

MINUTES OF WORKSHOP MEETING

DOWNERS GROVE, ILLINOIS

JUNE 22, 2004

Mayor Krajewski called the Workshop meeting of the Village Council of the Village of Downers Grove to order at 6:30 p.m. in the Council Chambers of the Village Hall.

Present: Mayor Brian Krajewski; Commissioners Marilyn Schnell, Sue McConnell (by phone), Martin Tully (by phone), Mark Zabloudil, Ron Sandack, Stan Urban; Village Manager Riccardo Ginex; Village Attorney Enza Petrarca; Village Clerk April Holden

Absent: None

Visitors: **Residents & Other Attendees:** Dale McCormack, 933 Curtiss; Beth Fotos, 3230 Saratoga; Gerry and George Nicholaou, 4845 Highland; Willis & Shirley Johnson, 603 Rogers; Gina & Randall Stark, 1200 Maple; Mel Cramm, Turner Construction; Julie Balsamo, 5121 Main Street; Keith Hoffman, Kiwanis, 1410 Golden Bell Cr.; Larry & Judy Yenkole, 6142 Plymouth; Kenneth Okelman, 7228 Powell, Christine Fregeau, 1918 Elmore; Mike Wall, 4703 Woodward; Bob Marciniak, 4704 Woodward; Ross Johnson, 1311 Gilbert; Michael G. Busse, Janet Pleimling, Community Bank of D.G., 1111 Warren; Bill Neustadt, Neuco Inc., 5101 Thatcher Rd.; Paul Toon, 4920 Main; Sue Testin, 4724 Woodward, Mary Hopkins, 4815 Woodward; Paul Brzezinski, 2219 Haddow; Debbie Romanski, 6303 S. Woodward; Barb Wsocki, Chamber of Commerce; Ken Krejca, 4921 Woodward; Elmer Schultz, 923 Curtiss; Diane Gelomb, Robert Blair Smith, Mark Grippando, Technology Commission; Gordon Goodman, 5834 Middaugh; Joseph Hill, 232 Robinson, Sprintcom; Sara Davis, Benesch; Jim Russ, 4915 Main St.; K. Accettura; Mike Krasucki, Walgreens; Mark Nosky, Walgreens; Jerry Yoksoulion, DG Historical Society

Staff: Dorin Fera, Traffic Engineering Manager, Public Works; Michael Millette, Assistant Director, Public Works; Dave Van Vooren, Deputy Village Manager; Phil Ruscetti, Fire Chief; Joseph Skach, Director, Planning & Community Development; Liangfu Wu, Director, Information Services; Doug Kozlowski, Director, Marketing & Media; Dave Barber, Director, Public Works; Mike Baker, Assistant Village Manager; Kent Adams, Battalion Chief, Fire Department

Mayor Krajewski explained that Council Workshop meetings are held the second and fourth Tuesdays at 6:30 p.m. The meetings are video taped live and for later cable-cast over cable channel 6.

The Workshop meeting is intended to provide Council and the public with an appropriate forum for informal discussion of any items intended for future Council consideration or just for general information. No formal action is taken at Workshop meetings.

The public is invited to attend and encouraged to comment or ask questions in an informal manner on any of the items being discussed or on any other subject. The agenda is created to provide a guideline for discussion.

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Manager Ginex introduced Mr. Nicholaou who asked to comment on the Save Your Heart campaign.

George Nicholaou, 4845 Highland Avenue, said that the Auto Pulse Resuscitation Systems are only in 80 cities nationwide, and about 100 worldwide. However, they are now in each of our Village paramedic vehicles. He thanked everyone who participated in raising the funds. Mr. Nicholaou said a goal was to have these ready for Heritage Festival and they were delivered yesterday. He thanked Linda Kunze of the Downtown Management Corporation for her assistance, as well as Chief Ruscetti and Kent Adams, and the Mayor. He thanked all of the people who participated in poster design, printing, and display of posters, as well as Barb Wysocki of the Chamber of Commerce. He thanked Good Samaritan Hospital and the Wellness Center, as well as the Park District and Toys on Main, as well as hundreds of individuals who found a way to assist in achieving the goal of \$44,000. Mr. Nicholaou said this is an example of community and sets examples for others. One individual can make a difference.

The Mayor thanked George and the community for raising the \$44,000 in 44 days, noting that the Fire Department trained on one of the units today.

Commissioner Sandack said this is a great example of community effort.

Commissioner Schnell added that this project is a great example for our children.

Kent Baker of the Fire Department then demonstrated the training on the equipment, noting that this unit avoids fracturing ribs. He said it is almost impossible to do manual CPR in ambulances. The Auto Pulse allows CPR to continue in the ambulance, and creates near normal circulation to the brain, so the effect is two-fold: saving people, and keeping them viable.

1. **Parking Deck Update.** Village Manager Rick Ginex asked Mike Millette to address this item.

Mike Millette, Assistant Director, Public Works, said they have a slide presentation to show the work of the past two weeks, and Sara Davis would narrate what was being shown.

Sara Davis, owner's representative, said installation of the pre-cast panels with the imbedded brick began, and looks very good. She noted that ComEd has been on the site, and all the new work is underground. She said that overhead poles will come down tomorrow. Ms. Davis said a new water connection has been made on Curtiss Street as well, and the area has been patched and repaired. On the interior of the deck, electrical controls are being completed, and the elevator is presently on site and ready for installation. All in all, Ms. Davis said that things are moving well, and they are about four weeks behind schedule. She said \$128,000 in change orders has been

approved in the last month, with approximately \$200,000-\$300,000 pending. She noted that they are at 4% of the original contract, which is within the contingency.

Commissioner Schnell asked if they will be working Friday. Ms. Davis said they would be. Commissioner Schnell said her concern is safety since Heritage Festival begins on Friday and there will be much more pedestrian traffic.

The Mayor asked about the status of the Desman design of the stairwell. Mr. Millette said that they will package this with another Desman issue.

Commissioner Zabloudil mentioned the contract with Benesch, and asked whether they want to put this in the summary of change orders. Mr. Millette said they will do so.

Commissioner McConnell asked about the NICOR issue and on Item H. The Mayor said they will discuss that when they get to the change orders.

2. **Bids:**

- a. **2004 Sidewalk Improvement Project.** The Manager asked Dave Barber to discuss this item.

Dave Barber, Director of Public Works, said there were three bidders on the sidewalk program, which included 4 of the 5 top matrix projects, as well as 12 of the gap list projects. The estimate was \$337,897, with a low bid from A&R Cement in the amount of \$283,242, which is 18% below the engineering estimate.

The Mayor said he thought they had budgeted \$340,000 for new sidewalks. He recalled they discussed doing the entire first year plan, and he noticed Glendenning is not on the list of what was bid out. He also thought the gap would be funded with the quadrant funds in the amount of \$85,000. Mr. Barber said there are funds left over based on the bid prices. The Mayor said that the quadrant money was not in the capital funds.

Mr. Barber said that Glendenning, Palmer, Washington and Woodward are the next four projects, and all have the same score. The Mayor said in the January and February budget hearings there was discussion of \$340,000 for new sidewalks, with the gap money separate. He would like them to do more if it can be negotiated with A&R.

Commissioner Schnell said they did discuss the gap money coming from special project funds. Regarding Glendenning, the residents were promised that those walks would be done. There is \$50,000 left from what was budgeted plus the funds from the quadrants totaling about \$135,000 to be used for sidewalk construction, and she believes Glendenning should be done. The people on Woodward have also been very vocal with all of the traffic. She would like to see these done, and she thinks they can still stay within the budget.

Deputy Village Manager Dave Van Vooren said that the money is still in escrow amounting to between \$85,000 and \$90,000. He said the escrow money has not yet been transferred. He said

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that they spent in excess of money brought in per quadrants as it provides the float in the capital projects. The projects bid were those that had designs done.

Mr. Barber said they would like to move Glendenning and Woodward along and meet with the neighborhood. The Mayor said the gaps can be funded by the money brought in from the quadrants. He asked whether charges were being made for teardowns of existing sidewalks. Mr. Barber said that if half of the street has sidewalks, they do not charge.

The Mayor asked whether they can negotiate with A&R to add Glendenning and Woodward.

Mr. Barber said there is a new State provision stipulating that change orders over 10% must be re-bid. He would feel more comfortable with a neighborhood meeting and then send these out to bid. If the prices hold, Glendenning and Woodward would run at about \$109,000.

Deputy Village Manager Van Vooren said that the capital budget had \$475,000 allocated for sidewalks for this budget year, which includes quadrant money.

Commissioner Sandack said he would also like to see Glendenning done, as well as Woodward if at all possible.

Commissioner Zabloudil said that in regards to Glendenning, the first 200 feet is already done. He thought neighborhood meetings would be unnecessary. Mr. Barber said that neighborhood meetings have been very useful.

Commissioner Zabloudil asked the magnitude of punch list items for A&R Cement on Lee Avenue. Mr. Millette said it was large but most of those were small things and were finished last summer. One large item was the handrail, for which they have been procuring quotes.

Commissioner Schnell asked if some of those problems on Lee were due to timing and permits, and Mr. Millette said that was correct.

Commissioner Schnell agreed that the neighborhood meeting was helpful. She said that the people on Earlston were very vocal about the trees being removed. She complimented staff on the attitude of listening to the residents and working together. Two other comments made concerned the house on the northeast corner of Whittier Street, and also about Chase and ditches. Mr. Barber said that Dan Grecco went out and has addressed those concerns.

Commissioner Urban complimented the staff on the good communications between the residents, staff and Council. He said he also agrees with moving forward on Woodward.

Commissioner Tully said he recalls that \$340,000 was to be spent on the new sidewalk construction off of the matrix. He understood that the gap sidewalk program would be done with gap quadrant funds. As for Glendenning and Woodward, he agreed they should be done if the money is there and the engineering is done. He said they should be charging a fee for residential redevelopment whether a sidewalk is there or not. He would like to see this done immediately.

Christine Fregeau, 1918 Elmore, said she supports what she has heard. She said in the past there have been questions of interpretation, which may relate to staff changes. Her recollection was that \$340,000 for new sidewalks would be spent, and gap would be funded from what was accumulated in the quadrants. She said that in three years, over \$742,000 has been collected into the quadrant fund. Ms. Fregeau said that she supports Glendenning and Woodward as well. She said in February, the Village said it would bid the top five priorities as well as alternatives in case the bids came in low. At the last P&T meeting they reviewed the amounts to go into various areas. She recommended that be studied, as there may be some conflicting numbers.

Deputy Village Manager Van Vooren clarified that his numbers are the same as Ms. Fregeau's; however, the figure of \$510,000 includes the design for Ogden Avenue. Regarding the \$742,000 Ms. Fregeau mentioned, Deputy Village Manager Van Vooren said that the average collected over the past 3-4 years is \$30,000-\$40,000 per year. Last year was at about \$90,000, which is the busiest year of new construction.

Ms. Fregeau then read where she got the fund information from the sidewalks matrix report. The Mayor asked her for a copy of that information.

Mike Wall, 4703 Woodward Avenue, said he was thrilled with the opinions expressed by the Council, and that the residents present from Woodward are excited that their street may be done this year. He said that he and his wife would be happy to host any meetings or work to coordinate efforts in any way they are needed.

- b. **Change Order – Parking Facility Project #14-00.** Mr. Millette said that he was presenting for the Council's approval a change order with eight parts:
 - i. A request for additional sanitary sewer and watermain work on the entranceway into the deck at a cost of \$15,000. The explanation is that this would facilitate the planned redevelopment of the garage behind 939 Curtiss.
 - ii. Repair of a storm sewer damaged from 5207 Main to the parking lot. When the property was purchased, it did not show the underground pipe network, which was found by NICOR. The cost is \$600.
 - iii. This is an enhancement of the original storm sewer going across the main drive, at a cost of \$4,453.
 - iv. This is an enhancement suggested to use the full 33-foot wide entryway from Curtiss and landscape it to soften the image at a cost of \$15,632.
 - v. One of the items that should have been included is site lighting at a cost of \$124,191. He said that the drawings show lights but they were not placed in the plans. They should have been in the original bid.
 - vi. Fuel impacted soil on the west end of the project resulted in additional labor and equipment costs amounting to \$35,025.00.

- vii. This is a credit for the difference in hardware amounting to \$161.
- viii. This is modification of the storm sewer structure to conform to the submittal from the subcontractor, which then needed retrofitting. Staff will approach C.M. Lavoie for this expense, if so directed. It amounts to \$1,806.

The Mayor said it sounds like some of these things are because someone didn't do their job. He asked if they can approach NICOR for the cost. Mr. Millette said he didn't think they could because NICOR was not told of the location of the pipes.

The Mayor then asked whose oversight the site lighting was in the amount of \$124,000. Mr. Millette said it probably was staff as a whole. When Lavoie stopped working for the Village, Desman moved in as having oversight for the project. He does not believe the price could be lower. The Mayor said there are a lot of people working on this project. This is a very big item to miss.

Mr. Millette said that Desman worked on the design of the building. The driveways were not included. It was overlooked by staff and contractors as well as by the bidders.

Ms. Davis said that there was a question about the light poles. The Village said they would supply the light poles. She thinks it was misinterpreted by the contractor as meaning the Village would do the site lighting work as a separate unit.

Commissioner Zabloudil asked who made up the specifications book, and Mr. Millette said it was Desman. Commissioner Zabloudil said he doesn't look at this as staff's responsibility, but as Desman's.

Commissioner Schnell asked whether the Village will go after a recapture agreement for the east side of the street as she would be in favor of that. Mr. Millette said with the Council's direction, they will do so.

1. **Plan Commission Recommendations:** The Manager asked Joe Skach to address these items.
 - a. **Text Amendment: Medical Offices in the M-Districts.**

Joe Skach, Director, Planning & Community Development, said that the Village is acting as petitioner on this item for an ordinance amendment to the Municipal Code, Chapter 28, Sections 28-902 and 28-905 with respect to permitted uses. This stems from discussions of strategic land use between the Plan Commission and the Economic Development Commission. Mr. Skach said that the Planning and Community Development staff fields questions daily as to the Code specifics. Medical and Dental Clinics are not allowed in M-1 Districts, but are special uses in M-2 districts, which didn't seem to track consistently. He said that it is important to create alternative opportunities for uses such as medical uses and offices in areas that are not necessarily industrial any more. He noted that the Village looked at 19 other communities which overwhelmingly allowed these types of uses in their manufacturing districts. The Plan Commission forwarded a

positive recommendation to amend permitted uses in the M-1 district, and remove special use requirements in M-2 Districts.

Mayor Krajewski said that staff has had multiple requests to establish clinics in manufacturing districts. He discussed the Municipal Code as it relates to physician practices and parking requirements. The downtown area has no parking restrictions, while outside of the downtown area the amount required is very high and he thought that should be flipped.

Mr. Skach said that staff has had discussions on this issue, and some coordination with P&T is forthcoming.

Commissioner Sandack said that staff presented a fine report. It follows the strategic land use future plan and makes logical sense.

Commissioner Schnell said they are being proactive and this is beneficial to the community.

Commissioner Tully said he has no problem with the proposed text amendment at this stage. He said he would like to have the specifics provided to him and the Council as to the types of medical and dental clinics. He said he understood that medical and dental offices are permitted uses in B-2, B-3 and ORM. Mr. Skach said was correct. Commissioner Tully asked whether there were any restrictions on the type of medical or dental clinics permitted in those zoning categories, and Mr. Skach said there were none at this time.

Commissioner Tully then asked about the three communities that do not permit this use. Mr. Skach said he would research this to find out why.

Commissioner McConnell said that one reference discussed by the Plan Commission was the 621 Code. Mr. Skach said staff knows the definitions in the Code are in some instances an Achilles heel, and that work will have to be done on the definitions.

Commissioner McConnell asked whether they can use the 621 list in the meantime. Mr. Skach said he will discuss with the Legal Department to see how it can be incorporated.

- b. **Special Use: St. Andrew's Church Expansion.** Mr. Skach said that the petitioner, St. Andrew's Church, is seeking to amend its special use for a 6,500 square foot addition to the Church. This would add to the functional and ancillary space of the Church, and not to the seating area. They are also requesting a variation from the Code to reduce the front yard setback requirement to provide for landscape screening. The Plan Commission considered this issue and made a favorable recommendation to the Council. Mr. Skach said regarding parking, there are 21 non-conforming spaces. The petitioner has worked hard to bring the parking spaces into conformance by providing 31 spaces of the 37 required. In addition, Section 28-1404 provides for parking in setbacks for churches in existence prior to the adoption of the Zoning Ordinance. In regard to Fire Prevention and sprinklers, the petitioner and Fire Prevention have come to an agreement.

James Russ, 4915 Main Street, said he represented St. Andrew's Church. He said the reason for the three level addition is to include meeting rooms, office space, administrative offices,

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nursery facilities, rest rooms, and an upper choir room. The Church has been in the Village since 1844. The petitioner met with the neighbors who have had no negative comments regarding this plan.

Commissioner Zabloudil said that a lot of thought and detail has been put into this proposal, and he believes this will enhance the area.

Commissioner Sandack said he appreciated the steps they have taken to ameliorate the parking. They are an excellent neighbor.

Commissioner Tully said there are two requests, one being an amendment to a special use, and he believes the petitioner has met the requirements. Regarding the variation from the front yard setback, this is a unique situation. He sees no problem there either. He asked Mr. Skach about the status of the stormwater report regarding certain items that had not been accepted. In addition, he asked about the statement in the staff report to encourage the petitioner to reduce the need for variations. He asked what that statement means, and whether there are other things staff has in mind that the petitioner should follow.

Mr. Skach said that the statement stems from the Village wanting to insure that if something came to light that would change the nature or need for the variation, the petitioner is obligated to let the Village know about that. He said that this language will be modified in the future, substituting it with language that states a change of conditions will require a review of the petition.

Mr. Millette addressed the issue of the stormwater plans not being acceptable. He said it is not acceptable in its current state, but can be worked out prior to permit and submission of plans to the County.

1. **Multi-Unit Pay by Space Parking Units.** The Manager said that the Council is being asked to waive the one-week waiting period for this item.

Dorin Fera, Traffic Engineering Manager, said that the bid amount of \$43,000 was in error. The cost is actually \$50,787; however, it is still lower than the other bidders. Mr. Fera said that the bidder will hold the price even though it was quoted in January.

The Mayor asked how much was budgeted for this. Mr. Millette said it was not budgeted. The Mayor asked how they are being paid.

Deputy Village Manager Van Vooren said it will be a TIF expense as a contingency relative to the deck.

The Mayor asked staff to bring these items earlier so the one-week waiting period does not have to be waived.

Commissioner McConnell said in the document it was noted that it was desirous to have the same system as other users along the railroad line. She asked where that came from.

Mr. Barber said it came from him. He started with his familiarity with the products in Naperville. He contacted METRA and BNSF, and was directed to look at Naperville and Aurora. He said the direction was to focus on units that had already been tested. He also asked Mr. Fera and a Police Representative to visit the other sites and test them.

The Mayor asked when they decided to go to four units. Mr. Barber said they were originally going to go with three units; however, after discussion with the vendor and studying the potential traffic that Naperville experienced, it was decided to have the backup available by adding one unit.

2. Telephone System Review & SBC Contract Extension. The Manager asked Liangfu Wu to address this.

Dr. Liangfu Wu, Director, Information Services, said the report contains two closely related projects. He said representatives from the Technology Commission were present to answer questions.

Regarding the replacement project, Dr. Wu said that the telephone is taken for granted and people don't realize it's importance on a daily basis. Thirteen months ago they began a project to study the needs. He added that the Technology Commission guided staff through the process. Vendors were asked to come in and study the Village system. They learned what would be the best technology for the Village and the cost figures. Dr. Wu said about 13 vendors came in to make recommendations.

Dr. Wu said that in December they began the RFP process with eight vendors participating. There were different technologies all based on the IP system. Three finalists were selected, and from them Sentinel was chosen, which is a local company. Staff thoroughly checked their references. Dr. Wu said Sentinel has this system in Elgin. Elgin experienced a technical problem concerning the gateway that connects the IP phone system to the analog system. After discovering this problem, our project was put on hold. Elgin's problem is now solved; however, it is too late for the Village to meet its original implementation schedule. Something needs to be done about the current phone system, which is the second project.

The Mayor asked if it would be three months if we decide to go forward. Dr. Wu said they want to see Elgin fully functional before they make the decision, as Elgin has both a City Hall and a dispatch center.

Dr. Wu then said the second project is to extend the current leasing agreement with SBC. He said he prepared three different tables representing circuit lines, long distance service and local service costs, and the Centrex system. He said that they chose to go with the one-year extension since they are considering moving to an entirely new system.

The Mayor thanked the Technology Commission for their work on this.

Dr. Wu noted that the contribution of the Technology Commission is great. They also provided a financial assessment of the various companies.

3. **Sprint Antenna.** The Manager said Sprintcom would like to install an antenna on the 67th Street Water Tower on Main Street. The agreement is for a term of five years. The license fee will be \$2,350 per month for the first year of the agreement with a 4% increase each year thereafter.

The Mayor asked whether all of these are now up to date in terms of collecting fees.

Village Attorney Enza Petrarca said they were.

Commissioner Zabloudil asked whether Sprint is involved in the class action suit. Attorney Petrarca said she believed all wireless services are part of it. Commissioner Zabloudil asked whether they could ask them to drop the suit, or refuse to put the antenna in. Attorney Petrarca said they could, but it would only pertain to this tower.

The Mayor asked whether they could double the rent. Attorney Petrarca said that a lot of the agreements are already in place, and when the terms expire they could renegotiate. The Mayor suggested charging \$5,000 for any new antennae going up. Attorney Petrarca said the companies could respond by building unsightly communication towers. She said that she and Deputy Village Manager Van Vooren did discuss this option.

Commissioner Tully said prior lease agreements had something in them regarding screening of the tower and asked whether the screening was already in place. Mr. Millette said that they had the wind load analyzed, and the existing shroud exerts a significant wind load. The design has been modified. It will have some exposure, but not that noticeable from street level.

Mayor Krajewski asked that staff check with other municipalities regarding the suggestion made by Commissioner Zabloudil. He also asked about the mechanics to conduct an audit on the phone bills in regard to the utility tax. Attorney Petrarca said that Woodridge picked a portion of their town and hired an auditing firm, and did recoup some money.

4. **Ordinance Amending Fingerprinting Fee.** The Manager said that the State is increasing its fees for the background checks. He said that the Village passes these fees along to the licensees. There has been no specific wording regarding the costs in case fees change again.

The Mayor asked the amount of the increase. Attorney Petrarca said it has gone from \$14.00 to \$20.00. She noted that they also have other fees for FBI investigations, which have increased from \$40.00 to \$60.00.

5. **Walgreens.** The Manager said that Walgreens was before the Village Council before, and the petitioner and Walgreens' representatives are present this evening.

Mr. Skach said that staff has met with the petitioner, and four concepts were explored by the petitioner. He explained that J-4 is being submitted to the Council. In the J-4 concept, the proposed greenspace has been increased from 4% to 6.5%. There have been no changes in the variations. Mr. Skach said the baseline conditions of the original petition are analogous to the new petition.

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James Russ, representing Green Knolls Partners, said that on their last visit with the Council, the petitioner was asked to make some changes to their design, based on Council recommendations. The original design is "J," which was discussed at the last meeting. He discussed the changes, which have been submitted to the Council in line with its recommendations. Walgreens has agreed to accept the J-4 design. He reviewed the parking spaces, which will be maintained as originally proposed. In the redesign orientations of the building, the greenspace has increased up to 6.37 or 8.73%, depending upon which design is chosen. Mr. Russ discussed the response of the existing tenants to the proposed Walgreens and the orientation of the building. He presented petitions signed by all of the tenants at the site, except two. The petition supports the original design of the property.

Mr. Russ said keeping the door on the southwest orientation keeps the building from entering into the main driveway of the redesigned parking lot. That is good from a safety standpoint, and isolates the parking. He noted that Mike Krasucki is present this evening from Walgreens. He noted that the topography of the property directs the orientation of the front door. A northwest orientation will result in the loss of 18 parking spaces, which they believe will be detrimental to the future tenancy of the building. He then said that the store design by Walgreens is critical to its efficiency, productivity, store layout and name recognition.

The Mayor referred to the tables on the site plan and asked what they were. Mr. Russ said it is a site summary of items required under the ordinance that was presented with the original design.

Commissioner Schnell asked that they review the traffic flow for J-4.

Mike Nosky, architect for the site, reviewed the truck circulation on the site. He said there were two ways to access the drive-through. He used the site plan to show the traffic pattern. Commissioner Schnell asked whether there would be a conflict with the trucks and the drive thru. Mr. Nosky said that the trucks will be tucked in so that cars can by pass them.

Mr. Krasucki said they have reviewed this site over the years. They are looking to fill all the neighborhoods they can. This site is unique because of its drop off in elevation. He said they were happy with the original design, but due to concerns expressed they can move the drive thru. He stated that they did not want to share their parking with all of the other tenants or turn the site away from the intersection. The southwest corner presents them well to 63rd Street. They would like to make it the next Walgreens in the area.

Commissioner McConnell asked whether either J or J-4 are acceptable to Walgreens. Mr. Krasucki said they were. Commissioner McConnell said one of the issues is what the J-4 would look like from the rest of the shopping center. She noted the improvement of the greenspace, and asked whether there were some additional opportunity to enhance the sight to other areas of the shopping center. Mr. Krasucki said that Walgreens could consider more decorative brickwork, perhaps, but since that is the storeroom it wouldn't make sense to add windows to it. Commissioner McConnell said she would like it to be more than a brick wall.

Mr. Nosky showed facades planned by Walgreens for that part of the building, as well as landscaping on that side. Commissioner McConnell asked whether they could provide pictures for her to see this, and he said he would do that. Commissioner McConnell said her other

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questions concerned the sign at the corner of 63rd and Main, and asked where that stands at this point.

Mr. Russ said he has discussed this with Mr. Skach and the Village Attorney. With the Village's moratorium, they are in limbo. He said it will need further discussion regarding interim signage.

Commissioner McConnell said from her perspective she would be willing to consider J-4 as long as the wall is enhanced. Mr. Krasucki said that the drawings they have show several trees and enhancement on that side.

Mr. Russ said it is similar to the medical building at Forest and Warren.

Commissioner McConnell signed off at this point.

The Mayor asked about the two companies that didn't sign the petition. Mr. Russ said that Ace and Roundhead's did not sign. The Mayor said he didn't see Edward Jones or Holy Cow Sports. In further response to the Mayor, Mr. Russ said this was to clarify from the last meeting that the tenants are interested in having the property filled, and would appreciate the increased traffic flow.

Commissioner Zabloudil asked whether Walgreens owns the property. Mr. Krasucki said they will only be leasing it. Commissioner Zabloudil asked the size of the largest Walgreens store. Mr. Krasucki said they probably have stores at 20,000 square feet that are operating, but they don't typically build stores that large. He further responded their smallest store is 10,000 square feet in downtown Chicago.

Commissioner Zabloudil asked about the loss of 21 parking spaces in J-3, and whether it was along 63rd Street. Mr. Russ said the majority are along 63rd Street. He said that they lost approximately 17 spaces in J-3.

Commissioner Zabloudil said that the orientation of the building will change the parking. He asked if the only parking change is between options J-3 and J-4. Mr. Nosky said that there is a change in the main entrance parking in concept J-4, not in J-3.

Commissioner Zabloudil said he appreciates their concern about the layout. He asked how many more feet would they need in J-3 to add the parking spaces. Mr. Nosky said about 9 feet. Commissioner Zabloudil asked whether 8 or 9 feet could be shaved off the building to keep the parking and the orientation in J-3. Mr. Krasucki said that the problem is that they are not willing to accept a door on the northwest corner. Commissioner Zabloudil said he understands that but it is a unique site, and he is trying to understand the orientation.

Commissioner Schnell asked the Attorney about the sign moratorium, and the fact that they are asking for a substantial variation. Attorney Petrarca said if it is approved, it would be with the understanding that they would have to conform within a certain number of years. She said she would not recommend granting a variation without knowing what the ordinance will be. Commissioner Schnell said that they would not be voting on a sign at 63rd and Main. There would be no sign at this time.

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Mr. Russ said they need to discuss this with Ms. Petrarca. It would not be a problem if it is not resolved in three months; however, if it takes 1-1/2 years to get the ordinance, that would be a different story.

Commissioner Schnell said she is uncomfortable with the sign. She would need clarification as to what signage is to be.

Mr. Russ said that signage has to be part of this.

Commissioner Schnell asked that staff get back to the Council regarding this, and Attorney Petrarca said they would.

Commissioner Sandack said that Walgreens will not proceed with the orientation of the Council's preference, and wants J or J-4. Mr. Krasucki concurred. Commissioner Sandack asked what Walgreens expects in terms of signage.

Mr. Krasucki said they do not want to be at a disadvantage of signs for other establishments at that intersection.

Mr. Russ said that the existing sign is approximately 10 feet shorter than the proposed sign.

Commissioner Sandack said he is not thrilled with the orientation. He said the question is whether this is suitable, and whether they are putting a unique piece of property to use. He is inclined toward putting this unique property to good use; however, there is a sign moratorium. He explained that he does not like the signs at the intersection, and he will not vote for a 35-foot sign. He does not want to put them at a disadvantage. He asked if they get the orientation their way, what they would be willing to do regarding the signage.

Mr. Krasucki responded that they want it to be visible from the street, so if it takes a unique design such as berming the area it would be done. The issue is to be seen from the street.

Commissioner Sandack said about Walgreens position if only monument signs are permitted. Mr. Krasucki responded that it would again depend upon what is visible from the street. He would have to get Walgreens opinion, and said he would get a response to Mr. Russ as soon as possible.

Commissioner Urban said he asked at the first presentation whether staff felt this was the best use of the property, and staff said yes. He likes the idea of the additional greenspace. As a businessman, he understands the exposure of the building, parking site, etc. He thinks J-4 is a good compromise; however, he is concerned about the signage. Commissioner Urban said he is pleased to hear the compromise between Walgreens and the Council, and if they are able to come to a compromise on the signage, he will vote for this and go with the J-4.

The Mayor asked about the rationale for going with other small or unique spaces with a different orientation. Mr. Krasucki said that each particular trade area stands on its own with issues such as traffic, competition, etc. They have one store in River Forest that is turned away from the corner. He was not involved in that building.

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Mayor Krajewski said this is a unique site and they are asking for an incredible number of variances. This will not be that big of a store. He agrees with Commissioner Zabloudil to shrink the building and make it more appropriate for the site. He noted that under the J-3 option they could get more parking. They are asking for many variances. The Mayor reviewed a statement from a Plan Commission member who said he felt very strongly about the orientation of the building on the site. He recalls other places in the Village where the Plan Commission compromised and then later asked why they allowed it. Other communities would absolutely not allow it, and he said the Village should also take that attitude. The Mayor said he thought the Commissioner was right on point with those comments. He believes the building is too big with the variances requested.

Mr. Russ said whether they are doing J-3 and J-4, the variations remain the same.

The Mayor said if they are giving variations, he wants to see a smaller building that would look better on the site.

Commissioner Tully said the Council is being asked to look at three things: A lot reconfiguration, a special use request for a drive thru and variations. He said the special use affects the orientation of the building. He indicated that this is a unique parcel, and he would like it to become useful, but not at all costs. In the ordinary course, the entrance would be at the southeast corner, but that is not possible since it must face away from the intersection. Commissioner Tully said he appreciates all of the work that has been done and the alternatives that have been presented. He said he will look more closely at the J-4 option, but is still leaning towards the northwest corner orientation.

In regard to the variations, Commissioner Tully said that some of these are not problematic because of the uniqueness of the site. He is not in favor of a variance with respect to the sign height. He stated that the new sign ordinance will probably not allow the requested variance.

Dr. Gordon Goodman, 5834 Middaugh, asked whether this is a replacement store for the store at 75th and Lemont, and Mr. Krasucki said it was.

Dr. Goodman said that in economic terms this is something of a wash for the Village. Putting this parcel to good use is important, but as far as Walgreens presence in the community, it seems to be something of a wash. He agrees with the Mayor and Commissioner Tully. He said that as a neighbor and user of Green Knolls, it is a small shopping area, and this should complement and interact with other stores in that center, instead of establishing itself as a separate shopping area in this parcel. Walgreens point of view regarding how the building faces so as not to compete for parking is not acceptable, and he would rather see the building facing that direction in order for the shopping center to maintain unity.

The Mayor thanked Walgreens for their presentation. He said that all would welcome Walgreens at that location, but there are still some concerns to be addressed.

MANAGER'S REPORT The Manager said there will be a Village-wide mosquito spray on July 1, or July 2 as a rain date.

ATTORNEY'S REPORT

Village Attorney Enza Petrarca said she was presenting eight items to the Council: 1) An ordinance amending provisions for permitted uses; 2) An ordinance authorizing a special use for St. Andrew's Episcopal Church to permit an addition to the existing structure; 3) A resolution authorizing execution of an agreement between the Village of Downers Grove and SBC Global Services, Inc. for Centrex services; 4) A resolution authorizing execution of an agreement between the Village of Downers Grove and SBC Global Services, Inc. for Exchange Dedicated Communication Services; 5) A resolution authorizing execution of an agreement between the Village of Downers Grove and SBC Global Services, Inc. for local telephone services; 6) A resolution authorizing execution of an agreement between the Village of Downers Grove and SBC Global Services, Inc. for long distance voice services (HVCP II Plus); 7) A resolution authorizing execution of a license agreement between the Village of Downers Grove and SprintCom, Inc. to install, maintain and operate an antenna on Village property; 8) An ordinance amending background investigation fees; 9) An ordinance authorizing a lot reconfiguration for the properties located at 6202-6248 Main Street and 6250 Main Street; and 10) An ordinance authorizing special use at Walgreens, 63rd & Main Streets, to permit a drive-thru (pharmacy) window operated in conjunction with a 14,500 square foot retail sales facility.

Attorney Petrarca asked for a Motion to waive the one-week waiting period for the Resolution to authorize an agreement with Access Parking Systems.

Commissioner Urban moved to waive the one-week waiting period to discuss new business. Commissioner Schnell seconded the Motion.

VOTE: AYES: Commissioners Urban, Sandack, Zabloudil, Tully, Schnell, Mayor Krajewski
NAYS: None

The Motion passed unanimously.

Mayor Krajewski said this will authorize an agreement between the Village of Downers Grove and Access Parking Systems for the purchase of pay-by-space units for the CBD Parking Deck.

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ACCESS PARKING SYSTEMS

RESOLUTION 2004-36

Commissioner Schnell moved to adopt a resolution authorizing execution of an agreement between the Village of Downers Grove and Access Parking Systems. Commissioner Sandack seconded the Motion.

VOTE: AYES: Commissioners Schnell, Sandack, Zabloudil, Tully, Urban, Mayor Krajewski
NAYS: None

The Motion passed unanimously.

VISITORS

Dr. Gordon Goodman, 5834 Middaugh, said he is Chair of the Pierce Downers Heritage Alliance. He said that 60 people came to hear Jean Follett, Chairperson of the Hinsdale Historic Preservation Commission. Twenty-three people signed up to work on task forces. He hopes to continue to bring reports to the Council's attention. Dr. Goodman said he understands that there has been some stabilization of the 806 Maple building, and he is pleased with the progress. He said he hopes that the Village doesn't forget that there is a growing problem out there. The face of Downers Grove is changing, and they are turning into an ugly period. He said he hoped they would continue to work on this. He noted that Ms. Follett told them that Winnetka has recently revised its procedures for demolition, charging \$10,100 for a demolition permit, a \$3,000 refundable fee, and \$20,000 bond. He provided that information to the Village Attorney.

Jerry Yoksoulian, a member of the Downers Grove Historical Society, said he is in support of a demolition committee to work with notices of demolition and provide time to save streets and homes in the Village that are of an historical significance. He suggested that Winnetka's ordinance be a guide. He is not anti-teardown or anti-development. He thinks development can continue without hurting business and with maintenance of the preservation of the Village's history.

The Mayor said that he met with the builder of 806 Maple. They have asked to be on the July Plan Commission agenda.

COUNCIL MEMBER REPORTS AND NEW BUSINESS

Commissioner Urban wished everyone a safe Heritage Festival weekend.

Commissioner Sandack said he attended the Relay for Life as well as the YMCA fundraiser. He congratulated both groups on their success.

Commissioner Schnell wished everyone a safe and enjoyable Heritage Festival. She said there would be a Local Transportation Committee meeting Thursday, June 24 at 6:00 p.m. in the Committee Room.

Commissioner Tully reiterated the meeting Thursday, and said he believes it is in the Ante Room. He apologized to those residents who have applied online for the Transportation Advisory Commission as they may have to resubmit their information. He will reply to those who have e-mailed him. He then invited everyone to come to Heritage Festival and visit them at the Council booth.

The Mayor said that \$251,000 was raised in the Relay for Life, and there were 110 teams participating.

Mayor Krajewski said that staff is putting together a final budget book for the Council. In addition, he asked that the Finance Committee put together a policy regarding the Treasurer's

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report. They have not yet received April's report. He said the Council needs access to this information. He also asked for an allocation of the enterprise funds for the past three years, as well as a current TIF analysis.

Deputy Village Manager Van Vooren said staff is trying to get the TIF analysis done in an understandable format, and they understand that the information will be useful in the redevelopment project.

The Mayor said he would also like to see the TIF contingency report, and Deputy Village Manager Van Vooren said that he has the April and May Treasurer's reports on his desk.

The Mayor said he would like to establish a policy as to when the Council should receive the report. He also asked that staff also work on the LPDA issue, and educate the Council on the past Ordinances. He also asked Attorney Petrarca to update him on the status of the Metra Burlington Lot. He then also asked that staff check with Woodridge regarding their use of the 911.

There being no further discussion, the Workshop meeting was adjourned at 9:35 p.m.

April K. Holden
Village Clerk

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