

**Regular Meeting – Plan Commission/Zoning Board of Appeals  
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon***

**April 23, 2012**

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Frank Petella, James Joseph, David Creighton, and Ralph Smoot.

Absent: Commissioner Angelo Christopher

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

**MINUTES:**

Commissioner Petella moved and Commissioner Creighton made the second to approve the minutes of the meeting of February 27, 2012, as amended as suggested by Commissioner Spink. The results of the roll call vote were:

Ayes: 5 Commissioners, Petella, Joseph, Smoot, Creighton and  
Chairman Michaelsen

Nays: 0

Abstain: 1 Commissioner Spink

Absent: 1 Commissioner Christopher

**PUBLIC HEARING:**

Commissioner Spink moved and Commissioner Creighton made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 12075                      Robertshaw Controls Company  
   191 E North Avenue  
   Variations – Side and Rear Setbacks  
   Subdivision**

Assistant Community Development Director Don Bastian stated that the petitioner has asked for a continuance until the next Plan Commission meeting.

Commissioner Spink moved and Commissioner Creighton made the second to recommend to continue this case to the next Plan Commission meeting.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Smoot, Petella, Joseph and  
Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

**Case # 12089                      Corpus Christi Catholic Church**  
**1415 Lies Road**  
**Amendment to a Special Use – Building Expansion**  
**Variation – Building Height**

Chairman Michaelsen swore in the witness, Dante Domenella, Domenella Architects, 2000 North Racine Ave, Suite 2290, Chicago, IL, Fred Marano, Fredrick Quinn Corporation, 103 S. Church, Addison, IL, Joe Scarpelli, 1062 Parkview Circle, Carol Stream, IL 60188.

Mr. Domenella from Domenella Architects stated the petitioner is requesting a Special Use for an addition to the Corpus Christi Catholic Church and general variation for the building height. The project being presented tonight is to improve areas of the building that do not adequately serve the needs of the community because they are outdated, inadequate in size and do not comply with the current ADA codes. The existing building is approximately 17,000 square feet; it is a two story building and has approximately 8,500 square feet on each level.

Mr. Domenella went on to explain the different stages of the project:

- The plan for this building is in three parts; the first is a renovation / expansion of the narthex area with a 917 square foot addition, is proposed for a stair configuration and relocate the existing elevator which is non-compliant ADA elevator. We are also proposing in this area is two ADA accessible washrooms that will be on the main level of the worship space.
- The first addition will be one story, 1,200 square feet that will be located on the northeast side of the building and will contain the parish offices. All additions will have similar finished, materials, colors as the existing building.
- The second addition is a 2,400 will be located on the south side of the building, it will be the focus and center of the liturgical celebration that occurs within the parish, and this is the area that we are proposing the height variation. The proposed addition will be at a height of 40 feet versus 35 feet, with a tower element that will rise up 54 feet. The proposed plan will also increase the seating from 489 to 748.
- Site work for the project is very limited; to reduce the current drop off area from 23 feet to 16 feet. The existing landscaping will be preserved. The only proposed landscaping for the project is to restore, all turf area disturbed by the construction activities. The site detention was designed and constructed in 2000 as part of the parking lot expansion project. The detention calculations included a building addition that more than doubled the existing building. For this project, the combined total area of the additions is approximately 4,500 square feet, consequently; no additional detention is required for this project. One of the mechanical units will be located on the west side of the building and will be screened with landscaping. The second unit will be located the on roof of the office addition and is partially screened at this point.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated this property was granted a Special Use in 1989 to allow a church to be built, the church was constructed in 1991, and in 1991 the Village Board approved a Variation to allow a cross on the church to extend to a



height of 43 feet, 8 inches. The maximum height in the R-1 District, in which the church is located, is 35 feet. The petitioner mentioned the parking lot expansion that was approved through an Amendment to the Special Use in 2000. At this time the petitioner is asking for an amendment to the Special Use for 4,500 square feet of additions to the building and a height variation for the sanctuary addition and the tower element. Staff has no objections to the any of the additions. Staff would like the Plan Commission to give some consideration to the roof top mechanical equipment on the roof of the office addition as shown on Exhibit F-1 in the staff report, it is not a code requirement that the equipment be screened, staff has asked the petitioner to consider screening the equipment, at this time staff is waiting for a response from the petitioner. The petitioner did talk about parking, even with the three proposed additions to the building, there will be adequate parking. Staff does recommend approval of the amendment to the Special Use.

Mr. Bastian stated the second request is for a height variance to allow the peak height of the sanctuary to be 40 feet in height and a proposed tower of 54 feet with a cross to a peak height of 56 feet. The maximum building height in a Residential District is 35 feet, several types of non-residential buildings are permitted to be built within the Residential Zoning Districts, such as schools, churches, and recreational buildings, certainly the heights of these buildings should not have a negative impact on the surrounding neighborhoods. Staff noted that the use and construction of these buildings are quite different than single family homes. Staff is not opposed to evaluating on a case by case basis requests for variances for the height requirement. The Village has approved several variances for height in the residential area, in 1991 Corpus Christi Catholic Church received a variation for the existing cross on the building to extend to a height of 43 feet, 8 inches. In 1988, St. Andrew's United Methodist Church on Blackhawk Drive received a variation for bell tower on their building to be 48 feet in height. In 2011, the Carol Stream Park District received a variation for the new recreation center for a peak building height of 42 feet, 8 inches. Staff believes that the relatively large size of this property, and the distance of the church from surrounding properties, are noteworthy. The nearest single-family home to the north is over 500 feet away and to the east would be about 600 feet away and the homes across Lies Road are over 300 feet away. Staff believes that given the size and setbacks of this property to the surrounding homes, all factors indicate that there would not be negative impacts to the surrounding properties. With respect to the tower itself, the tower will be 12 inches thick and have a slender profile, staff believes it will not be a very dominant part of the streetscape as you approach this property. Staff recommends approval of the Amendment to the Special Use and the height variance with the recommendation found on page 6 of the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions.

Jeanne Moulton, 1048 Pheasant Trail, Carol Stream, IL. Ms. Moulton stated that her property backs up to the east side of the property. Ms. Moulton wanted to know if this project is approved what the time line would be, and what would the construction hours be? Ms. Moulton wanted to know with the height of the cross are there any thoughts to putting a cell tower.

Fred Marano, from Fredrick Quinn Corporation stated that the time line would be from the summer of 2012 to spring of 2013. Mr. Marano stated that there would not be a cell tower added to the cross.

Chairman Michaelsen stated the petitioner would have to obey the hours of construction set by the Village Code.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.



Commission Creighton wanted to know if the church currently requires traffic control on Sundays and would they anticipate needing traffic control.

Joe Scarpelli of 1062 Parkview Circle, Carol Stream, IL 60188 stated no the church does not require traffic control and the does not anticipate needing traffic control.

Commissioner Smoot stated nothing enhances a community any more than seeing a church steeple but wanted to know if it could be considered bringing the cross down to 48 feet height. Commissioner Smoot stated he did not want to set a precedent of a building height of 56 feet, and that may lead to opening some doors we don't want to open.

Mr. Domenella from Domenella Architects stated that given the placement of the tower they are trying to maximize the view of the tower from 360 degrees around the building. If the tower is lowered and you are approaching from either Fair Oaks Road or some of the roads from the west our feeling was that the building mass would greatly reduce the visual impact of the tower.

Commissioner Spink wanted to know why there is only a partial roof top screening. Commission Spink suggested that the petitioner investigate ways to screen the roof top units.

Mr. Domenella stated that conceptual design was that the unit would be the height of the wall and consistent with the mass of this addition. It didn't make sense to make the walls any higher, because we didn't want the addition that houses the offices to be a focal point or overpower the view as you approach from the south. Mr. Domenella stated that there are other ways the unit can be screened without raising the parapet, and we can investigate doing that and or maybe working with smaller twin units. We are willing to work with the Village on screening the units.

Commissioner Petella wanted to know if the mechanical unit on the west side of the building was going to be screened by bushes and the size of the unit. Commissioner Petella suggested that the units be screen with a type of structure that matches the building to prevent vandalism.

Mr. Domenella stated it would be screened with bushes, and a berm and the size of the unit would be 25 ton or 35 ton. Mr. Domenella stated the petitioner would be willing to work with the village on the screening of these units.

Commissioner Joseph wanted to know if the petitioner was willing to consider lowering the height of the tower / cross. Commissioner Joseph asked Mr. Bastian if the petitioner wanted to in the future go any higher would they have to come back before the Plan Commission.

Mr. Domenella stated that they would like to keep it at the 54 feet height.

Mr Bastian stated that if this is approved the Variation would be specific to the construction shown on the plans and only for the structures listed in the staff report; they would have to come back before the Plan Commission for any other changes to the building that did not comply with the Zoning Code.

Chairman Michaelsen stated that the roof top unit would need to be screened, or raise the parapet, and HVAC unit on the side of the building will have to precast or block around it to prevent vandalism. Chairman Michaelsen stated that the tower / structure at 56 feet is excessive, and asked his fellow Commissioners of they wanted to set a stipulation on the



highest height the Plan Commission would allow. Chairman Michaelsen stated he would like to see the tower / cross dropped at least six feet, to a height of 50 feet. Chairman Michaelsen stated that the Plan Commission needed to set a specific height.

Commissioner Joseph, Smoot agreed that the Plan Commission needs to agree on a height for the tower.

Commissioner Petella asked if the petitioner if they knew how high they would need to be able to be seen from Fair Oaks so you know it's a church, because with the design of the building it does not look like a church.

Mr. Domenella stated that their goal is to have many elements that will articulate that it is a church and they are working with the owner to incorporate stain glass windows. With respect to the tower, we are not looking to set any precedent, what we are looking for is particular and individual situation to this building.

Mr. Bastian stated that it is up to the Plan Commission to try to identify something unique about the request or the property, the staff also tries to do this in the staff reports. If this variance is approved either at 56 feet or 50 feet, when we have other height variance requests in the future, everyone will be aware of this one, we will have to discuss this one; we look to see if there are any unique circumstances of this request. If the Plan Commission doesn't feel there is anything unique about the property or the design or the factors that would allow you to support this case, then you shouldn't support it, but if you do think there are aspects that makes this unique, if you reference those in making your recommendation then this wouldn't let everyone else, that comes to the Plan Commission, ask for the same exact thing.

Commissioner Petella asked Mr. Bastian what height of the tower at the mosque located on County Farm and Lies Road that approved recently.

Mr. Bastian stated that the height of the tower is 35 feet and they did not ask to go beyond the 35 feet.

Chairman Michaelsen asked the petitioner if the tower height was designed to accommodate the addition of 40 feet, and if you were to lower the tower height would it look out of proportion to the addition that would go on to the south of the building.

Mr. Domenella stated yes the tower was designed to accommodate the addition and that it would look out of proportion to the addition going on to the south of the building.

Chairman Michaelsen stated he still believes the tower is too high.

Mr. Bastian stated that the Plan Commission can ask the petitioner if they are willing to reduce the height of the tower.

Chairman Michaelsen, at Mr. Bastian's suggestion, asked the petitioner if they would be willing to reduce the height of the tower.

Mr. Domenella stated that the petitioner would be willing to go to a lower tower height given the concerns of the Plan Commission.

Commissioner Petella asked if the tower / cross needed to be in that particular location or could it be moved out towards Lies Road, would that make it more visible from all viewpoints. Commissioner Petella asked the petitioner if the tower/cross would be lighted at night.

Mr. Domenella stated that the location of the tower / cross is a combination of structural considerations and economical considerations, and the need for the owner to demonstrate that it is a religious institution. Mr. Domenella stated the tower / cross would have some minor lighting. The lighting would not spill far or wide off of the property.

Jeanne Moulton wanted to know the distance that the light spill would be since her property abuts the church property.

Mr. Domenella stated the light spill would not exceed 25 feet from the building perimeter.

Chairman Michaelsen asked the petitioner if they would be willing to lower the tower height to 49 feet with the cross height being two feet above the tower and be willing to address the screening of the mechanical unit screening.

Mr. Domenella stated that the parish would be willing to accept the change in the height and they would be willing to screen the mechanical units.

Commissioner Petella moved and Commissioner Creighton made the second to recommend approval of the request for an Amendment to the Special Use and variation to the building height of 49 feet for the tower and 51 feet for the cross, subject to staff recommendations.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Smoot, Petella, Joseph and Creighton  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Christopher

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 7, 2012, at which time the Board would take final action on the matter.

**Case # 12087 Berlin Industries, LLC**  
**175 Mercedes Drive**  
**Variations – Reduce required number of parking spaces**  
**Subdivision**

Chairman Michaelsen swore in the witness, John Stephens, Attorney with Burke, Warren, MacKay & Serritella, 330 N, Wabash, 22<sup>nd</sup> Floor, Chicago, IL 60611, Wes Ulrich, Berlin Industries, 175 Mercedes Drive, Carol Stream, IL, 60188, Jim Rundel, Designhaus, Inc. 1020 Elk Grove Town Center, Elk Grove Village, IL, 60007, Jeff Jacob, Jacob & Hefner Associates, 1910 S. Highland, Lombard, IL.

Mr. Stephens stated that the case consists of two parts one being for a parking variance and the other being for approval of the subdivision plat that will divide the property down the middle. With the respect to a variance to reduce the number of parking spaces, the property was originally developed and received a parking variance in 1990 to reduce the number of parking spaces by 155 spaces. The variance we are requesting today is to reduce the parking



spaces by only 44 parking spaces. In 1998 when the 125 Mercedes building was built a second variance was granted that applied to whole property. After the subdivision of the property a variation is necessary just for the 175 Mercedes Drive building. The additional parking spaces would be a product of re-striping and reconfiguration within the truck court between the two buildings. The total number of parking spaces will be 340, based on the analysis done by the petitioner, based on a typical web based printing operation which is what this building is most suitable for, even during shift changes there would never be more than 336 parkers projected. Based on the projection there would be ample parking at all times. Mr. Stephens stated the Berlin Industries has scaled back their operations and does have some employees from another company (American Litho) working at the facility, but over all there is a small employee count at the 175 Mercedes Drive facility.

Mr. Stephens is also asking for a modification to staff recommendation, the date that the re-striping of the parking lot is to be completed by August 31, 2012, the reason for this request is that the petitioner is talking to a prospective buyer of the property and one of the items that are being talked about is a repaving project.

Jim Rundel, the Architect for the project went over the striping details of the parking lot.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that this a unique case and it has a direct relationship to the next case on the agenda Case #12088. Berlin Industries moved into the 282,270 square foot east building at 175 Mercedes Drive in 1990 and 1998 received Village approvals to build the 151,000 square foot west building at 125 Mercedes Drive, which was an 8.6 acre parcel to the west. A unique construction aspect of the building is a corridor along the north side of the site connecting the two buildings.

Mr. Bastian stated that at one time the properties were two lots and then consolidated into one lot, the request today is to make it two lots and two separate buildings again. A portion of the corridor that adjoins the two buildings is proposed to be demolished. Berlin Industries sold a significant portion of its business, and some of its equipment, to American Litho Company located in Carol Stream. Berlin Industries is looking at selling off its assets, property and building at this time. Berlin Industries has entered into a contract to sell the west lot and west building to (Case # 12088) Royal Die & Stamping Company. To make it possible to sell part of the building and the property, Berlin Industries needs to go through the subdivision process and demolish the corridor that links the buildings.

Mr. Bastian stated that the first request is for a parking variance, the request is to reduce the number of parking spaces. Mr. Bastian stated that it is important for the Plan Commission to know that there have been numerous parking variances on this property; in 1990 there was a variance to reduce parking from 376 to 246 and to landbank 26 parking spaces on the east lot. In 1998 with the expansion of building there was a variance to reduce the number of parking spaces from 631 to 509 spaces and to landbank 88 parking spaces. The Plan Commission and Village boards have granted significant parking relief to the property in the past. Because the plan now is to subdivide the property those variances no longer apply, that is why the petitioner is asking for a parking variance this evening. The table on page three of the staff report gives the break down as far as the requirements of the Zoning Code. The Zoning Code requires parking based on the proposed use of space in the building. This is how staff arrived at the required parking figure of 384 spaces. The petitioner can provide 340 spaces on site, which results in a 44 space deficiency. The petitioner would make the argument that the most likely use of this building will continue to be a printing facility that has a lot of equipment and few employees. This is why the petitioner is asking for a variance to



reduce the required parking by 44 spaces. Staff can support this variance with the following condition:

“If the future tenant is not a highly-automated printing business, and if the future tenant’s use of space would require more parking than the number of spaces provided on the site, as determined by the Zoning Code, then the new tenant would either need to provide the number of parking spaces required by the Zoning Code on-site, or they would need to apply for another variation.”

Mr. Bastian stated that with respect to the plat of subdivision the request is to convert the 18.9-acre lot back into two lots. The east lot would measure 10.8 acres and the west lot would measure 8.1 acres. Berlin Industries and the prospective buyer Royal Die and Stamping are currently working on an easement agreement that would address: 1) the rights and duties of the parties to limited ingress and egress over their respective properties; 2) rail access; and 3) drainage of the 125 Mercedes and 175 Mercedes properties, including, without limitation, the maintenance of the detention pond serving both properties.

Mr. Bastian stated that staff can recommend approval of the subdivision subject to the condition that there needs to be some additional work to the storm water management easements and other minor, technical adjustments to the plat. Staff would like to note that with the two week time period until the next Village Board meeting the petitioner would have time to work with the Engineering Services Department to make the necessary revisions to the plat, so what would come before the Village Board would be a corrected final plat.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commissioner Joseph wanted to know if a new tenant would move into the 175 Mercedes Drive building and were required to have additional parking where would the new tenant get the required parking from? Commissioner Joseph had concerns for potential buyers, buying the property and having a parking problem.

Mr. Bastian stated that 340 parking spaces is the maximum that could be provided on the east lot, he does not see how they could achieve more than that. That is why the condition is that if the Plan Commission approves the parking variance that it be a similar use that has a low employee count and a lot of printing equipment. That is why the variance is supportable as is. If someone wanted to come in and convert this building into two story office space, they would have to look into some kind of parking structure. Based on the wording of the condition that staff is recommending, they could need to come back before the Plan Commission for a variance or show us a new plan that would meet the Zoning Code requirements for parking spaces.

Mr. Bastian stated the Attorney for the potential buyer would be aware of any parking variances on the property.

Mr. Bastian stated that it is very unlikely that that any future user is going to have a use in this building that is going to require more parking spaces than what this use requires based on the Zoning Code, because so much of the space is classified has production space.

Commissioner Petella wanted to know how many additional parking spaces the petitioner got by going to a 90 degree pull in as opposed to the angle spaces and what is the width of the parking spaces.



Mr. Stephens stated that the parking spaces would be 9' x 18', with looped striping and they would again 13 additional spaces go to 90 degree parking.

Commissioner Spink wanted to know if the sale of the property was based on the repaving of the parking lot. Commissioner Spink asked Mr. Bastian if the date of completion for the striping of the parking lot could be changed to November 30, 2012.

Wes Ulrich stated that the sale of the 175 Mercedes building is currently under negotiations, if they are successful on completing a contract on the building, the repaving of the parking lot would be completed prior to September 30, 2012.

Mr. Bastian stated that staff would be ok with change of the completion date for striping of the parking lot, staff would want if completed before the asphalt plants close for the season, which is usually around mid-November.

Commissioner Smoot did not have any questions.

Commissioner Creighton asked Mr. Bastian, when we looked the property as a whole (125 and the 175 buildings) we have the landbanking spaces on the west side, now that we are going to divide the property the landbanking spaces will stay with the 125 building. Commissioner Creighton wanted to know if there are any landbanking spaces on the 175 building. Commissioner Creighton wanted to know if the property across the street to the south could be used for parking. Commissioner Creighton wanted to know if parking was prohibited along Mercedes Drive.

Mr. Bastian stated that the landbanking spaces will stay with the 125 building, and all the landbanking spaces for the 175 building have been installed and are actual parking spaces. Mr. Bastian stated that the property across the street is owned by Mercedes. Mr. Bastian stated that he believes that parking is prohibited per the Traffic Code.

Chairman Michaelson wanted to know who would maintain the drive isle coming onto the property.

Mr. Bastian stated that Berlin Industries and Royal Die & Stamping Company are working on a reciprocal easement agreement to define maintenance responsibilities.

Mr. Stephens stated that there was a reciprocal agreement that was entered into when Berlin Industries bought a portion of eastern property in 1990 from the original developer and they are working on updating it, a draft of the agreement have been given to staff.

Commissioner Spink moved and Commissioner Smoot made the second to recommend approval of the request for a parking variation and a final subdivision subject to staff recommendations with the change to item number one the date should read November 15, 2012.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelson and Commissioners Spink, Smoot, Petella, Joseph and Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 7, 2012, at which time the Board would take final action on the matter.

**Case # 12088                  Royal Die & Stamping Company**  
**125 Mercedes Drive**  
**Variation – Landbanked Parking**

Chairman Michaelsen swore in the witness, John P. Martin the Attorney for the petitioner, 1755 S. Naperville Road, Suite 200, Wheaton, IL, 60189, Eric Freitag, Royal Die & Stamping Co. Inc. 949 E. Green Street, Bensenville, IL 60106, Jim Rundle, Designhaus, Inc. 1020 Elk Grove Town Center, Elk Grove Village, IL 60007.

Mr. John Martin, Attorney for the petitioner stated that the petitioner is requesting to keep the 41 landbanked parking spaces that were previously granted in variance 1998. Petitioner is in agreement with all of the staff recommendations.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that the 41 spaces on the west side of the building were approved as landbanked parking in 1998, the reason the petitioner has to ask for a variance is because when a new business moves in and you subdivide the property the existing variance is no longer valid. This is why this petition is before you, as the petitioner pointed out with the landbanked spaces they have demonstrated that they can provide more spaces than what is required by the Zoning Code. Staff recommends approval of the variation of the continued landbanked parking with the conditions listed on page 5 of the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commissioner Creighton, Smoot, Petella, Joseph did not have any questions.

Commissioner Spink wanted to know if the company has a seasonal time when the employees might be working overtime and shifts may overlap.

Mr. Freitag stated the working hours of the employees do change with the demand of orders, and the facility has ample parking for all the employees.

Chairman Michaelsen did not have any questions.

Chairman Michaelsen and Commissioner Joseph welcomed Royal Die & Stamping Company to the Community.

Commissioner Joseph moved and Commissioner Creighton made the second to recommend approval of the request for a variation of landbanked parking subject to staff recommendations.

The results of the roll call vote were:



Ayes: 6 Chairman Michaelsen and Commissioners Spink, Smoot, Petella, Joseph and Creighton  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Christopher

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 7, 2012, at which time the Board would take final action on the matter.

Commissioner Spink moved and Commissioner Petella made the second to close the Public Hearing.

Ayes: 5 Chairman Michaelsen and Commissioners Spink, Petella, Joseph and Creighton  
Nays: 1 Commissioner Smoot  
Abstain: 0  
Absent: 1 Commissioner Christopher

**NEW BUSINESS:**

Discussion to cancel the May 14, 2012, Plan Commission meeting.

Commissioner Smoot moved and Commissioner Joseph made the second to cancel the May 14, 2012 Plan Commission meeting

The results of the roll call vote were:

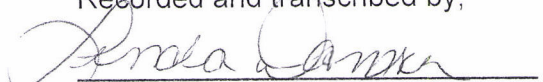
Ayes: 5 Chairman Michaelsen and Commissioners Spink, Petella, Joseph and Creighton  
Nays: 1 Commissioner Smoot  
Abstain: 0  
Absent: 1 Commissioner Christopher

**ADJOURNMENT:**


At 9:00 p.m. Commissioner Spink moved and Commissioner Petella made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Linda Damron  
Community Development Secretary

Minutes approved by Plan Commission on this July 9, 2012.

  
\_\_\_\_\_  
Chairman

