offered by Midwest Tapes, a long-standing Library media vendor. It allows a library to provide electronic circulation of movies, music, and audio books to computers and mobile devices. There are no limits on multiple simultaneous loans and no waiting lists. The Library will pay on a per-use basis, with loan prices varying from \$.99 to \$2.99 per item. Total cost is managed by setting monthly borrowing limits for each patron. Board members expressed their approval of this venture and thanked Ms. Wilhelms for the information.
- b. Proposed Policy on Public Comment at Library Board Meetings. Requested action: discussion. Ashton sought the Board's guidance on this matter. Board members agreed that a draft policy should codify and update the current policy, providing for regular announcement of the rules, presiding officer's discretion in setting time limits, expectations for proper decorum, and no necessity for the Board to respond to public comments. Ashton agreed to bring back a draft including these features.
- c. Proposed Conceptual Framework for 2015-2017 Strategic Plan. Requested action: discussion. Ashton presented the draft proposal. Board members discussed the framework positively. They made several suggestions:
 - Potential interviewees should be informed about questions in advance.
 - Leadership and influence should be broadly defined, going beyond political leadership and including business, civic, volunteer, church, educational, and other leaders as identified, outside the context of any election.
 - Some leaders may not have time for interviews but would respond to surveys or written questions.
 - Members of other governmental and civic boards should be included.

- Library users should be included.

10. Report of the Director.

Ashton briefly reviewed his written report (attached).

11. Board Member comments and requests for information.

- Loftus reported that he had used one of the new study rooms, with wireless internet access for video conferencing, and that it had worked well and saved time and travel costs.
- DiCola reported that Deputy Village Manager Michael Baker had mentioned to her that he often visits the Library to find a quiet place to work outside his own office.
- Humphreys reported that he had received many compliments concerning the event on October 18, especially concerning the visibility and activity of many staff members at the event. He also commented that he would like to see the Library Board and the Foundation Board address the possibility of additional art purchases for the building.
- DiCola reported an encounter with a patron regarding the Library's early closing on October 18. Expecting a complaint, she was pleased to receive a positive response when she had informed the patron that the early closing was for the purpose of a staff celebration: "They deserve it."
- Greene extended her gratitude to all staff members for the successful celebration event.
- Foundation Board Member John Mochel inquired about the possibility of making the Library t-shirts available for public purchase, for both fund-raising and publicity purposes. Ashton agreed to look into the matter.

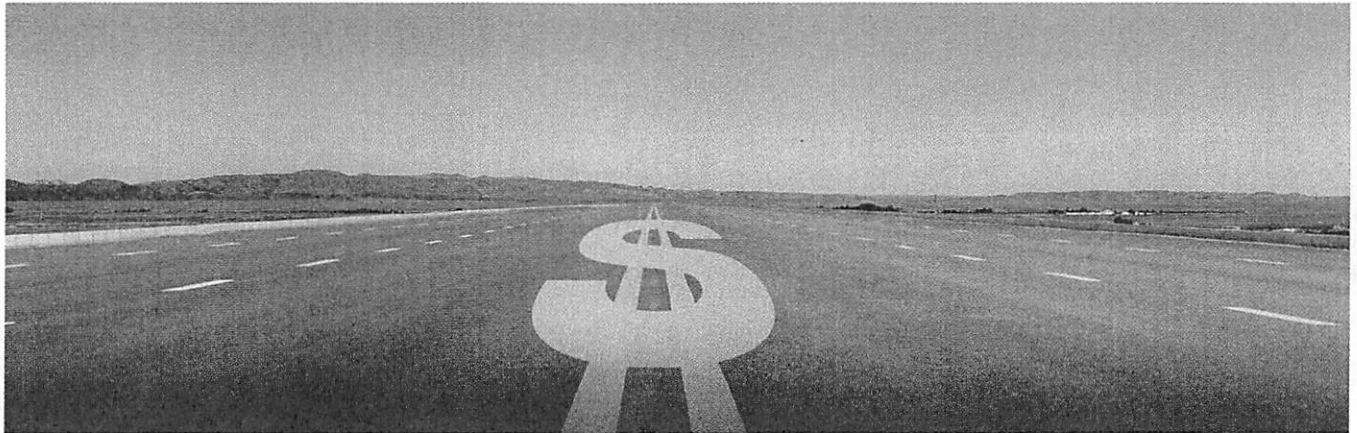
12. Adjournment. President DiCola adjourned the meeting at 8:40 p.m.

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
OCTOBER 22, 2014**

**AGENDA ITEM 10
REPORT OF THE DIRECTOR**

- a. Illinois Per Capita Grant Application. The application was submitted October 13. Thanks to Trustee Thomas Read and Trustee Wendee Greene for engaging with the Edge Initiative workshop webinar.
- b. Fund-raising investigations. As a very preliminary first step toward more active fund-raising in 2015, I investigated the opportunities with the Grove Foundation. Unfortunately, the Grove Foundation does not support organizations that have their own foundations.
- c. Recent media. Please see the notable items, Alex Marshall, “Free Ways,” *Governing*, October 2014, 22-23; and Douglas Quenqua, “Is E-Reading to Your Toddler Story Time, or Simply Screen Time?” *New York Times*, October 12, 2014, 1-27.
- d. Other items. As they occur.

By Alex Marshall



Free Ways

It's OK to make some things free, or nearly so. It's not just nice, it's good economics.

People should pay their own way. It's a maxim that many Americans hold near and dear. It grows out of our traditions of self-reliance and individual initiative. It's such a strong belief, that it's even seeped into the rules we apply to infrastructure projects.

By this logic, a road, bridge, airport, museum or subway should support itself through its user fees, fares or tolls. If it doesn't, it's a freeloader, like a welfare recipient having to be "subsidized" by the community at large.

While we may hold this to be a self-evident truth, there's a problem: It doesn't jibe with some basic rules of economics.

Back in the dark ages of the late 1970s, at Carnegie Mellon University in Pittsburgh, my professor in Economics 101 said the ideal price for crossing a bridge built at public expense was zero, provided it had capacity. Setting as low a price as possible means that more people will cross it, and thus the cost per person per crossing will be the lowest, compared to the cost of constructing and operating the bridge. A private company would maximize revenues, but government should maximize usage, he said. That way the public, who paid for the bridge, got the most for its money. This principle, he said, should be applied to all public goods.

The idea surprised me at the time, because usually economists preach the virtues of profit and the efficiencies of the private marketplace. Yet here was an expert saying "free" made sense, and was actually more efficient.

We've forgotten this, if we ever knew it. Evidence of this is everywhere. California, Texas, Virginia and other states are experimenting with having private companies build toll roads, with the high tolls paying for some of the capital or operating costs. The Federal Highway Administration, under President Obama, has asked that tolls be allowed on the Interstate Highway System, something prohibited on these "freeways" in the initial legislation. Commentators have argued that subways and other types of mass transit should pay their own way through higher fares. And in New York City, populist Mayor Bill de Blasio has rejected direct public funding for the popular but cash-poor public bike program, forcing it to raise the cost of its annual passes.

To the extent that any of these "fee-for-use" schemes are implemented, they will invariably reduce use and thus overall social and economic benefit. Yet this economic proof is barely ever discussed. This isn't to say we should never charge a toll or a fare, particularly when there is more

demand than supply. But we shouldn't forget the principle: The price of public goods should be kept low in order to increase use.

This principle should be remembered as we witness (and one hopes, try to manage) significant changes in how we get around and how we pay for transportation. On the horizon are fleets of driverless cars and taxis, more public bike systems, and highways and automobiles with wireless transponders that allow direct congestion pricing on toll roads. A number of states have tinkered with the latter concept, as they watch revenues from gas taxes steadily shrink as a percentage of total road costs.

Brendan O'Flaherty, author of the textbook *City Economics* and an expert on transportation pricing, confirmed my decades-old memories. Using a bus, bridge or subway should be free if there is space or capacity. This isn't about socialism, it's about getting maximum use of public resources. The idea of a project paying for its capital and operating costs through direct user fees just leads to inefficient use. "For something that really is a public good, that is nonrivalrous and has no externalities, the price should be zero," O'Flaherty says. "In general the price should be no higher than the marginal

social cost of use, which is approximately nothing, except for pollution and wear and tear on the road.”

We can see this radical principle at work on the 6 million miles or so of our streets and highways. The vast majority—I’d bet 99 percent—we’re free to use, whenever we like, at no direct cost. A variety of taxes pay about 95 percent of the almost \$200 billion spent annually to maintain our highway system. The gas tax, which is still just a tax, pays only about 40 percent of this. Meanwhile, tolls, which are true user fees, pay only about 5 percent of the cost of roads, according to national highway statistics.

When we move from the domain of transportation, we see the principle at work in an institution generally supported by the entire bandwidth of political opinion: public libraries. We don’t pay for libraries through check-out fees on books. Instead, we allow nearly unlimited use of all the books—for free, paid for through general taxes. If we did require user fees to pay for libraries, the institution would shrink to a small room harboring a handful of dogeared bestsellers.

Can we remember this principle when it comes to roads and subways, museums, national parks and historical sites? Quality of life expands—as well as economic growth—when the price of public goods, particularly transportation, is kept low. When roads, buses, subways or public bikes are free—or nearly so—people will head for a new lunch spot or take the family to the park. And they usually do this “off-peak,” when capacity is the highest. We put a lot of money into public museums and national parks. Why not maximize their use?

None of this means that public institutions shouldn’t be run efficiently. It also doesn’t rule out agencies acting like capitalists in indirect ways, like developing land directly around stations or highways or operating a museum shop. But we shouldn’t forget there are public values, even in economics, which differ from those applied to private business. **G**

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Discouraging Density

Some federal policies still heavily promote single-family homes.

After decades of suburban flight, the city is king again. Economists view it as essential for sparking innovation and growth. Environmentalists consider it key to getting people out of their automobiles. And urbanites, many of whom suffered through decades of decline in their cities, view it as a symbol of long-anticipated revitalization.

But a key part of cities—their density—hasn’t always been encouraged by the government, particularly not at the federal level. In fact, many of today’s land use policies hail from the post-World War II era, when planners thought that decentralizing cities would generate middle-class prosperity. This led to policies that directly encouraged sprawl. But perhaps the most pronounced set of policies against density are those pushed by the Federal Housing Administration (FHA).

Since its 1934 inception, the FHA has insured mortgages for more than 34 million properties, facilitating mass homeownership over several generations. But only 47,205 of these plans have been for multifamily projects. This is due to longtime provisions that make it harder for condos to get FHA certification. As late as 2012, 90 percent of a condo’s units had to be owner-occupied and only 25 percent of its space could be for businesses.

Two years ago, some of these provisions were loosened. The owner-occupancy requirements were reduced to 50 percent, and the maximum space allowed for businesses increased to 35 percent. But these reforms still aren’t particularly friendly to condo construction. For example, the 35 percent cap on business space discourages development that often features ground-level retail beneath several residential stories. The owner-occupancy requirements also rule out many condos altogether, namely in expensive markets that rely heavily on tenancy and outside investment. Finally, a provision that forces condo owners to renew their certification every two years is a lengthy and expensive process not required for single-family homes.

These policies mean that, although practically every single-family home can be FHA-insured, only 10 percent of condo projects nationwide qualify. This makes condos less affordable, since prospective buyers seeking private financing without FHA backing face higher borrowing costs and typically must make 20 percent down payments rather than the 3.5 percent typically required of FHA-backed mortgages.

The FHA’s strictness toward condos stems from the assumption that they carry greater foreclosure risks. But this concern is unfounded, according to the National Association of Realtors, which lobbies for easing condo standards. In 2013, the organization sent a letter claiming that delinquency for recent condo projects was substantially lower than for FHA-insured mortgages. By unnecessarily discriminating against condos, says spokeswoman Megan Booth, the FHA squelches a viable homeownership option. “Condos,” she says, are “often the most affordable homeownership in the community.” These policies, she continues, discourage high-rise, mixed-use buildings at a time when so many federal policies promote density. **G**

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“Slightly more than one-tenth of all mortgages insured by the Federal Housing Administration since 1934 have been for multifamily homes.”

The New York Times

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SUNDAY, OCTOBER 12, 2014

Is E-Reading to Your Toddler Story Time, or Simply Screen Time?

By DOUGLAS QUENQUA

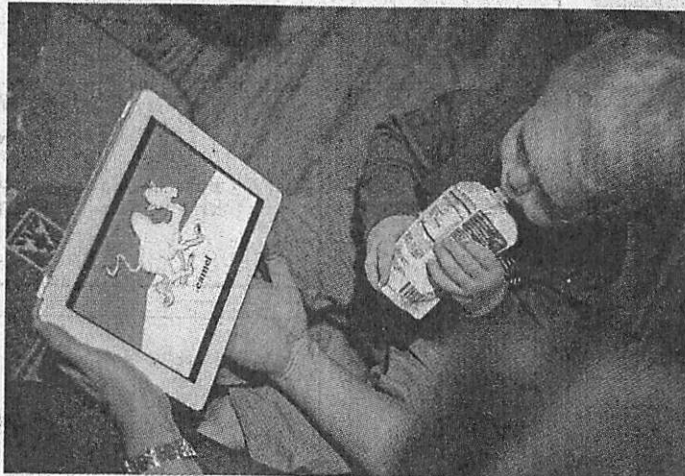
Clifford the Big Red Dog looks fabulous on an iPad. He sounds good, too — tap the screen and hear him pant as a blue truck roars into the frame. “Go, truck, go!” cheers the narrator.

But does this count as story time? Or is it just screen time for babies?

It is a question that parents, pediatricians and researchers are struggling to answer as children’s books, just like all the other ones, migrate to digital media.

For years, child development experts have advised parents to read to their children early and often, citing studies showing its linguistic, verbal and social benefits. In June, the American Academy of Pediatrics advised doctors to remind parents at every visit that they should read to their children from birth, prescribing books as enthusiastically as vaccines and vegetables.

On the other hand, the academy strongly recommends no screen time for children under 2, and less than two hours a day for older children.



JESSICA KOURKOUNIS FOR THE NEW YORK TIMES

The American Academy of Pediatrics advises against screen time for toddlers; however, story time is now often on a tablet.

At a time when reading increasingly means swiping pages on a device, and app stores are bursting with reading programs and learning games aimed at infants and preschoolers, which bit of guidance should parents heed?

The answer, researchers say, is not yet entirely clear. “We know how children learn to read,” said

Kyle Snow, the applied research director at the National Association for the Education of Young Children. “But we don’t know how that process will be affected by digital technology.”

Part of the problem is the newness of the devices. Tablets and e-readers have not been in widespread use long enough for the

sorts of extended studies that will reveal their effects on learning.

Dr. Pamela High, the pediatrician who wrote the June policy for the pediatrics group, said electronic books were intentionally not addressed. “We tried to do a strongly evidence-based policy statement on the issue of reading starting at a very young age,” she said. “And there isn’t any data, really, on e-books.”

But a handful of new studies suggest that reading to a child from an electronic device undercuts the dynamic that drives language development.

“There’s a lot of interaction when you’re reading a book with your child,” Dr. High said. “You’re turning pages, pointing at pictures, talking about the story. Those things are lost somewhat when you’re using an e-book.”

In a 2013 study, researchers found that children ages 3 to 5 whose parents read to them from an electronic book had lower reading comprehension than children whose parents used traditional books. Part of the reason, they said, was that parents and

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Is E-Reading Story Time, or Simply Screen Time?

From Page 1

children using an electronic device spent more time focusing on the device itself than on the story (a conclusion shared by at least two other studies).

"Parents were literally putting their hands over the kids' hands and saying, 'Wait, don't press the button yet. Finish this up first,'" said Dr. Julia Parish-Morris, a developmental psychologist at Children's Hospital of Philadelphia and the lead author of the 2013 study that was conducted at Temple University. Parents who used conventional books were more likely to engage in what education researchers call "dialogic reading," the sort of back-and-forth discussion of the story and its relation to the child's life that research has shown are key to a child's linguistic development.

Complicating matters is that fewer and fewer children's e-books can strictly be described as books, say researchers. As technology evolves, publishers are adding bells and whistles that encourage detours.

"What we're really after in reading to our children is behavior that sparks a conversation," said Kathy Hirsh-Pasek, a professor of psychology at Temple and co-author of the 2013 study. "But if that book has things that disrupt the conversation, like a game plopped right in the middle of the story, then it's not offering you the same advantages as an old-fashioned book."

Of course, e-book publishers and app developers point to interactivity as an educational advantage, not a distraction. Many of those bells and whistles — Clifford's bark, the sleepy narration of "Goodnight Moon," the appearance of the word "ham" when a child taps the ham in the Green Eggs and Ham app — help the child pick up language, they say.

There is some evidence to bear out those claims, at least in rela-



JESSICA KOURKOUNIS FOR THE NEW YORK TIMES

Therese Madden and her daughter, Beatrice, 2, in Philadelphia. A co-author of a recent study said, "What we're really after in reading to our children is behavior that sparks a conversation."

tion to other technologies. A study by the University of Wisconsin in 2013 found that 2-year-olds learned words faster with an interactive app as opposed to one that required no action.

But when it comes to learning language, researchers say, no piece of technology can substitute for a live instructor — even if the child appears to be paying close attention.

Patricia K. Kuhl, a director of the Institute for Learning and Brain Sciences at the University of Washington, led a study in 2003 that compared a group of 9-month-old babies who were addressed in Mandarin by a live instructor with a group addressed in Mandarin by a live instructor on a DVD. Children in a third group were exposed only to English.

"The way the kids were staring at the screen, it seemed obvious they would learn better from the DVDs," she said. But brain scans and language testing revealed that the DVD group "learned absolutely nothing," Dr. Kuhl said.

"Their brain measures looked just like the control group that had just been exposed to English. The only group that learned was

the live social interaction group."

In other words, "it's being talked with, not being talked at," that teaches children language, Dr. Hirsh-Pasek said.

Today, what Dr. Kuhl found is commonly referred to as the "Baby Einstein" effect, named for the popular video series that entranced children from the late 1990s to the mid-2000s, but was ultimately found to have a negative association with language development in infants. In 2009, the Walt Disney Company, facing the threat of a class-action lawsuit, offered refunds to people who had bought the videos.

Similarly, perhaps the biggest threat posed by e-books that read themselves to children, or engage them with games, is that they could lull parents into abdicating their educational responsibilities, said Mr. Snow of the National Association for the Education of Young Children.

"There's the possibility for e-books to become the TV babysitters of this generation," he said. "We don't want parents to say, 'There's no reason for me to sit here and turn pages and tell my child how to read the word,

because my iPad can do it.'"

But parents may find it difficult to avoid resorting to tablets.

Claudia Raleigh, a mother of three children under 6 years old in Berkley, Mich., said she adhered strictly to the A.A.P. guidelines but found that she needed to distract her toddler, Teddy, during his sister's swim class. "You know how hard it is to sit somewhere with a 2-year-old?" she said. "So that was his introduction to the iPad. It kept him from jumping in the pool."

"I considered it a lifesaving device," she said.

The guilt, she added, did not linger for long. "I literally read to my kids every day since birth," she said. "I'm over feeling guilty about a little screen time."

Even literacy advocates say the guidelines can be hard to follow, and that allowing limited screen time is not high on the list of parental missteps. "You might have an infant and think you're down with the A.A.P. guidelines, and you don't want your baby in front of a screen, but then you have a grandparent on Skype," Mr. Snow said. "Should you really be tearing yourself apart? Maybe it's not the world's worst thing."

"The issue is when you're in the other room and Skyping with the baby cause he likes it," he said. Even if screen time is here to stay as a part of American childhood, good old-fashioned books seem unlikely to disappear anytime soon. Parents note that there is an emotional component to paper-and-ink storybooks that, so far, does not seem to extend to their electronic counterparts, however engaging.

"Lilly definitely has an iPad, and there are education apps she uses," Amy Reid, a publicist at CNBC, said of her 4-year-old. "But for her, there is nothing like the excitement of choosing her own book and bringing it home from the library."

Downers Grove Library to celebrate completed renovations with party

By **KELLI MURRAY**
kmurray@shawmedia.com

DOWNERS GROVE – Downers Grove Library patrons can celebrate the building's completed renovations with a party, tour and plenty of activities from 10 a.m. to 3 p.m. Saturday.

The six-month renovation process cost \$2.6 million and created several new small-group meeting and study spaces, a new teen center and a new space for science, technology, engineering and math, according to library director Rick Ashton. Light fixture replacement, new carpeting throughout the 67,000-square-foot building and new furnishings were also installed, he added.

"With the change in space there is less space devoted to the storage of things and more space devoted to activities of humans," Ashton said. "For the renovation itself we have been getting wonderful community response and we enjoy working in the fresh new space. It is a real credit to the people of Downers Grove that



Photo provided

The Mouse Cafe is located on the first floor of the Downers Grove Public Library.

they have stuck right with us through six months of pretty active construction inside a building that never closed."

There will be a brief ceremony to rededicate the building at 10 a.m.

Activities throughout the

If you go

- **WHAT:** Downers Grove Public Library is hosting a renovation party to celebrate completed library renovations
- **WHEN:** 10 a.m. to 3 p.m. Saturday
- **WHERE:** Downers Grove Public Library, 1050 Curtiss St.
- **INFO:** 630-960-1200 or downersgrovelibrary.org.

day include live music, children story times, characters in costume and some teen musicians in the teen space, along with light refreshments in the cafe area. There will also be tours and demonstrations of the new Science Technology Engineering Math room.

"There are robotic activities, computer-related simulations and games and small science experiments," Ashton said of the new STEM room. "The idea is that the library is a place for gaining knowledge from reading, but also from a variety of hands-on activities."

NEWS BRIEF

Library announces renovation open house

DOWNERS GROVE - The Downers Grove Public Library is hosting a party and tour from 10 a.m. to 3 p.m. Oct. 18 to celebrate the completion of its interior renovation project.

The library will provide a tour, activities and a short dedication

ceremony. The public will see all areas in use with demonstrations in the digital media lab, departmental tours and entertainment for all ages throughout the building.

For information, contact Melissa Doornbos at mdoornbos@dglibrary.org or 630-960-1200.

-Suburban Life Media

VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
October 9, 2014 7:00 p.m.

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

I. CALL to ORDER

Chair Gorman called the meeting to order at 7:03 p.m. A roll call followed and a quorum was established.

II. ROLL CALL

Members Present: Chair Gorman, Mr. Crilly, Mr. Ruyle, Mr. Schoenberg,

Members Absent: Mr. Civito, Mr. Scacco, Mr. Ruyle

Staff Present: Karen Daulton Lange – Stormwater Administrator

Public Present: None

III. APPROVAL of July 10, 2014 MINUTES

Mr. Schoenberg made a motion, seconded by Mr. Crilly, to approve the July 10, 2014 minutes as presented. Motion carried by voice vote of 4-0.

IV. PUBLIC COMMENTS

No public in attendance.

V. NEW BUSINESS

A. Consideration of One (1) Year Limit on Variations

Staff brought up a concern that recently came to light. Variances that are granted never expire unless it is stated so in the Resolution that is passed by the Village Council. A stormwater variance was granted in 2003 to a property located at 1000 Hickory Trail, for the floor elevation of a house addition to be elevated to two (2) feet above the base flood elevation rather than the required three (3) feet. The addition was not built at that time. An inquiry was made from the property owner, and was told that the variance is still valid as long as the addition is the same as the one proposed in 2003. Building permits typically expire one year from the date of issuance. It was discussed that the Committee may want to consider adding an expiration date to future variances that are granted to be consistent with permitting.

B. Stormwater Management Code Updates

The current ordinance requires that both water quality and volume control BMPs be provided when a development has more than 2,500 square feet of net new impervious area. Once the development reaches the 2,500 square foot threshold, both BMPs must be

provided for the entire development. BMPs include rain gardens, infiltration swales, dry wells and the like.

Many of the new, larger houses are under the current threshold of 2,500 square feet and are not required to provide BMPs. In addition, many of the new homes have deeper basements, causing sump pump water discharging more frequently and with more volume onto adjacent properties and onto the public right-of-way. In the winter, excess water onto the right-of-way can lead to icy and unsafe sidewalk and road conditions.

These disruptions lead to stormwater issues between neighbors, as well as staff time and money addressing negative impacts between properties and onto the public right-of-way.

Staff is investigating lowering the BMP threshold from 2,500 SF of new impervious to 500 SF of new impervious. We expect to have a draft report for the November meeting.

Chair Gorman stated that Lombard has a 500 SF threshold for properties in depressional areas.

Mr. Schoenberg commented that Hinsdale requires the sump discharge to be into a separate BMP. Mr. Crilly stated that with small lots it may be difficult to provide separate BMPs. Discussion ensued about the merits and disadvantages of sump water connecting directly into a ditch or storm sewer.

There was general consensus that the concept of providing more on-site infiltration and storage is better for the entire community. For example, the older areas of town with no detention facilities were generally much harder hit during the flood of April, 2013 than newer areas with stormwater management basins.

VI. STAFF REPORT

See Attachment 1.

VII. PUBLIC COMMENTS

No public in attendance.

VIII. OLD BUSINESS

Chair Gorman asked about the creation of details for BMPs and Staff responded that they will be prepared in-house, but not until this winter after the construction season is over when staff is available to prepare.

IV. ADJOURN

Mr. Wicklander made a motion, seconded by Mr. Crilly to adjourn the meeting at 7:58 p.m. Motion carried by voice vote of 4-0.

Staff Report October 9, 2014

A. Church Grant Program

To date I have met with six churches regarding potential stormwater management projects that would be eligible for the Grant Program. Several have expressed interest and are working their way through their budgeting process, and I expect some to proceed in the upcoming year.

First Church of Christ Scientist, located in our Downtown Transition District at 1101 Curtiss, has made the formal grant application submittal for a nearly \$37,000 improvement to their property. Once the work is completed this fall, we will reimburse \$3,750 for the design and \$25,000 for construction, for a total of \$28,750.

They have proposed to remove all of their concrete walkways and front patio and replace them with a permeable pavement system which will allow stormwater to infiltrate into the ground rather than running off the property. Next year, if the Grant Program continues, they plan to replace their rear parking lot with permeable pavers and install a bioswale, and the following year to replace their driveway with permeable pavers.

All of these improvements will reduce their impervious area by approximately 5,300 SF, greatly reduce the amount of runoff, improve the streetscape aesthetics and reduce their SWU fee by 2 ERUs/month, a savings of over \$200/year.

B. 2015 Meeting Dates for Consideration

We typically have our meetings scheduled for the 2nd Thursday of the month at 7 PM. That would mean our 2015 meeting dates would be: January 8, February 12, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, & December 10th.

Once dates are decided, I can send out 2015 Meeting Dates to all.

C. Japanese Knotweed

In cooperation with the Northeastern Illinois Invasive Plant Partnership (NIIPP), the Village was a collaborator with NIIPP, DCFPD, and the DGPD to treat Japanese Knotweed and Japanese Stiltgrass along the St. Joseph Creek between Carpenter and I-355. NIIPP received a grant to survey and treat; 21 property owners participated. Presented a case study of connecting community and control at the NIIPP annual meeting yesterday at Morton Arboretum.

D. Urban Flooding Awareness Act

State Legislature passed SB2966; directs IDNR to prepare urban flooding study by June 30, 2015. Report to have recommendations relating to prevalence and costs of urban flooding, impact of

county SW programs, climate change, evaluation of policies using the 100-yr storm as a standard, strategies for minimizing damage, flood insurance practices & effectiveness, etc.

E. SWU Fees

At Tuesday night's Council meeting Commissioner Barnett requested the Council consider restructuring the SWU fee to exempt property tax exempt parcels. It is my understanding that the discussion will continue at the budget workshop this Saturday, 8 AM, at Fire Station #2. I've handed out Item INF 00-05712 from the Council packet which gives background and budget impact.

F. CRS Recertification

Staff submitted the required form and backup information in order to maintain our current CRS Classification of 6. Flood insurance policy holders in VODG receive a 20% discount if their structure is in a flood plain, or 10% if outside, because of our rating.

G. GIS Drainage Log

Staff is working on a GIS Drainage Log to track drainage-related investigations. It will help identify areas of concern for planning CIP projects, as well as keep track of resident contacts on drainage issues.

H. HMGP

The Hazard Mitigation Grant Program is moving much slower than we were led to believe by FEMA & IEMA! We have a verbal that the remaining four homes in the program qualify, and are waiting for IEMA to prepare their required agreement before we move forward with appraisals.

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS
OCTOBER 22, 2014 MINUTES**

Call to Order

Chairman White called the meeting to order at 7:02 PM.

Roll Call

Present: Mr. Domijan, Ms. Majauskas, Mr. McCann, Mr. Mosey, Mr. Zaba, Ch. White

Absent: Ms. Earl

A quorum was established.

Staff: Kelley Chrissie, Planner; Patrick Ainsworth, Planner; and Stan Popovich, Planning Manager

Also Present: University Plaza - Tracy Kasson, Rathje & Woodward, Wheaton Kumar Naidu, FL Cedar St, LLC, 1213 Butterfield Road, Downers Grove
Burger King - Tomi Minner, J & S Electric, 101 East Illinois Street, Aurora
Shannahan's – Rich Moor, 2009 Ogden Avenue, Downers Grove
Sign Doctor – Michael Tkachuck – 7994 Garfield Avenue, Burr Ridge
Mr. and Mrs. Bob Peterson, 1301 Warren Avenue, Downers Grove

Minutes of September 24, 2014 meeting

Mr. McCann moved to approve the minutes of the September 24, 2014 meeting as presented. Mr. Domijan seconded the Motion.

AYE: Mr. McCann, Mr. Domijan, Ms. Majauskas, Mr. Mosey, Mr. Zaba, Ch. White

NAY: None

The Motion passed unanimously.

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 the cases on the Agenda. 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 and comments made during this portion of the meeting are considered testimony. Chairman White explained that members of the Zoning Board of Appeals all have had the opportunity to review the documents for the petition prior to the meeting. In order for a requested variation to be approved there must be a majority of the Board, or 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. He said that if anyone in the audience wishes to speak either in favor of or in opposition to a petition, they would be able to do so following the Petitioner's presentation.

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When the public participation portion 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-20-14: A petition seeking a sign setback variation to reduce the required monument sign setbacks from Ogden Avenue and the adjacent property. The property is currently zoned B-3, General Services and Highway Business. The property is located on the south side of Ogden Avenue, approximately 150 feet west of Woodward Avenue. This property is commonly known as 2009 Ogden Avenue, Downers Grove, IL (PIN 08-01-407-002, -003); Michael Tkachuck, Petitioner; ATG Trust and Company – Trust #02-064, Owner.

Staff's Presentation:

Mr. Popovich noted the petitioner is requesting a continuance to the November ZBA meeting and that staff supports the request.

Board's Deliberation:

Ms. Majauskas, moved that in case ZBA-20-14, 2009 Ogden Avenue, the Zoning Board of Appeals continue the petition as requested. Mr. Domijan, seconded the Motion.

AYES: Ms. Majauskas, Mr. Domijan, Mr. McCann, Mr. Mosey, Mr. Zaba, Chairman White

NAYS: None

The Motion to continue carries 6:0.

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ZBA-21-14: A petition seeking a sign variation to increase the allowable size of the shopping center sign. The property is currently zoned B-3, General Services and Highway Business. The property is located on the south side of Butterfield Road, approximately 500 feet east of Downers Drive, commonly known as 1201-1213 Butterfield Road, Downers Grove, Illinois (PIN 06-30-401-012); FL Cedar 2, LLC, Petitioner/Owner.

Ms. Kelley Chrise, Planner for the Village of Downers Grove, stated that the petitioner is seeking approval of a variation to permit a single 120 square foot shopping center sign where two 60 square foot shopping center signs are allowed. Ms. Chrise reviewed the location and zoning of the subject property and the zoning of the adjacent properties. She noted that the property is improved with a multi-tenant shopping center that has no direct access to Butterfield Road. The ZBA approved a setback variation in June 2014 (ZBA-05-14) to permit a 6.5 foot setback along Butterfield Road due to the existence of Frontage Road between the site and Butterfield Road.

Ms. Chrise explained that the existing shopping center sign is approximately 225 square feet and stands 20 feet tall, where the petitioner is requesting a 120 square foot shopping center sign

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that is 15 feet tall. It was also noted that code permits two 60 square foot shopping center signs spaced 200 feet apart for shopping centers that have more than 500 feet of frontage. With the proposed shopping center sign, the petitioner will be meeting the height maximum and will offset the new sign on the existing base to meet the 6.5 foot setback variation.

The roadway configuration was described by Ms. Chrisse, wherein it was identified that there are key decision points that relate to the on- and off-ramps. She noted that sign visibility was a key factor as it relates to the decision points at this particular location by presenting a comparison between code compliant sign locations and a single sign.

Ms. Chrisse summarized staff's findings and how the criteria were met. Staff recommended approval of the requested variation.

Petitioner's presentation:

Mr. Tracy Kasson, attorney for the petitioner, reiterated that the property does not have just a single tenant. The shopping center contains 225,000 square feet of space with 14 potential tenants. Mr. Kasson highlighted the challenges with decision points along Butterfield Road and the U-shaped building, which results in tenants' wall signs not having visibility from Butterfield Road. Additionally, Mr. Kasson stated that this property is not a Planned Development (PD) like other shopping centers in the area where they can request to increase their signage through the PD. He described how the request to combine the allowable square footage into one sign due to the challenges of the site was not flaunting the intent or spirit of the ordinance.

Mr. Kumar Naidu, with FL Cedar II, identified how the ownership group has improved the center since the last variance request. He noted the owner is trying to address the issues that were brought up in June. Mr. Naidu noted the single sign is the best option as the layout of the shopping center creates a hardship for the tenants along the east and west side of the center. The tollway monument sign also presents difficulty as many people who drive westbound past it have to go to I-355 to access the center.

Ms. Majauskas expressed concerns about combining the two signs into one, wondering what would stop someone from requesting a break up of signs into two or three monument signs. She is unsure whether one sign or two signs are better. Mr. Kasson responded that one sign is better especially when the center has no direct access to Butterfield Road, is separated from Butterfield by Frontage Road and is further setback than other properties along Butterfield Road.

Mr. Kasson clarified that the separation distance between two shopping center signs is 200 feet, so two signs could not be placed closer without a variation. He reiterated that one sign is better for the tenants. It is a better placement so that eastbound Butterfield Road traffic does not have to recognize two signs and get into the right turn lane onto Highland Avenue. It is better for safety reasons to have one sign rather than two. If there were two signs, the easternmost sign could create difficulty for people trying to turn onto Highland Avenue.

Ms. Majauskas noted there are a bunch of signs on Butterfield Road and that the Sign Ordinance was intended to make all signs smaller and to conform with the Ordinance. She noted signs on the north side of Butterfield sit lower and you can't see them well.

Mr. Kasson expressed his opinion on the uniqueness of the site. He noted the site cannot be a Planned Unit Development like other properties along the corridor.

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Chairman White noted he did not concur with the safety issue. He believes two 60 square foot signs may not provide good visibility, especially the sign on the east.

Mr. Mosey noted the challenge for this shopping center and that the Sign Ordinance does not take into account all the unique situations. The subject building is over 40 years old and Butterfield Road has changed significantly since the building was constructed. Butterfield is more typical of an expressway and people are trying to get to Yorktown or I-88.

Kumar noted his property is only shopping center where the tenants do not have frontage on the main road in front of the shopping center. They are the only center with a Butterfield Road address with access off of Frontage Road where the tenants do not have direct visibility from either road.

Per questions, Kumar noted he is a multi-tenant building, not a single tenant and cannot change his address. He noted each tenant is allowed one wall sign above their storefront.

Chairman White opened the discussion to the public. No public spoke. The petitioner declined a closing statement. There being no further comments or discussion, Chairman White closed the opportunity for further public comment.

Board's Deliberation:

Mr. Zaba noted the cost behind the signs should not play a role in the board's decision, he is examining the standards. He believes the existence of Frontage Road is a unique situation and that the easternmost sign poses a potential safety issue. He believes businesses on an east sign would be at a disadvantage as drivers on Butterfield would not have time to see the sign and then exit.

Ms. Majauskas viewed things differently, although she understands the petitioner's desire. She believes the standards are not met and she does not believe safety is an issue. The big sign poses no safety issues and she does not believe there is uniqueness with this site that they could not install two signs. She noted maybe the 14 tenants are too many for building and sign. She does not believe that a sign will fix the building's issues.

Mr. Domijan understands the larger sign as it provides more visibility and makes sense. It may entice people to enter the shopping center. The goal is to reduce the total signage not increase it, but the sign may help generate revenue and provide a growth tool to the shopping center.

Chairman White noted five unique facts: few businesses have frontage along the road; it is a multi-tenant building with the Frontage Road; east tenants are invisible to drivers on Butterfield Road; if a tenant were on the east sign, he isn't sure that people would be able to exit; and the bottom of the U faces Frontage Road. He does not believe the safety issue. He believes granting the variance would not be precedent setting because the 14 tenants do not face the road. In his opinion, the spirit of the Sign Ordinance was not written with areas north of I-88 in mind. He noted whether it was two 60 square foot signs or one 120 square foot sign, it was the same. Chairman White noted the Comprehensive Plan calls for this area to be completely redeveloped as well.

Ms. Majauskas noted the center may not have 14 tenants at all times.

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Mr. McCann noted his support of the petition. He was concerned with the multi-tenant property but believes the constellation of facts is unique. He doesn't believe the sight distance or safety concerns is unique, but rather the location of the east tenants without much visibility. He noted many units do not face Butterfield Road. His unique facts are: no street frontage, the shopping center is different than a single tenant along Butterfield Road, and the tenants that would be on the eastern sign would be hard to see.

Mr. McCann moved that in case ZBA-21-14, 1201-1213 Butterfield Road, the Zoning Board of Appeals approve the petition as requested. Mr. Mosey seconded the Motion.

AYES: Mr. McCann, Mr. Mosey, Mr. Domijan, Mr. Zaba, Chairman White

NAYS: Ms. Majauskas

The Motion to approve carries 5:1.

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ZBA-22-14: A petition seeking a monument sign height variation. The property is currently zoned B-3, General Services and Highway Business. The property is located on the north side of Butterfield Road, approximately 400 feet east of Finley Road. This property is commonly known as 1540 Butterfield Road, Downers Grove, IL (PIN 06-30-403-025); Tomi Minner, Petitioner; Federal Realty Investment, Owner.

Staff's Presentation:

Mr. Patrick Ainsworth, Planner for the Village of Downers Grove, stated that the petitioner is seeking a sign height variation to install a 16 foot tall monument sign where a 10 foot tall monument sign is allowed per Section 9.050.B.1.a of the Zoning Ordinance. The property in question is located on the north side of Butterfield Road approximately 400 feet east of Finley Road, and is zoned B-3. He said that the subject is located in the Finley Square Shopping Center, but is located on its own lot of record which is allowed its own monument sign. Mr. Ainsworth showed a presentation of the existing signage and the subject building. He also showed the existing non-conforming pole sign and described the size and height. The proposed monument sign was described and compared to the existing pole sign where it is smaller and shorter than the existing sign.

Mr. Ainsworth then described the topography difference between the grade of the Butterfield Road and the elevation where the base of the existing sign stands. There is approximately a six to eight foot drop from Butterfield Road to the base of the sign. If the sign were constructed to maximum allowable height of 10 feet, the sign would not be fully visible to travelers on Butterfield Road.

Mr. Ainsworth stated that Staff recommends approval of this requested sign variation. Staff finds that the Standards for Approval have been met.

Mr. Domijan asked about the applicability of this requested monument sign height variation applying to other properties around the Village. Specifically, he is concerned if Standard Five has been satisfied and that this request will not be applicable to all other properties in the Village. Mr. Ainsworth, Mr. Popovich and Chairman White elaborate on the particulars of the case and

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how this specific variation applies to only a very small subset of properties along the north side of Butterfield Road. Each request is assessed on a case-by-case basis and this specific case contains a topographical situation that does prevent the petitioner from installing a code compliant sign.

Petitioner's Presentation:

Ms. Tomi Minner from J & S Electric of 101 East Illinois Street, Aurora, IL states that she has been working with Staff and reiterated the physical hardships that Staff pointed out in their presentation. She mentioned that all other elements of the property's signage will comply with the Sign Ordinance.

There being no questions, Chairman White called for anyone who wished to speak either in favor of or in opposition to the petition. There being none, he closed the public portion of the meeting.

Board's Deliberations:

Mr. McCann stated that the facts of the case and the situation that the petitioner is experience with the physical change of the topography warrants the variation being granted.

There being no contrary opinions, Chairman White called for a Motion.

Mr. Mosey moved, seconded by Mr. McCann that in case ZBA-21-14 for 1540 Butterfield Road, the Zoning Board of Appeals approve the requested variation subject to the condition as stated in Staff's report, page 4 dated October 22, 2014.

AYES: Mr. Mosey, Mr. McCann, Mr. Domijan, Ms. Majauskas, Mr. Zaba, Ch. White

NAYS: None

All in favor. The Motion to approve the request carried unanimously.

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Mr. Popovich informed the Board that there is a Zoning Board of Appeals meeting scheduled for November 19 with two petitions.

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ADJOURNMENT:

Mr. McCann moved, seconded by Ms. Majauskas, to adjourn the meeting.

All in favor. The Motion carried unanimously.

Chairman White adjourned the meeting at 8:25 PM.

Respectfully submitted,
Community Development Staff
Zoning Board of Appeals

October 22, 2014