

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

JUNE 20, 2011

1. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:32 P.M. at the Village Hall, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 5– Cronin, Franzese, Perri, Stratis, and Trzupek

ABSENT: 2- Bolos and Grunsten

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Stratis to approve minutes of the June 6, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

AYES: 5– Franzese, Stratis, Cronin, Perri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

Chairman Trzupek confirmed all present who wished to give testimony at any of the public hearings on the agenda.

A. Z-11-2011; 7101 Garfield Avenue (Verizon Wireless)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described this petition as follows: Verizon Wireless is seeking to construct a cellular antenna and an equipment shelter on the Village's Garfield Avenue water tower property. All cellular antennas and equipment are permitted in this location subject to a special use approval. The petitioner has also been negotiating a lease with the Village which will be reviewed by the Board of Trustees concurrent with the Plan Commission's recommendation for this special use approval.

Mr. Pollock added that the proposed improvements comply with all requirements of the Zoning Ordinance including being screened from adjacent properties by an existing solid fence.

Chairman Trzupek asked the petitioner for comments. The petitioner, Ms. Dena Ranier, was present but did not have anything to add to the staff report.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

Chairman Trzupek confirmed that there is an existing solid fence enclosing the equipment shelter and the water tower.

Commissioner Cronin asked about other equipment inside the fenced area. He asked if there was enough room for the new equipment. Mr. Pollock said there is sufficient area for the additional equipment.

Commissioner Franzese asked if this would improve service in the area. Ms. Ranier said that it would. He also presented a photo of a cell tower that was camouflaged to look like a pine tree. He said that if the Village were to get a request for a freestanding tower, that this should be considered.

In response to Commissioner Perri, the petitioner confirmed that the cellular antennas were white to match the tower and other existing antennas and that there are no flashing lights on the tower or antenna.

Commissioner Stratis asked about other equipment on the tower and if there would be any interference. Ms. Ranier said that the other equipment is broadband and would not interfere.

There being no other questions or comments from the public or from the Plan Commission, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to close the hearing for Z-11-2011.

ROLL CALL VOTE was as follows:

AYES: 5– Cronin, Stratis, Franzese, Perri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use to permit additional cellular communication antennas on the existing water tower and with an at-grade equipment shelter subject to compliance with the plans submitted.

ROLL CALL VOTE was as follows:

AYES: 5– Franzese, Cronin, Perri, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. Z-12-2011; 100 Harvester Drive (Mars Equities)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The petitioner is the owner of the property known as the Estancia Planned Unit Development. The Estancia PUD was approved in 2004. Two of the three buildings have been constructed. The foundation for the third building was constructed in 2007 but work on the building was halted after the foundation was completed. The petitioner reported that the work stoppage was due to the lack of tenants and financing.

Mr. Pollock continued with his report as follows: At this time, the petitioner has an interested tenant who would occupy the entire third building but requires more floor area than was previously approved by the Village for this building. The approval for the third building was for a three story building with 89,856 square feet. The potential tenant may require up to 120,000 square feet of floor area and parking for the additional floor area. The petitioner would also like to have a deli or cafeteria in the building. Thus, the petitioner is seeking to amend the PUD to accommodate this potential tenant.

Chairman Trzupek asked the petitioner for comments. Mr. Tim Frangella was present on behalf of Mars Equities. Mr. Frangella said that he had nothing to add to the staff report. He also introduced his Architect, Mr. Tim Morgan.

Chairman Trzupek asked for comments from the public.

Mrs. Suzanne Pederson, 7250 Elm Street, said that her house is on the other side of the Oak Grove Park and faces toward the office property. She said she believes the 4 –story building will be overwhelming to her residential neighborhood. She said that the parking deck is too close to the oak trees and that there is too much concrete on the property. She also said that the developer had planted a large number of oak trees many of which had died and were never replaced.

There being no additional comments from the public, Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Stratis asked who the potential tenant was and if a lease or other agreement was signed. Mr. Frangella said it was the Hub Group and that no lease or letter of intent was signed. He said that Burr Ridge was one of three locations they were considering.

Commissioner Stratis said he was concerned that a building this size will not have a loading dock. Mr. Frangella said it was there experience that an office building of this size does not need a loading dock as large truck loading only occurs when the tenant moves in to the building.

Commissioner Stratis also asked about security in the parking deck, landscaping around the foundation of the parking deck and hours of operation for the deli. Mr. Frangella said they had not yet planned for security in the parking deck but that they would do whatever is necessary to ensure the safety of tenants. He said that they intend to landscape around the perimeter of the deck and that the hours of operation for the deli would be about 8 AM to 3:30 PM Monday through Friday.

Commissioner Perri said he would like to see an elevation drawing that shows the sight line from Elm Street to the parking deck and to the 4-story building. Mr. Morgan said they could provide this and he noted that the southwest corner of the deck had glass windows and precast walls to match the building.

Chairman Trzupek asked the Architect about the height of the west wall of the parking deck. After initially and mistakenly saying the wall was 19 feet tall, Mr. Morgan said that the parking deck wall was approximately 13 feet in height. He noted that in some areas it is much shorter as the north end of the parking deck is below grade.

Commissioner Franzese asked about the oak trees that were planted and have not survived. Mr. Frangella said that they intend to replace those trees but was waiting for construction of the final building before doing additional landscaping.

Commissioner Franzese asked if instead of a parking deck could they do parking underneath the building or do a taller parking garage with a smaller footprint. Mr. Frangella said they could not do underground parking because they are using the existing foundation. He said they did not consider a taller parking garage primarily because of the cost.

In response to Commissioner Franzese, Mr. Frangella said the parking in the deck would be available for all three buildings. Subsequently he clarified that there are about 20 spaces in the deck that would be reserved for the proposed building.

Commissioner Cronin asked about lighting and landscaping on the deck. Mr. Morgan said there would be lighting similar to what would be in the surface parking lot and that there are no landscaping islands on the top of the deck. Also, in response to Commissioner Cronin, Mr. Morgan said that the parapet wall of the deck would be 4 feet above the deck floor and would block head lights on the deck.

Chairman Trzupek asked about ventilation within the enclosed area of the garage. Mr. Morgan said there would be a vent with a fan.

Chairman Trzupek noted that there is an elevation drop of about 9 feet from the existing 3-story building to the proposed building so that the proposed building would not be

much taller overall than the existing 3-story building. He said he is not too concerned about the 4-story building but agreed that a sight line drawing for the parking deck from Elm Street is needed.

Commissioner Cronin asked about garbage pick and expressed his concern that garbage trucks would block access to the parking garage during pick up times. He added that is an added concern because of the extra garbage generated by the deli.

In response to Commissioner Franzese, Mr. Frangella said that the 2 existing buildings were about 95% occupied. Commissioner Franzese added that he too is concerned with the logistics of garbage collection.

Commissioner Perri asked if the potential tenant would want a wall sign. Mr. Frangella said they definitely would want a wall sign but that he did not know any details about signage for this tenant.

There being no further comments or questions, Chairman Trzupsek asked for a motion to close the hearing.

Chairman Trzupsek suggested that the Plan Commission had several options regarding a motion and recommendation. He said they could recommend approval with conditions or that they could continue this matter to a later date pending review of the sight line drawings and other issues.

Mr. Pollock suggested a third alternative which is to recommend approval of a preliminary PUD amendment subject to the final plans being submitted for review and approval. He said that the petitioner is trying to sign a deal with the tenant and they will want to know that the Village is willing to approve the concept of a 4-story building with a parking deck. He said that all of the issues raised by the Plan Commission could be resolved in the final plan review process.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to close the hearing for Z-12-2011.

ROLL CALL VOTE was as follows:

AYES: 5– Cronin, Franzese, Perri, Stratis and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of an amendment to the Estancia Planned Unit Development, Ordinances A-834-08-04 and A-834-33-06, to permit the construction of a four-story office building at 100 Harvester Drive (rather than the previously approved three-story building), to permit the construction of a parking deck, to waive the requirement for a separated loading dock

for an office building exceeding 80,000 square feet in floor area, and to permit a deli/cafe/tertia within the proposed office building subject to the following conditions:

1. Approval is limited to preliminary plan approval as per Section XIII.L of the Zoning Ordinance. Final plans shall be submitted for review and approval of the Plan Commission and Board of Trustees as per Section XIII.L. Final plans shall comply with the submitted site plan and building elevations except as may be specifically modified herein.
2. Final landscaping plans shall include but not be limited to replacement of oak trees, tree preservation, and landscaping around the perimeter of the parking deck.
3. An outdoor eating area for employees of the proposed building shall be provided on the final plans.
4. An elevation drawing shall be provided showing the sight lines from Elm Street to the parking deck and to the proposed building for the purpose of determining if any modifications to the parking deck or additional landscaping screening should be provided.
5. Final plans shall provide details regarding garbage collection including location of dumpsters and garbage truck access and loading.
6. The rooftop screening walls for the proposed building and the existing building at 150 Harvester Drive shall be modified to provide horizontal bands that match the shape of the horizontal stripes at the top of the buildings. Prior to issuance of a building permit for the building at 120 Harvester Drive, additional details shall be provided for staff review and approval regarding the materials and colors to be used for the horizontal bands. The additions to the screening walls shall be completed prior to occupancy of the building at 120 Harvester Drive.

ROLL CALL VOTE was as follows:

AYES: 5– Stratis, Cronin, Franzese, Perri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

C. Z-13-2011: 145 Tower Drive (Ludicrous 6, LLC)

D. Z-14-2011: 161 Tower Drive (Ludicrous 6, LLC)

Chairman Trzupek said that these two public hearings are on adjacent properties, are for the same or similar requests and have the same petitioners. He suggested that the public hearings be conducted concurrently. There was no objection.

Chairman Trzupek asked Mr. Pollock to provide a summary of these public hearings.

Mr. Pollock described the public hearing as follows: The petitioner seeks zoning approval to allow the sales of automobiles in conjunction with existing automobile storage facilities at 145 and 161 Tower Drive. At the 145 property, the petitioner owns one of several industrial condos (Suite #9). The condo unit consists of 3,021 square feet and is used for the storage of automobiles. At the 161 Tower Drive property, the owner leases approximately 14,000 square feet. The 145 property requires a text amendment to add automobile sales or accessory retail sales to the list of special uses in the RA District and requires special use approval as per the proposed amendment. The 161 property is zoned LI which already lists accessory retail sales as a special use. The petitioner is seeking special use approval at 161.

Mr. Pollock said that the owner has submitted proposed special use conditions for both properties that prohibit outdoor sales or storage, prohibit automobile repair and service, limit the hours of operation to daytime hours Monday through Saturday, that limit the number of customers on site to a maximum of 4 and that limit the number of cars being stored to 9 at 145 Tower and to 50 at 161 Tower.

Chairman Trzupke asked the petitioner to present their petition.

Ms. Christina Brotto said that she was the attorney for the business owner. She said that it appears that parking is the primary issue with the 145 petition. She said that this business does not generate very much traffic and is limited to 2 or 3 employees and a maximum of 4 customers. She said the parking problem occurs on the west side of the building and that this business would be located on the northeast side of the building where there is ample parking. She suggested the parking problem is an internal management issue as customers to the yoga studio park in the limited number of spaces on the west side of the building rather than in the ample parking area on the east side.

Ms. Brotto introduced one of the owners of the business, Mr. Kyle Sahs. She added that the business generated sales of 1.2 million dollars during a one month period this year which would translate to over \$100,000 in sales tax revenue to the Village each year. She said that currently the owners sell the cars from the Indiana warehouse and that all sales are registered in Indiana. She said that if these petitions are approved, that the sales would be registered in Burr Ridge.

Chairman Trzupke asked for questions or comments from the public. There were at least 20 residents in the audience regarding these public hearings.

Mr. Vande Merkt, 19 Old Mill Lane, said that the property at 161 Tower Drive has been a problem. He said the fence keeps falling down, that there is revving of engines making excessive noise and that the owner has generally not been sensitive to the concerns of the residents. He said that he has seen vehicles parked outside the building. He said that this is adversely impacting residential property values. He suggested that there be no hours of operation on Saturdays.

The business owner, Mr. Sahs, said that he had 2 limos parked outside recently while they were cleaning the interior of the building. He said that there are only 2 or 3 employees and they never rev the engines.

Chairman Trzupsek asked Mr. Pollock if the fence and other issues related more to property maintenance rather than this petition. Mr. Pollock said that they are potential property maintenance issues and that neighbors should call the Village with any such concerns and code enforcement action will be taken.

Dr. Robert C. Musilm 22 Old Mill Lane, said the fence does not block sound and he suggested a sound wall be built.

Mr. Tom Conklin, 5 Old Mill Lane, said that the fence was more than 20 years old and should be replaced. He questioned whether this use would really generate sales tax revenue. He said the types of cars being sold, Maseratis and Lamborghinis, generate a lot of noise from their engines.

Mr. Sahs attempted to explain that the sales tax is paid to the municipality from which the sale is registered unless a buyer pays to have the car shipped in which case the sales tax is paid at the buyers' location. He said he expected the majority of the sales to be on-site in Burr Ridge.

Mr. David Cocher and his wife Maria introduced themselves. Mr. Cocher said that he owns Unit 6 in the 145 building. He said that the sales tax would not go to Burr Ridge if the vehicle was sold to someone living outside of Illinois. He said that he bought his unit for personal storage. He said he bought the unit with the existing zoning and does not want to see the zoning change. He said that it is not appropriate to change the rules at this point and that the petitioner should find another location that is already zoned for this use. He said that he has a lot of problems with the public coming to the property and parking in his parking spaces.

Ms. Brotto said that the parking problems occur primarily due to the yoga customers parking in the wrong spots. She said the proposed use is nothing like the yoga studio and would not generate a significant level of traffic or parking. She said all customers come to the property by appointment only.

Mr. Tandon, 9200 Fallingwater Drive, said that these are high performance cars and people tend to rev the engines.

Mrs. Deborah Roepke, 17 Old Mill Lane, said the noise levels from this property have gone up in the last year. She said she hears noise from the property even with her windows closed. She said she heard two mobile power washing machines today.

Mr. Sahs said that the power washing machines were being used by another tenant in the building.

Mr. Greg Sengpiel, 16 Old Mill Lane, said he was concerned about security with expensive cars being stored inside the building.

Ms. Norma Duffy, 11 Old Mill Lane, asked if there would be any trucks associated with this business. Ms. Brotto said there are no trucks.

Mr. John Hayes, 13 Old Mill Lane, said that allowing this business would open a Pandora's box and result in more businesses with retail sales.

Ms. Beth Pendergrass, 112 Carriage Way, Unit 104A, said that she is concerned about precedent and that the next car dealer may not be a high end dealer and it would lead to too much traffic in the area.

Chairman Trzupiek asked if there was anyone else in attendance who wanted to speak. There being none, Chairman Trzupiek asked for questions and comments from the Plan Commission.

Commissioner Cronin said that it would appear the parking issue at 145 Tower Drive is a management problem rather than a Village zoning issue. He said there is sufficient parking but management must direct the parking to the preferred areas.

In response to Commissioner Cronin, Mr. Sahs said that cars are either driven to the site or delivered by flat-bed truck. He added that cars arrive in pristine condition and no work is done on-site to prepare the cars for sale. He said that cars are certified by an outside source so that customers know they are getting a car in good condition and that no test driving of cars is allowed.

Commissioner Franzese said he visited the location and that the interior is impeccable and there is no evidence of any automobile service or repair being conducted. He asked how many parking spaces are allotted for the 145 location. In response, Ms. Brotto said that the parking is shared by all of the tenants and no parking spaces are reserved by the covenants.

Commissioner Franzese acknowledged that loading of cars onto and off of flatbed trucks could take time and result in trucks idling behind the building. He added that vehicles idling during loading would not be unique to this business.

Commissioner Franzese asked if there would be a tax advantage for car sales to be registered at their Indiana location rather than the Burr Ridge location. Mr. Sahs said that the tax difference is minor that the additional shipping costs from Indiana would outweigh any tax advantage.

Commissioner Perri noted that Lamborghinis can be loud. He asked if there were any race cars involved with the business. Mr. Sahs said all of the cars are stock and there are no race cars. He asked if there was any detailing of cars and in response Mr. Sahs said they wash the cars but there is no detailing.

Commissioner Stratis said his questions had been answered.

In response to Commissioner Cronin, Mr. Pollock said there had been no complaints about the existing business from residents.

There being no further comments or questions, Chairman Trzupsek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to close the hearings for Z-13-2011 and Z-14-2011.

ROLL CALL VOTE was as follows:

AYES: 5– Cronin, Franzese, Perri, and Stratis, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Chairman Trzupsek suggested three separate motions – one for the text amendment, one for the special use at 145 Tower Drive if the text amendment is approved, and one for the special use at 161 Tower Drive.

Mr. Pollock said that another option for the text amendment would be to create a use category of “indoor sales of luxury automobiles”.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to approve the Findings of Fact as presented by the petitioner and to recommend approval of an amendment to Section X.D.2 of the Burr Ridge Zoning Ordinance to add “Indoor Sales of Luxury and Exotic Automobiles” to the list of special uses in the RA Research Assembly District.

ROLL CALL VOTE was as follows:

AYES: 3– Cronin, Stratis, and Trzupsek

NAYS: 2 – Franzese and Perri

MOTION CARRIED by a vote of 3-2.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use for Indoor Sales of Luxury and Exotic Automobiles at the property known as 145 Tower Drive subject to the following conditions:

1. The special use shall be limited to the petitioner and to the tenant space identified as Suite 9 and consisting of 3,021 square feet.
2. There shall be no more than 9 vehicles stored on the property and available for sale at any given time.

3. All vehicles shall be stored inside the building at all times except for the temporary (but not overnight) parking of vehicles outside for purposes of moving automobiles or cleaning or maintaining the interior of the tenant space.
4. There shall be no advertisement of automobile sales on the exterior of the building or property.
5. There shall be no servicing, repair, painting, or other work conducted on automobiles at any time other than routine cleaning and maintenance that is conducted inside the building.
6. There shall be no more than 4 customers on site at any given time.
7. The hours of operation for customer visitation and sales shall be limited to 10 AM to 3 PM, Mondays through Fridays and 9 AM to 12 Noon on Saturdays.

ROLL CALL VOTE was as follows:

AYES: 3– Cronin, Stratis, and Trzuppek

NAYS: 2 – Franzese and Perri

MOTION CARRIED by a vote of 3-2.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use for Retail Sales Accessory to a Permitted or Special Use at the property known as 161 Tower Drive subject to the following conditions:

1. The special use shall be limited to the petitioner and to the tenant space identified as Suite J and consisting of 14,346 square feet.
2. There shall be no more than 50 vehicles stored on the property and available for sale at any given time.
3. All vehicles shall be stored inside the building at all times except for the temporary (but not overnight) parking of vehicles outside for purposes of moving automobiles or cleaning or maintaining the interior of the tenant space.
4. There shall be no advertisement of automobile sales on the exterior of the building or property.
5. There shall be no servicing, repair, painting, or other work conducted on automobiles at any time other than routine cleaning and maintenance that is conducted inside the building.
6. There shall be no more than 4 customers on site at any given time.

7. The hours of operation for customer visitation and sales shall be limited to 10 AM to 3 PM, Mondays through Fridays and 9 AM to 12 Noon on Saturdays.

ROLL CALL VOTE was as follows:

AYES: 3– Cronin, Stratis, and Trzupek
NAYS: 2 – Franzese and Perri
MOTION CARRIED by a vote of 3-2.

4. CORRESPONDENCE

There was no discussion regarding any of the correspondence on the agenda.

5. OTHER CONSIDERATIONS

A. S-04-2011: 16W361 South Frontage Road (Janko Group); Sign Variation

Chairman Trzupek asked Mr. Pollock to provide a summary of this request.

Mr. Pollock described the request as follows: The petitioner seeks a variation to allow a second sign on the subject property. The proposed sign is 64 square feet. There is also an existing wall sign that is approximately 30 square feet in area. The sign regulations for this property permit one sign not to exceed 105 square feet.

Mr. Pollock added that the proposed sign is a tenant identification sign that is intended to provide internal direction to visitors looking for individual tenants; that the sign structure may be visible from the street but its text is not intended to be read by motorists on South Frontage Road or on the adjacent I-55 interchange; and that the petitioner has also proposed to remove a non-conforming monument sign located internally to the property.

Chairman Trzupek asked the applicant for comments. The petitioner, Mr. Gary Wool, said he did not have anything to add.

Chairman Trzupek asked the Plan Commission for questions and comments.

Commissioner Stratis said he agreed with staff report and noted that he drove by the site and that the location of the sign clearly was not intended for motorists on South Frontage Road.

There being no further comments or questions, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend approval of a variation from Section 55.07.A of the Burr Ridge Sign Ordinance to permit a ground sign in addition to an existing wall sign rather than the requirement that only principal identification sign is permitted subject to compliance with the submitted plans and removal of the existing monument sign on the north side of the building.

ROLL CALL VOTE was as follows:

AYES: 5– Franzese, Cronin, Perri, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. PC-05-2010: Annual Appointment of Plan Commission Vice Chairperson

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Perri to recommend that the Board of Trustees appoint Commissioner Guy Franzese as the Vice Chairperson of the Plan Commission for a one year term ending on June 9, 2012.

ROLL CALL VOTE was as follows:

AYES: 4 - Stratis, Perri, Cronin, and Trzupek

NAYS: 0 - None

ABSTAIN: 1 – Franzese

MOTION CARRIED by a vote of 4-0.

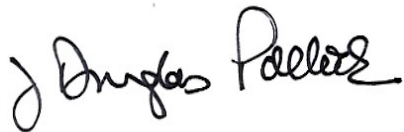
6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek noted that the next meeting was scheduled for July 18, 2011.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Perri and **SECONDED** by Commissioner Cronin to **ADJOURN** the meeting at 10:40 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:40 p.m.

Respectfully Submitted:



J. Douglas Pollock, AICP

July 18, 2011