

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
REGULAR MONTHLY MEETING
WEDNESDAY JUNE 24, 2015, 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.** Members Present: Trustee Susan Eblen, Trustee Wendee Greene, Trustee David Humphreys, Trustee Daniel Loftus, President Kathleen DiCola. Member Absent: Trustee Thomas Read.

Also present: Director Rick Ashton, Assistant Director for Public Services Bonnie Reid, Assistant Director for Support Services Sue O'Brien, Friends of the Library President Joann Hansen, Village Commissioner David Olsen, Resident Laura Hois, Resident Pamela Brown, Resident Laurel Bowen, Resident Ed Earl.

3. **Welcome to visitors.** President DiCola welcomed staff and visitors and thanked them for their presence.
4. **Approval of Minutes.**
 - a. Regular Monthly Meeting, May 27, 2015. It was moved by Greene and seconded by Eblen THAT the Minutes of the May 27 meeting be approved as submitted. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
5. **Approval of invoices and financial reports.** It was moved by Humphreys and seconded by Greene THAT operating invoices totaling \$103,452.05 and credit memos totaling \$161.28 be approved and May 2015 payrolls totaling \$211,617.42 be recognized. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: none. Abstentions: none.
6. **Public comment on agenda items.** President DiCola invited comment. There was none.
7. **Public comment on other Library business.** President DiCola invited comment.
 - a. Resident Laura Hois addressed the Board on the following points:
 - The building renovation was a disappointment.
 - Replacement of green bathroom tile with grey tile, changing from warm to cold, was dismaying, disappointing, and unnecessary.
 - Too much money was spent on the renovation.

- She formerly had enjoyed coming to the Library, but the Library is not as enjoyable as it used to be.
 - The Board should keep these points in mind and avoid overspending and making changes residents do not support.
- b. Resident Laurel Bowen addressed the Board on the following points:
- She thanked the Board for responding to her comments at the last Board meeting and asked why the response took five weeks. President DiCola responded that Ms. Bowen's earlier comments had been made at the April meeting and that the Board's earliest opportunity to approve the staff-drafted response came at its next monthly meeting in May. Ms. Bowen stated that electronic capabilities should have made the response quicker.
 - Cloth tote bags being provided by the Library are unnecessary. The Library should not respond to patrons' request for bags. The price information sent to her was extravagant. The Board should reconsider such ideas.
 - The Library's Food for Fines program resulted in the donation of food to the West Suburban Food Pantry, which is not located in Downers Grove, and which receives government funding. The Library's future food donations should go to the all-volunteer FISH Pantry located in Downers Grove.
8. **Unfinished Business.**
- a. Library Building Renovation Project, Proposed Strategy for Additional Work. Requested Action: Receive Report. Ashton reported that the project to replace lighting in the adult fiction stacks area is moving forward, beginning with the publication of the Invitation to Bid on June 29 and projected completion by December 31.
- b. Proposed Revisions to Policy on Americans with Disabilities Act. Requested Action: Approval. It was moved by Greene and seconded by Loftus THAT the proposed revisions be approved. Roll Call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
9. **New Business.**
- a. Proposed Revisions to Policy on Rules of Behavior. Requested Action: Discussion. Ashton presented the proposed revisions, emphasizing the support of a positive service environment for all Library patrons and staff. Board members discussed the proposed revisions, with the following points:
- Trustee Greene appreciated the simple and direct language.
 - Trustee Eblen noted that the proposed policy is easier to read.
 - Trustee Humphreys stated that it makes sense to use a simpler statement.

- Trustee Loftus concurred.
 - President DiCola expressed appreciation for the condensed statement. She expressed concern for the wording of section 7.1.2, pertaining to illegal activity, since not all the items listed are strictly illegal and the Library Board does not have authority to make law. She suggested the description of these activities as “illegal or prohibited.” President DiCola agreed to work with staff to refine the language for further consideration by the Board.
- b. Proposed Action on Illinois Non-Resident Library Card Program Participation. Requested Action: Approval. Ashton presented the proposed actions. It was moved by Humphreys and seconded by Eblen THAT the proposed actions be approved. Roll call: Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
- c. Proposed Resolution of Appreciation for Marianne Trautvetter. Requested Action: Approval. Ashton presented the proposed Resolution. It was moved by Loftus and seconded by Eblen THAT the proposed resolution be approved and signed by Board members. Ayes: Eblen, Greene, Humphreys, Loftus, DiCola. Nays: None. Abstentions: None.
10. **Report of the Director.** Ashton summarized his written report (attached) as follows:
- a. Library Expenditures January-May 2015.
 - b. Activity outside the Building. Trustee Greene requested the date of the next Farmers Market event (July 25).
 - c. LIMRiCC Joint Self Insurance Program Partial Fund Balance Distribution. Trustee Loftus suggested that the Board consider this distribution as a possible partial replacement source in relation to the setting of the levy for support of the 2016 budget.
 - d. May Circulation Figures.
 - e. Recent media coverage. Attached.
 - f. Other. Ashton reported that the Library’s mechanical air conditioning system has experienced the failure of one rooftop compressor. A proposal for replacement has been received and is being evaluated by a consulting engineer.
11. **Board Member comments and requests for information.**
- a. President DiCola drew the Board’s attention to the e-mail message recently sent to all Board members by Downers Grove taxpayer Cindy Perry. President DiCola presented a proposed letter in response to the message (attached). By consensus, the Board agreed to send the letter.

- b. Trustee Eblen reported that a resident had spoken to her about the potential impact on Library parking of the proposed redevelopment of long-vacant property on Forest Avenue. After some discussion by Board members, Village Commissioner Olsen reminded the Board that a public hearing on the proposed project is scheduled for the evening of July 6, and that individuals and organizations are welcome to appear and raise their concerns.

- c. President DiCola complimented the staff on the appearance and content of the Discoveries newsletter. Trustee Humphreys confirmed the usefulness of the newsletter, as he regularly receives questions from condominium neighbors about its contents.

12. **Adjournment.** President DiCola adjourned the meeting at 8:09 p.m.

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
JUNE 24, 2015**

**AGENDA ITEM 10
REPORT OF THE DIRECTOR**

a. Library Expenditures January-May 2015. During the first five months of 2015, the Library spent \$3,049,531.25, or 39.5% of its total operating budget of \$5,042,500.00. Five months is equivalent to 41.7% of the year.

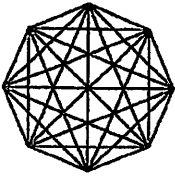
In the largest portion of the budget, the lines which account for salaries, wages, payroll taxes, and employee benefits, the Library spent \$1,452,192 through May 31. This represented 11 paydays, or 42.6% of the year. The total budgeted allotment for these 11 paydays was \$1,474,088 or \$21,896 more than the amount actually spent.

b. Activity Outside the Building. Library staff have been active during June, representing the Library in various community settings. These include the Farmer's Market, Park District outdoor concerts, and Tivoli Theatre weekday morning movie showings. Community response is consistently positive, and Library staff have the opportunity to answer questions, provide information about summer reading programs, and shift community expectations.

c. LIMRiCC Joint Self Insurance Program Partial Fund Balance Distribution. The attached letter and check for \$35,561.41 are indicative of the group's decision. Although the Downers Grove Public Library has not been an active participant in the group for some years, funds associated with earlier participation are now being recovered. Funds will be treated as miscellaneous revenue for the Operating Fund.

d. May Circulation Figures. Attached.

e. Recent Media Coverage. Attached.



LIBRARY INSURANCE MANAGEMENT AND RISK CONTROL COMBINATION (LIMRiCC)
PO Box 1016, Orland Park, Illinois 60462 Phone: 708-790-2807

May 29, 2015

SENT VIA EMAIL
AND CERTIFIED MAIL

Re: **LIMRiCC – Joint Self Insurance Program (“JSIP”)**
Partial Fund Balance Distribution

Dear Member Library:

This letter is written to notify you that the LIMRiCC Board of Directors (“Board”) voted on April 21, 2015 to make a partial distribution of the JSIP fund balance in the amount of \$1,800,000 to the JSIP membership.

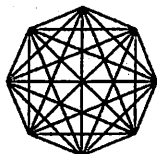
The distribution to members is calculated in accordance with the Intergovernmental Agreement, which is available on LIMRiCC’s website. Please see the enclosed check. After this partial distribution, the JSIP fund balance will be approximately \$1,000,000. There is one pending claim for the JSIP program. After the pending claim is resolved, which may happen later this calendar year, the remainder of the JSIP fund balance will be distributed to members in the same manner.

Please contact April Krzeczowski if you have any questions or would like any additional information.

Sincerely,

A handwritten signature in black ink that reads "April Krzeczowski". The signature is written in a cursive, flowing style.

April Krzeczowski
Executive Director of LIMRiCC



LIMRICC
Joint Self Insurance Pool
PO Box 1016
Orland Park, IL 60462

Hinsdale Bank & Trust Company
25 East First Street
Hinsdale, IL 60521
70-2540/719

1920

05/19/2015

PAY TO THE
ORDER OF

Downers Grove Public Library

\$**35,561.41

Thirty-five thousand five hundred sixty-one and 41/100

DOLLARS

Downers Grove Library
Ashton Rick
1050 Curtiss Street
Downers Grove, IL 60515

Two Signatures Required for Over \$10,000.00

MEMO

Partial Funding Distribution

⑈001920⑈ ⑆071925402⑆ ⑈0250049260⑈

Susan M. DeLeon
Jeff M. M...
AUTHORIZED SIGNATURE

LIMRICC

1920

05/19/2015

Downers Grove Public Library

35,561.41

051105 Hinsdale Ban Partial Funding Distribution

35,561.41

Circulation Statistics -- May

	A	B	C	D	E	F	G
		MAY 15	%	MAY 14	%	MAY 13	
1							
2	Circulation						
3	Checkouts						
4	Selfchecks	47,872	75%	38,723	67%		
5	Staff desk	15,693	25%	19,054	33%		
6	Total checkouts	63,565		57,777			
7							
8	Renewals						
9	Selfchecks	1,241		293			
10	Staff desk (incl. phone)	3,423		3,583			
11	Patron online renewals	7,719		6,395			
12	Total renewals	12,383		10,271			
13							
14	Total item checkout and renewals	75,948		68,048		71,039	
15	Ebooks - Overdrive	3,760		3,324		3,089	
16	Ebooks - 3M Cloud Library	2,782		813		213	
17	Emagazines - Zinio	667		970		888	
18	Hoopla	370					
19	Total Circulation	83,527		73,155		75,229	
20							
21	Reference Questions (Info Desk)	106					
22							
23	Reserves Processed						
24	Received from ILL	5,687		6,045			
25	ILL sent	4,326		5,230			
26	OCLC requests processed	725		776			
27							
28	Gate Count						
29	North	25,359		29,049			
30	South	14,522		13,944			
31	Total	39,881		42,993			
32							
33	Registrations						
34	New resident library cards	199		152			
35	New fee cards	3		3			
36							
37	Current borrowers	30,648		29,220			
38	Active fee cards	135		142			
39							
40	REVENUE:	Fines	Fees	Book	Fee	Meeting	Total
41				Sales	Cards	Room	
42	Cash	\$2,396.64	\$1,764.53	\$489.55			\$4,650.72
43	Ecommerce (through internet)						\$0.00
44	Credit cards at service desks	\$1,458.05	\$798.39	\$135.00	\$270.00	\$200.00	\$2,861.44
45	Credit cards at selfchecks	\$1,618.36	\$848.00				\$2,466.36
46		\$5,473.05	\$3,410.92	\$624.55	\$270.00	\$200.00	\$9,978.52

NEWS BRIEFS**Downers Grove library to host photography class**

DOWNERS GROVE – The Downers Grove Public Library, 1050 Curtiss St., will host a photography class, the library announced in a news release.

The class will be held from 2 to 4 p.m. June 21 in Conference Room A.

Tom Callahan, creator of Critical Visuals Club, will teach photography basics during the class.

Participants will get to take photos in front of a green screen and use Photoshop to insert backgrounds.

To register, go to www.dglibrary.org/events.

Approved 7/22/15

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS
June 24, 2015 MINUTES**

Call to Order

Chairperson Earl called the meeting to order at 7:00 PM.

Roll Call

Present: Mr. Domijan, Ms. Majauskas, Mr. McCann, Mr. Mosey, Mr. Werner, Ch. Earl

A quorum was established.

Staff: Patrick Ainsworth, Planner
Kelley Chrissie, Planner
Ross Pietrzak, Planning Intern

Also Present: Richard Brosig, 2425 Inverness Ave.
Burgess Watts, Dryco, 5400-5402 Janes Ave.
Paul Mathhews, Dryco, 5400-5402 Janes Ave.
Jim Kohlstedt, Dryco, 5400-5402 Janes Ave.
Elizabeth H. O'Toole, 5400 Janes Building, LLC, 6731 Briargate Dr.
Brian Krajewski, Attorney, 1547 Warren Ave.
Don Rickard, 4735 Main St.
Corina Radu, Cora, LLC, 4326 Prince St.

Minutes of April 22, 2015 meeting

Chairperson Earl stated that her comment in the minutes regarding recusing herself from the vote was in reference to a vote made at a meeting of the Pierce Downer Heritage Alliance of which she is a member. She was not referring to the Zoning Board of Appeals vote.

Mr. McCann moved, seconded by Mr. Domijan, to approve the minutes of the April 22, 2015 meeting as amended.

All in favor. The Motion passed unanimously.

Meeting Procedures

Chairperson Earl asked those in attendance to silence their phones. She 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. She noted that members of the Zoning Board of Appeals have had an opportunity to review the materials provided by Staff and in some cases have visited the sites in question. In order for a requested variation to be approved there must be a majority of four votes in favor of approval. Chairperson Earl added that the Zoning Board of Appeals has authority to grant petitions without further recommendations being made to the Village Council. She 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. She said that Staff would make its

Approved 7/22/15

presentation first, followed by comments by the Petitioner. She added 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. 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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15-ZBA-0003: A petition seeking variations to maintain their existing outside storage in a street yard. The property is currently zoned M-1, Light Manufacturing, and is located at the northwest corner of Janes and Inverness Avenues, commonly known as 5400 Janes Avenue, Downers Grove, IL (PIN 08-12-203-008). Brian Krajewski, petitioner; 5400 Janes Building LLC, Owner.

Staff's Presentation:

Mr. Patrick Ainsworth, Planner for the Village of Downers Grove, said that the property is located on the northwest corner of Janes and Inverness Avenue and is currently zoned M-1, Light Manufacturing. It is improved with a freestanding 42,600 square foot one-story light industrial building, an asphalt parking lot and abuts both light industrial and residentially zoned properties. The building currently hosts a climate controlled equipment and laundry service company. He displayed an aerial photograph of the property in question, including various outside storage areas. The petitioner is requesting two variations to consolidate the outdoor storage to the southwest corner of the property which will allow for the construction of a solid eight-foot tall fence in the street yard where an eight-foot open design fence is allowed, and to allow for a reduction of the required separation of outside storage to the abutting residentially zone districts from 150 feet to 46 feet per Section 3.050.B.1 of the Zoning Ordinance.

Mr. Ainsworth explained that the first variation request is to construct an eight-foot tall solid fence in the property's street yard. He noted that the Site Plan attached to the petition shows the proposed fence location near the southwest portion of the property that takes advantage of the existing, heavily vegetated buffer between the subject property and the adjacent residential properties to the south.

Mr. Ainsworth noted that the second variation is the separation requirement from the outside storage area to the neighboring residential properties. The zoning Ordinance states that outside storage areas for properties located in the M-1 zoning district shall be 150 feet away from residentially zoned properties. He described how measuring the distance is done, stating that the proposed outside storage area will be set back 167 feet from the centerline of Janes Avenue right-of-way and 46 feet set back from the centerline of Inverness Avenue right-of-way.

Mr. Ainsworth noted that the property contains 8,376 square feet of land, which is potentially available for outside storage; however, physical, logistical and bulk regulation considerations reduce the potential outside storage area. Those considerations include the rear yard portion of the property that experiences a six to eight foot drop in elevation severely restricting the potential to store items in the rear yard. Logistically, 10 to 15 feet would be required to access the items stored outside with a piece of machinery in the rear and interior side yard of the subject property. Logistically, access to all items stored outside is limited as compared to portions of the subject property's street yard area due to the narrow width of these two yards. Also logistically, items stored outside should be placed on a dust free hard surface. Section 14.100.B of the Zoning

Approved 7/22/15

Ordinance requires a one foot setback from the property line for any retaining wall and dust free hard surface, and Zoning Ordinance Section 3.030 requires a minimum open landscaped area of 10% of the property's area to be maintained. With all of those considerations, the subject property only contains approximately 3800 square feet of actual land area to store items outside and remain in compliance with the Zoning Ordinance. Therefore the petitioner proposes to consolidate the outside storage area to the southwest corner of the subject property as shown on the Site Plan. The approximate size of the proposed outside storage area is 7100 square feet; however, a 24 foot wide access aisle must be maintained throughout the storage yard to access the loading dock at the southwest corner of the building. The result is a reduction of the outside storage area to approximately 4000 square feet. Mr. Ainsworth described off-street parking for the property, saying that the proposed outside storage area takes over excess parking spaces, which will not create a nonconforming situation with this property and the number of required off-street parking spaces. The subject property is required to have 40 off-street parking spaces, and the property will contain approximately 63 spaces after the outside storage area is relocated to the southwest corner. Therefore, no variation is being requested to reduce the required parking since spaces within the south side storage area are considered excess.

Based on the Findings of Fact shown on pages 4-6 of Staff's report dated June 24, 2015, Staff finds that there are particular or physical hardships or unique circumstances associated with this property and recommends approval of the two requests.

Responding to Mr. Domijan's question about parking, Mr. Ainsworth stated that there is an excess of parking spaces within the outside storage area. Mr. Domijan then asked about the fire exits, saying the one on the far southwest corner will lead to a chained in fenced area. Mr. Ainsworth stated he has worked with the Fire Department on other similar circumstances and there is no restriction a fire exit door being located inside a fenced area. Additionally, the gate in question is not required to be locked and the outside storage is currently out in the open so there appears to be no security concerns. [Editor's clarification: the building code occupant egress requirements would still need to be met for utilizing this area as an egress path, as necessary.]

Ms. Majauskas said it seems to her that the lot is too small for the business, and she is struggling with that situation. Mr. Ainsworth said this is a multi-tenant space, and because they cannot use the interior of the building, they have to utilize outdoor storage space. Ms. Majauskas said that there is existing vegetation that has to be maintained. As a resident she would be unhappy if the area adjacent to her was visible because of vegetation that was not maintained. Mr. Ainsworth said there would be a three-foot retaining wall between the subject site and the residential area. In further response to Ms. Majauskas, there will be one solid fence that will screen the outside storage area as well as the existing dense vegetation.

Mr. Domijan said whatever is behind the foliage today would be exposed from October through March.

Mr. Mosey said even if that vegetation dies, the residents will still be looking at a clean eight-foot tall fence, and not at a number of pieces of equipment. Mr. Ainsworth also added that there are sound and noise regulations that have to be met as well.

Mr. Domijan asked about widening the road and what happens to the existing vegetation. Mr. Ainsworth responded and stated that, according to the Zoning Map, this is a fully dedicated right-of-way which would not take up anymore additional land to increase the width of the road. To the best of his knowledge there are no plans to widen the road at this time.

Approved 7/22/15

Ch. Earl noted that this was published in the Downers Grove Suburban Life newspaper.

Petitioner's presentation:

Mr. Brian Krajewski of 1541 Warren Avenue representing the petitioner, introduced the case and asked Mr. Watts to explain what type of equipment was being stored on the property.

Mr. Burgess Watts, CEO of DRYCO/Core stated that it is a climate control company that utilizes temporary power, dehumidification and industrial air conditioning equipment. The equipment is transient and is not in the yard for a long period of time. Seasonally they have an off-site location for seasonal equipment. They also serve an industrial side of the business for emergency situations.

Mr. Krajewski reviewed the petitioner's request for variances. He displayed some photographs of the site, stating that the distance between the subject property and the residential buildings are farther than it appears. He then reviewed the Standards for Approval under the Village's Zoning Ordinance. He noted that the variations requested would not alter the character of the neighborhood, but would probably enhance the area by screening off the outside storage area with a solid fence. He said that the buildings in this industrial park are older which creates a bit of difficulty with how the storage can be placed on the lot. He noted that the hardship is not created by the current owner, as the building has been located in such a way as to make outside storage difficult without the variations requested. Mr. Krajewski said that outside storage is allowed in the M-1 district, and based on the way the building is placed on the property, they are seeking an alternative to locate the outside storage as far from the residential area as possible.

Mr. Mosey asked if the eight-foot fence will be from the ground level of the property, or on top of the three-foot retaining wall. Mr. Krajewski said their plan is to put it at ground level. In further response to Mr. Mosey, Mr. Krajewski said that some of the equipment is currently on trailers. There is more than sufficient parking to meet the Zoning Ordinance, and storage of the equipment will not affect the parking requirements. There are approximately 93 parking spaces that serve this property where only 40 are required by the Zoning Ordinance. Mr. Krajewski said he understood that a storage facility across the street was sited for outside storage, and as a result the owner of this business is attempting to correct any deficiency on the subject site. Mr. Watts added that this request, from the perspective of the petitioner, will more than adequately meet their storage needs for the equipment that is on site.

Ms. Majauskas said she still did not understand why the equipment has to be stored there. Mr. Watts said that they have to be responsive to emergency requests from clients in a timely manner. They do have another yard for seasonal equipment. Ms. Majauskas said she thought there were plenty of other properties in Downers Grove that could be utilized. Mr. Watts said it took them about two years to find this property, and there is not a lot of outdoor storage available that is reasonable.

Mr. Domijan asked what is stored inside the building. Mr. Watts said there is some ancillary equipment such as ductwork, heavy cable, and other items that go along with the larger pieces that restrict them to store this equipment outside. He also mentioned that the equipment outside is design and constructed to be stored outside where his other equipment that is stored inside cannot take the weather extremes.

Approved 7/22/15

There being no further comments from the Board members at this time, Chairperson Earl called upon anyone from the public wishing to speak either in favor of or in opposition to the petition.

Mr. Richard Brosig of 2425 Inverness said he lives on the south side of the industrial district. The road is the responsibility of Downers Grove. Mr. Brosig said that he thought that tree area was declared a wetland, and he wanted to be sure that they were not requesting variations for the wetland area. Mr. Brosig also said that they do test equipment there, and he lives a short distance away and can hear the equipment being tested. He believes the eight-foot fence would serve as a good sound barrier. He thinks the petitioner has been a good neighbor and is requesting something that won't hurt the neighborhood. He was not opposed to the request.

Mr. Mosey asked for clarification that the neighbor was cited for storage. Mr. Ainsworth replied that the neighbor that was cited did not build a fence. That property is for storage purposes, while the petitioner's business is for climate control. Mr. Mosey asked if the neighboring property had a similar circumstance as the petitioner. Mr. Ainsworth said that they were a different type of storage facility from the petitioner.

There being no further comments, Chairperson Earl closed the opportunity for further public comment.

Mr. Krajewski said that the petitioner is attempting to find a solution to their outside storage needs and believes they have met all of the criteria established by the Village.

Mr. Watts said they are trying very hard to stay in Downers Grove, and this is their solution to the problem they are facing for outside storage.

Chairperson Earl closed comments and opened the meeting to Board deliberations.

Board's Deliberation:

Mr. Mosey said he was trying to picture what an eight-foot fence would look like to adjacent residential owners, and he didn't think that it would negatively impact the adjacent residential area. He said Mr. Brosig made a good point about noise control. His concern is whether or not there will be other property owners who might say things like they would like their equipment stored outside. He is trying to balance those things.

Ms. Majauskas said it is not so much about whether you see the fence, but whether or not the business is too big for the lot. She doesn't think the fence in and of itself is a bad idea; however, she is having trouble with putting all of that storage in that area which will increase the noise factor. There is a reason there is a 150' setback, and that is because of the noise factor. She said next door to her property is a baseball diamond. Outdoor lights were installed to serve that baseball diamond and she was promised it would not affect the neighboring properties, yet at 11:00 PM she can read from her bedroom without turning on any lights. She is not disallowing the storage, but is opposed to putting it all in that one spot. She believes there are many other places to store equipment elsewhere in the Village.

Mr. McCann said he looked at the property yesterday, saying that there will be a lot of brush as a barrier. Also, there is a large elevation change from the height of Inverness Road, which helps buffer the noise issue. He said there are two houses near the building which are set back considerably into the wooded area. He said the comment that this is a wetland is interesting.

Approved 7/22/15

There is a suggestion that the owner maintains the wooded area; however, if it is wetlands it cannot be touched.

Mr. Ainsworth said Staff reviewed the surrounding area and there was no information on this portion of the property indicating it as a wetland area based on available information.

Ms. Majauskas said she cannot understand how this is a unique circumstance. The land is not unique, however the company's equipment is unique. Nothing on the property tells her this is a unique circumstance. She sees no reason to grant a variance.

Mr. Domijan said there has to be deferential to the residential area when there is a transitional area. They should put the outside storage area at the northeast corner, rather than the chosen location. In this case the tenant is driving the request, rather than the owner of the property. He struggles with approving this and creating a legacy.

Chairperson Earl said she worries somewhat about the residents. There is a grade separation, and the location of the building makes it unique. The fence will aid in maintaining the storage behind the fence and in improving the look of the property.

Ms. Majauskas asked whether a tenant has the standing to submit the variance request. It was determined that the owner is the petitioner.

Mr. Domijan said this is not a clear petition and it is not fully developed. He thinks this is premature and the concept should be worked on more, as they do not know exactly what materials will be used and how this will be completed.

Mr. Ainsworth said Staff would require a fence permit application prior to erecting the proposed fence, and would assure that all requirements of the Village are met.

Ms. Majauskas said that she doesn't think all other alternatives have been looked at before coming to the Zoning Board of Appeals. She said no one answered her question satisfactorily other than to say that it is not possible to go to another site. She understands that the location is convenient, but there are other people to consider including the residents. The vegetation is another problem because they do not know how long the vegetation will be there

Chairperson Earl said that there is also a grade differential to consider.

Ms. Majauskas said that when they moved into that building there were no surprises. They knew there was residential adjacent to the site.

Mr. McCann moved that in case 15-ZBA-0003, the Zoning Board of Appeals approves the petitioner's request for the two variations subject to the conditions in Staff's report dated June 24, 2015, page 6, with the understanding that the vegetation maintenance condition is subject to the status of the property as a wetland or other applicable laws. Mr. Werner seconded the Motion.

AYES: Mr. McCann, Mr. Werner, Mr. Mosey, Ch. Earl.

NAYS: Mr. Domijan, Ms. Majauskas

The Motion to approve carried 4:2.

Approved 7/22/15

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15-ZBA-0004: A petition seeking sign setback variations to reduce the street and side yard setbacks. The property is currently zoned B-2, General Retail Business, and B-3, General Services and highway business. The subject property is located on the west side of Prince Street, approximately 130 feet south of Ogden Avenue, and is commonly known as 4326 Prince Street, Downers Grove, IL (PINs 09-05-302-008, - 009). Corina Radu, Petitioner and Owner.

Staff's Presentation:

Ms. Kelley Chrisse, Planner for the Village of Downers Grove, stated that the petitioner is seeking two sign setback variations to install a monument sign that is 5 feet from the street property line, and 12.5 feet from the interior property line where 10-feet and 25-feet are required, respectively. She noted that the required notice was published in Downers Grove Suburban Life.

Ms. Chrisse said that access to the site is somewhat restricted. Prince Street is a small street segment in this area since the portion between Sherman and Grant Streets was vacated in March of 2012. The property north of the subject property is improved with a one-story Starbucks coffee shop with a drive-through that was approved by the Village Council in September of 2013. Starbucks was granted a setback variation to construct the building 12.5 feet from the street property line along Prince Street where 25-feet was required.

The subject site currently has a 14-square foot wall sign facing Prince Street. The petitioner has proposed a 24-square foot, 8-foot tall monument sign to be located with 50% reduced setbacks. She noted that the required street setback is 10-feet, and the interior setback is a required 25-feet. The petitioner is requesting a variation to 5-feet for the street setback, and 12.5 feet for the interior setback.

Ms. Chrisse noted that based upon an analysis of the subject property, Staff finds that there are unique circumstances associated with the property that warrant granting the requested street setback variation because 1) There is a practical hardship associated with the property that is a result of the Village granting a building seatback variation for the Starbuck's property. The Starbuck's building setback would reduce the visibility of a monument sign if it is required to meet the street setback. 2) The location of the Starbucks building is unique and prevents the petitioner from having adequate visibility afforded to similar properties. Starbucks is located 12.5 feet from the street property line whereas other similar buildings are required to be located 25-feet from the front property line. As such the adjacent building reduces the visibility of a monument sign that meets the required street setback. 3) If the requested street setback variation is approved, it would not be widely applicable to other properties.

Ms. Chrisse further noted, however, that Staff finds that there are no unique circumstances associated with the property that warrant granting the requested interior setback variation for the following reasons: 1) There is no hardship or practical difficulty associated with the property that warrants granting the interior setback variance request because overcoming the reduction of visibility is accommodated by granting the street yard setback variation. The installation of a monument sign that meets the minimum interior setback would provide adequate visibility. 2) If additional visibility were desired, the petitioner has the ability to request a height variation due to the grade difference between the subject property and the Starbucks property. 3) The subject property is located on Prince Street and is, therefore, not entitled to additional visibility from Ogden Avenue. 4) The somewhat restricted traffic movements surrounding the site do not impair

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access. Visibility would be improved with the installation of a monument sign. 5) If the requested interior setback variation is approved, it could be construed to be applicable to all properties located near a major roadway without having frontage on that roadway.

Ms. Chrissie said that the Standards have been met for the street setback variation; however they have not been met for the interior setback variation.

Mr. McCann asked how close 25' comes to the parking lot based on one of the drawings in the packet. Ms. Chrissie showed on a display the proximity to the parking lot.

Petitioner's presentation:

Corina Radu of CORA, LLC, at 4326 Prince Street, is the owner of the property in question. Ms. Radu stated that she felt she should have asked for a height variation as well, because it is not her fault that a Starbucks was built so close to her building. She said that the Starbucks is very noisy with a lot of traffic, and the visibility of her building is affected. She commented that the Starbucks building height is close to a two-story building. Ms. Radu displayed a series of slides showing her building's façade, its location, the general neighborhood, and the Starbucks business which she said does beautify the corner and enhances it. In addition, Ms. Radu showed the traffic pattern along Ogden Avenue, Sherman, Saratoga and Prince. She noted the drop in elevation on Prince as well as the close proximity of the Starbucks to her driveway. There are many pickup trucks and taller cars that frequent the Starbucks, which decreases the visibility of her business. Her intention was to create a sign that would make her small building that is hidden by the Starbucks more noticeable. She spoke with a sign company that helped create two sign designs to increase the sign height to improve the building's visibility. She showed more slides of a simulation of the sign and how it would look if she were given the 50% variation she requested. Ms. Radu said her proposed sign would not impact traffic. She understands that she did not choose to request a height variation.

Chairperson Earl explained that because the Village posted for setback variations that is what the discussion for this meeting must focus upon. If Ms. Radu chose to apply for another variation they would have to publish again prior to the next meeting specifying the height variation request.

Ms. Radu explained that most of her patients are part of several PPO insurance groups coming from Lisle, Lombard, Clarendon Hills, and other areas. Visibility is important to her for people coming into an unfamiliar area. She said that the Starbucks makes it a little easier; however, on top of everything else, Starbucks now has a patio with umbrellas, and some trees in front that are not quite mature. Once they mature, the visibility of her building will decrease even more. Ms. Radu explained that she was at the meeting regarding the Starbucks building, however, no one listened to her complaints.

There being no comments from the Board members, Chairperson Earl called upon anyone from the public who wished to speak either in favor of or in opposition to the petition. There being none, she closed the opportunity for further public comment.

Board's Deliberation:

Ms. Majauskas said that she thought this is a classic case of damage being caused to other properties because of variations granted to other properties. She would grant the petitioner the

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street setback but perhaps not the side setback. With the variance given to Starbucks it is a domino effect.

Mr. Mosey asked how Starbucks got the variation. Ms. Chrisse replied that in conjunction with a special use it went to the Village Council for approval and not to the Zoning Board of Appeals.

Ms. Chrisse said that Sherman became one way a few years ago.

Mr. Mosey said he is concerned about how votes on one petition affect other petitions. He's been trying to think about how to approach this case. He compared this to a subset of petitions that have to do with elevation that they typically grant, such as properties that are eight feet below street level. He sees this in that vein, although instead of going up they are going sideways. The problem here is related to the construction of Starbucks.

Chairperson Earl said that she thinks coming forward toward the Starbucks does make sense, but her concern is that there are a lot of walkers. If the sign is made any closer to the Starbucks it will affect pedestrians on the sidewalk. She can see it being brought back closer to the sidewalk, but not if it affects pedestrian movement. The petitioner has a right to be seen in this location, but the visibility from one street over another is not guaranteed. What street does she have a right to be seen from? There are a lot of unique hardships with her location, and the question is where is the balance?

Ms. Majauskas said that being further away from Starbucks separates her as a separate property, which would be a benefit.

Chairperson Earl asked Staff if she still has the ability to install directional signage, to which Ms. Chrisse said she could.

There being no further comments, Chairperson Earl called for a Motion.

Ms. Majauskas moved that in case 15-ZBA-0004 the Zoning Board of Appeals approve the requested street setback variation #1 of five feet, seconded by Mr. Domijan.

All in favor, the Motion carried unanimously.

Mr. Domijan moved that in case 15-ZBA-0004, variation #2 for the interior setback, the Zoning Board of Appeals deny the request as presented. Mr. McCann seconded the Motion.

All in favor. The Motion to deny passed unanimously.

Ms. Radu asked whether she would have to submit a separate request for another variation for height. Ms. Chrisse said that if she chose to do so, Staff would work with her. Ms. Radu said she believed the Board had the power to change its decision.

Chairperson Earl replied to Ms. Radu that the Board does not have that power, and she said that Ms. Radu can discuss any future petitions with Staff again to determine whether she wants to make any further variation requests.

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Ms. Chrisse said that Staff received an application today for the July meeting.

ADJOURNMENT:

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

All in favor. The Motion carried unanimously.

Chairperson Earl adjourned the meeting at 8:57 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary