

**REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS  
GREGORY J. BIELAWSKI MUNICIPAL CENTER, CAROL STREAM, DUPAGE COUNTY, ILLINOIS**

**JUNE 26, 2006**

**ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON**

Chairman Don Sutenbach called the Regular Meeting of the Combined Plan Commission / Zoning Board of Appeals to order at 7:30 p.m. and directed Recording Secretary Wynne Progar to call the roll.

Present: 7 Commissioners Smoot, Vora, Spink, Weiss, Hundhausen,  
Michaelson and Sutenbach  
Absent: 0  
Also Present: Robert Glees, Community Development Director and Wynne Progar,  
Recording Secretary

**MINUTES:** June 12, 2006

Commissioner Weiss moved and Commissioner Michaelson made the second to approve the Minutes of the Meeting of June 12, 2006 with the addition of "second by Commissioner Weiss" to the motion approving the North Avenue Corridor Review for the Wheaton Christian Church. The results of the roll call vote were:

Ayes: 6 Commissioners Smoot, Vora, Spink, Weiss, Michaelson &  
Sutenbach  
Nays: 0  
Abstain: 1 Commissioner Hundhausen  
Absent: 0

**PUBLIC HEARING:**

Commissioner Hundhausen moved and Commissioner Spink made the second to open the public hearing. The results of the roll call vote were:

Ayes: 7 Commissioners Smoot, Vora, Spink, Weiss, Hundhausen,  
Michaelson and Sutenbach  
Nays: 0

**#06037: Harlem Irving/Folio, L.L.C., Southwest Corner of Gary Ave. and Stark Drive  
*Preliminary Plat of Subdivision  
Special Use – Planned Unit Development  
Special Use – Pre-School Learning Center  
Preliminary PUD Plan  
Final PUD Plan – Lot One  
Gary Avenue Corridor Review – Lot One  
Variation – Fence Code  
CONTINUED FROM 06-12-06***

Joseph Ash, Attorney, 77 W. Washington St. Chicago, Jim Snyder, Harlem Irving Co. 4104 N. Harlem Ave. Norridge, Peter Mongo, Crème de la Crème, 8400 E. Prentiss, Denver, CO, Tina

Bullock, Casco Corp. 10877 Watson Rd. St. Louis, MO and Josh Wheeler, Manhard Construction, 900 Woodlands Parkway, Vernon Hills, IL were sworn in as witnesses in this matter.

Jim Snyder gave a review of the development plans for Lot 1, Phase 1 of the project, which is the Crème de la Crème Pre-School Learning Center and he also noted that the development of Lot 2, Phase II will be a sales tax generating operation.

Pete Mongo presented a power point program showing the interior design and function of the Learning Center and described the curriculum and staff responsibilities for the Learning Center. Josh Wheeler used an elevation drawing to describe the landscaping changes along the fence and the façade as well as around the trash enclosure. He noted the proposed drainage for the property and commented that the development will meet all Village Codes.

Tina Bullock reviewed the floor plan of the Center and described different areas and their uses. She stated that they believe that an eight-foot fence is necessary for privacy and security and noted that the exterior fencing of the entire playground is eight feet in height, but the interior fencing is lower between the age-level groups. It was stated that board on board fence is an alternative, but that it would still be at the eight-foot level and would have to be wood since PVC fence material board on board is only available at six-foot height. It was stated that an eight foot fence is necessary to this development and that the developer will change to a wood board on board or will change the color of the pvc stockade fence to a beige color instead of white.

Mr. Ash noted that the developer is in agreement with the conditions noted in the staff report. In response to the call for public hearing, Maxine Ludford, Carol Stream Examiner, asked about the tuition costs. It was stated that there are different cost structures that are based on the ratios by the State. Younger infants and up to two years would be in the range of \$1,000 to \$1,200 per month, it would then scale down as the child is older, \$800 to 1,000 two-year old, \$600-800 three to five year olds, and after school care \$400 to 500 per month.

Mr. Glees stated that this report serves as an addendum to the report that was presented to the Plan Commission/Zoning Board of Appeals (PC/ZBA) at the June 12, 2006, meeting. At that meeting, representatives for Harlem Irving/Folio, LLC, made a presentation requesting several zoning approvals that would allow for the development of the southern half of the 6.8-acre property south of Stark Drive between Gary Avenue and Old Gary Avenue. The property would be subdivided into two lots. The southern lot, Lot 1 would be developed as a 21,252 square foot preschool/learning center, *Crème de la Crème*, while the northern lot, Lot 2, would be developed in the future as a 10,330 square foot restaurant.

At the public hearing on June 12, 2006, the Plan Commission / Zoning Board of Appeals voted 6-0 to continue the public hearing to June 26 so as to allow the applicant more time to respond to the Plan Commission's questions and requests for additional information. The concerns of the Plan Commission fell into the following areas:

**Fence Design.** Several Commissioners expressed comments regarding the appearance of the proposed 8-foot white PVC fence. The applicant was asked to address concerns regarding appearance and height. One Commissioner compared the look of the fence to that of "a stockade or a fort." Design enhancements and increased landscape screening were suggested. Better justification for the height variation was indicated.

**Operational Information.** Several Commissioners requested more detailed information regarding the internal operations of *Crème-de-la-Crème*, including floor plans, schematics, procedures, programs and pictures.

**Building Architecture.** The general sense of the Plan Commission was that the building lacked interest or character, and appeared plain and institutional. A suggestion was made that the design should "flow better."

**Site Design.** Requests were heard for more information regarding the play areas, the stormwater flows and the landscaping.

The applicant has provided a good deal of information in response to the Plan Commission's requests, including the information requested regarding floor plans, schematics, play areas and pictures. The applicant has indicated that additional information will be offered during the presentation at the next public hearing.

With respect to building architecture, landscaping and fence design, the only design change has been to use a wooden, board-on-board fence in lieu of the previously proposed white PVC fence. The proposed fence height remains at eight feet. No changes have been made to building architecture or landscaping except to show additional landscaping in the area of the trash enclosure. Staff would observe that, while the change to a wooden fence brings the fence material into conformance with the Gary Avenue Corridor regulations, it does not address the concerns expressed as to the expanse of monotonous surface facing Gary Avenue. We also note that, at the time the corridor regulations were drafted, PVC was not an available fence material. Since the originally proposed PVC fence offers better long-term maintenance characteristics, it may actually be a better alternative than wood, if the appearance issues are resolved. Staff would encourage the Plan Commission to discuss the Village's preference as to fence material.

Staff recommends approval of the Preliminary Plat of Subdivision, Special Use for Planned Unit Development, Preliminary PUD Plan, Special Use for pre-school learning center for Lot 1, Final PUD Plan for Lot 1, Fence Code Variation for height (8 feet versus 7 feet) for Lot 1, and Gary Avenue Corridor Review for Lot 1 subject to the following conditions:

1. That the property be developed in accordance with the approved exhibits as included herein and in the previous staff report;
2. That a true stucco wall be provided for the Crème de la Crème building, and that an EIFS system imitating stucco shall not be allowed;
3. That the proposed landscaping that is to be located within the Village property along the fence at the south property line be designed using native species and with plants of sufficient height so as to provide the desired screening, subject to the approval of the Village Engineer;
4. That the retaining wall on the southern property line be constructed of a keystone-type material;
5. That the developers of Lot 1 and Lot 2 shall contribute their fair share of the improvement of Old Gary Avenue in accordance with the requirements of the Subdivision Code and to the satisfaction of the Village Engineer;
6. That there shall be no restrictions on Lot 2 that would prevent its development in accordance with the setback requirements of the Gary Avenue Corridor;
7. That the developer of Lot 2 shall be required to remove the existing overhead power lines at the northwest corner of the property and relocate them underground or as directed by Commonwealth Edison;
8. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced with the approved size and type species on an annual basis;

9. That the parking stalls shall be striped in accordance with the Village's looped striping requirements;
10. That all rooftop equipment on both buildings shall be completely screened from view in all directions;
11. That all ground mounted mechanical equipment shall be screened from view from surrounding public streets;
12. That only channel letter wall signs and no box signs shall be permitted;
13. That separate building permits are required for all trash enclosures;
14. That separate building permits are required for all signs; and
15. That the development of the site and buildings will comply with all state, county and Village Codes and requirements.

Commissioner Vora asked what the capacity of the building is and how the costs are determined. It was stated that it will depend on the enrollment as to how many staff members will be required and then the costs per student will be determined by the ratio of staff/student required by the State. Mr. Mongo noted that the average enrollment is approximately 300 students with an average charge per student of \$1,000 per month.

Commissioner Michaelsen asked how many employees would be hired and it was noted that depending upon the number of children registered and the ratios required there would be approximately 50 teachers and with staff and housekeeping personnel the total would be between 65 and 70 employees overall. In response to the question regarding dispensing of medication it was stated that medication would only be dispensed with a written prescription from a physician as well as from a parent by the director of services of the facility. Commissioner Michaelsen commented that he finds that the interior design and security are good. He said that he is opposed to an 8-foot fence as he feels that a 7-foot fence would be adequate and that he would prefer to have board on board of PVC fencing, but not the stockade type shown. Ms. Bullock replied that every additional foot of height gives more security for the children, keeps playground equipment within the area and that the proposed stockade type fence does not allow gaps and provides complete privacy. A beige, or tan colored piece of vinyl fencing was provided and the petitioner stated that they would be willing to change from the white. It was also stated that PVC fencing does not come as board on board over 6-feet in height and that the petitioner insists that an 8-foot fence is critical to this development.

Commissioner Michaelsen noted that the plans do not show the drainage for the property or the what type of storm drains will be used in the play area, he also asked what the height the finished floor would be above Gary Avenue. It was stated that it has not yet been determined what type of storm drains will be used, but it is expected that they will be made of plastic. As for the height of the finished floor, it will be 9-feet above grade to Gary Avenue.

Commissioner Spink had questions regarding several of the procedures noted in the Power Point presentation regarding health issues for the children and it was stated that the State Board of Health requirements and regulations would be adhered to. Commissioner Spink commented that she does not like the exterior colors and that she feels that a board on board fence would be better than the stockade style fence especially in handling the wind load. The petitioner noted that the fence is engineered to withstand much more wind load than would occur, and that the landscaping would also provide a buffer and break for such wind loads. Commissioner Spink said that she is concerned that there is no opening in the fence on the west side and was told that whatever the Fire Protection District requires for access will be put into the fence wherever necessary.

Commissioner Hundhausen commented that the non-white color, pvc 8-foot fence is acceptable to her and that she also thinks that there should be a gate on the west side.

Commissioner Weiss asked if there would be sales tax generated from the sales of the uniforms and other items and was told that it would be. In response to the question, it was stated that the petitioner is working on having this be an accredited private kindergarten and that they would offer full day, half day, alternate day and pre-school and after school care, with open enrollment. Commissioner Weiss said that the fence proposal was acceptable.

Commissioner Smoot as about the ground cover and other details for the play area and was told that the west area of the playground would be grass, that there will be concrete paths for the trikes and that there will be mulch under all of the climbing areas. There will be shade structures as well as canopies on the slides and climbing equipment. Commissioner Smoot said that he would like to see a board on board fence since it would offer more ventilation than the stockade type.

Chairman Sutenbach commented that the preliminary plat of subdivision is acceptable and that he would be in favor of the Preliminary Planned Unit Development, and the special use for a pre-school learning center. He said that the contention comes with the preliminary PUD Plan and final PUD plan for Lot 1 because of the landscaping plan and the fence. Chairman Sutenbach said that he is not convinced of the necessity for an 8-foot fence and would prefer a 7-foot, the pvc material is fine in the non-white color and would like either board on board or some type of off-set. Ms. Bullock noted that there is no board on board or off set type fence in PVC over 6-feet in height and Mr. Ash stated that the 8-foot height fence is critical for safety in this development. Chairman Sutenbach asked about the placement of the trash enclosure and it was noted that the 8-foot fence separates the enclosure from the play ground area so there is no way that the children will come in contact with it. It was also noted that additional planting beds have been added around the enclosure. In regard to the staff conditions, Mr. Ash said that the petitioner agrees with all of them and agreed to correct the verbiage on Exhibit C-3 stating that "no overhead power lines are intended to be buried as a part of this project, they are to remain overhead."

Commissioner Vora said that a brick wall would look nicer than the PVC fence proposed.

Commissioner Spink said that she would like to have the "beige tone" fence and that if there is an 8-foot fence then she would want to have 8-foot trees put in as landscaping especially since the building will be 9-feet above the roadway.

Commissioner Weiss moved and Commissioner Vora made the second to recommend approval of Preliminary Plat of Subdivision, Preliminary PUD Plan, Final PUD Plan for Lot 1, Special Use for Planned Unit Development and a Special Use for Pre-School Learning Center in accordance with the conditions noted in the staff report. The results of the roll call vote were:

Ayes:	7	Commissioners Smoot, Vora, Spink, Weiss, Hundhausen, Michaelson and Sutenbach
Nays:	0	

Commissioner Weiss moved and Commissioner Hundhausen made the second to approve a variation to the fence code to allow an 8-foot fence of pvc material, tan in color as presented by the petitioner, and landscaping materials surrounding the fence be installed at a height of 8 feet. The results of the roll call vote were:

Ayes:	5	Commissioners Smoot, Vora, Spink, Weiss & Hundhausen
Nays:	2	Commissioners Michaelson and Sutenbach

Commissioner Weiss moved and Commissioner Hundhausen made the second to approve the Gary Avenue Corridor review including a stipulation allowing an 8-foot fence of pvc material, tan in color as presented by the petitioner and landscaping materials surrounding the fence be installed at a height of 8 feet. The results of the roll call vote were:

Ayes: 5 Commissioners Smoot, Vora, Spink, Weiss & Hundhausen  
 Nays: 2 Commissioners Michaelson and Sutenbach

The petitioner was reminded that these matters will be heard/reviewed by the Village Board at their meeting on Wednesday, July 5, 2006 at 8:00 p.m. and was advised to attend that meeting.

A short break was taken at this time.

**# 06129: Northern Builders, Northeast Corner of Fullerton Avenue and Center Avenue**  
***Special Use – Outdoor Storage***

Mr. Glees noted that the applicant has submitted revised information in response to staff comments and he provided the Commissioners with copies of the revised staff report.

Paul Marucci, Northern Builders, 5060 River Road, Schiller Park, IL was sworn in as a witness in this matter. He stated that the request is for a special use for outdoor parking for a new facility to be constructed at the NE Corner of Fullerton and Center Avenue. Mr. Marucci reviewed a drawing of the proposed project and described the surrounding properties and noted the plan for the screening of the proposed truck parking area. This 103,000 sf contemporary looking office/warehouse building to be built to suit Glen Ellyn Moving and Storage. They will be consolidating three existing facilities, including one in Carol Stream into this facility.

There were no comments or questions from those in attendance at the call for public hearing.

Mr. Glees stated that Northern Builders, Inc., has submitted a building permit application for construction of a 103,160 square foot warehouse/distribution building on the 12-acre property on Fullerton Avenue at Center Avenue. Northern Builders is developing the property on behalf of Glen Ellyn Moving & Storage, a moving van line company, who plans to occupy the entire building. The applicant has indicated that the prospective tenant intends to consolidate all of its existing facilities, including the one at 115 Alexandra Way in Carol Stream. Glen Ellyn Moving & Storage seeks to park up to 56 trailers on the north side of the property. Eighteen exterior truck docks would be located on the north side of the building opposite the trailer parking, to process incoming and outgoing trailers.

The outdoor parking of trailers not associated with a truck dock is considered an outdoor activity or operation, which requires a Special Use permit in the I Industrial District in accordance with Section 16-10-2(B) (14) of the Zoning Code.

As indicated in the applicant's cover letter, the intention is to provide the required screening by means of a natural fence as opposed to solid fencing, for aesthetic reasons. Staff supports this concept, and the Village has approved several similar facilities in the past, including the Rogers Corporation facilities on St. Charles Road west of Gary Avenue.

**Trailer Parking:**

The Village has approved a number of Special Use permits for outdoor activities and operations throughout the Industrial District. In reviewing requests involving the outdoor parking of trailers, staff's primary concern is typically directed toward the appearance of the parked trailers and the impact of the activity on adjacent properties. In evaluating previous approvals involving outdoor trailer parking, staff notes that various screening methods, or combinations of screening methods, have been implemented to minimize the visual impact of the parked trailers. Approved screening methods have included the installation of masonry walls, wooden or chain link fences, berming and planting of landscape materials ("natural fence").

Screening of the proposed trailer parking is proposed to be accomplished through dense landscape plantings. The landscape plan (Exhibit B) indicates that 19 six-foot tall evergreen trees would be planted to provide the required screening, 12 adjacent to the Center Avenue right-of-way and seven at the east end of the trailer parking area. The plan also shows a wetlands mitigation area along the entire east side of the site. As indicated in the applicant's

cover letter, the intention is that "the entire truck courts, including the proposed trailer parking, will be completely screened from view." The applicant has also stated to staff that his purpose is to satisfy the Village Code requirements without the need for a fence, although one will be provided if the proposed landscape screening is judged ineffective.

**Special Use:**

With regard to Special Use permit, staff has reviewed the operational and the aesthetic factors of the proposed facilities. From an operational standpoint, the employee and customer parking facilities have been checked and found to meet the requirements of the Zoning Code, and the outdoor parking of up to 56 truck trailers is a necessary component of the proposed moving van line operation. The site would have access from Fullerton Avenue and Center Avenue, and there is more than sufficient capacity within the existing street system to handle the increased truck traffic. Staff has no objection to the proposed use, provided the trailers can be adequately screened from the public rights-of-way. From an aesthetic standpoint, staff's usual concern with outdoor trailer parking is the appearance of the parked trailers and the impact of the activity on properties. In this case, staff has a number of concerns with respect to the proposed plan.

Staff's concerns with respect to the proposed plan are as follows:

1. There are several gaps in the screening design. Staff has no objection to dispensing with the screening where it would be opposite blank building wall. However, with the proposed design, there would be unobstructed views from Fullerton Avenue, Center Avenue and Tower Road. It would seem that more extensive natural fencing or structural fencing would need to be provided in order to provide the necessary screening.
2. The trees are simply defined as "evergreen tree," with no indication as to species. Without this information, it is difficult for staff to evaluate the effectiveness of the proposed design.
3. The trees are shown to be planted at ten feet on center. This would seem to be quite close for many evergreen species. Also, the trees are shown to be planted immediately adjacent to the parking lot curb. Trees with a wide girth would overhang the parking lot pavement.
4. The wetlands mitigation area at the east end of the site is subject to the requirements of the storm water permit, and only approved plant species will be permitted within that area. It is doubtful that an extensive stand of evergreen trees would be approved within the wetlands mitigation area.
5. The parking lot at the west end of the building is required to include a minimum of 5% landscaped area. This requirement has not been met.

**Summary:**

Based upon the information discussed above, staff has determined that the Special Use permit to allow the outdoor parking of up to 56 trailers in the I Industrial District is reasonable. However, adequate screening must be provided as required by the Zoning Code, in order to minimize impacts on adjacent rights-of-way and properties.

Mr. Glees then stated from the Addendum report, this report serves as an addendum to the report included in the Plan Commission/Zoning Board of Appeals (PC/ZBA) packet for the June 26, 2006, meeting. In that report, staff identified a number of concerns with respect to the applicant's design. The applicant will be presenting a revised plan at the June 26<sup>th</sup> public hearing, and hopes to demonstrate to The Plan Commission that the revisions adequately address the concerns identified by staff.

Staff's concerns as identified in the previous report, and the applicant's revisions to the proposed plan, are as follows:

**Comment:** There are several gaps in the screening design. Staff has no objection to dispensing with the screening where it would be opposite blank building wall. However, with the proposed design, there would be unobstructed views from Fullerton Avenue, Center Avenue and Tower Road. It would seem that more extensive natural fencing or structural fencing would need to be provided in order to provide the necessary screening.

1. The applicant's proposed design provides additional trees along Center Avenue, along the north property line between buildings, and at the northeast corner of the building. In addition, a six-foot wooden fence is proposed along the north end of the wetlands area. With the proposed revisions, staff is comfortable that the applicant would achieve the desired screening as best as possible.

2. The trees are simply defined as "evergreen tree," with no indication as to the species. Without this information, it is difficult for staff to evaluate the effectiveness of the proposed design.

The revised plans call for Austrian, White or Swisstone Pines. Staff recommends the Austrian Pine.

3. The trees are shown to be planted at ten feet on center. This would seem to be quite close for many evergreen species. Also, the trees are shown to be planted immediately adjacent to the parking lot curb. Trees with a wide girth would overhang the parking lot pavement.

Staff recommends a condition of approval such that the tree spacing be per the landscape architect's specification.

4. The wetlands mitigation area at the east end of the site is subject to the requirements of the storm water permit, and only approved plants species will be permitted within that area. It is doubtful that an extensive stand of evergreen trees would be approved within the wetlands mitigation area.

The applicant proposes to provide 6-foot wooden fencing along the north end of approval whereby the fence be 7-foot tall, board-on-board.

5. The parking lot at the west end of the building is required to include a minimum of 5% landscaped area.

The applicant's revised design exceeds the 5% landscaped area requirement for the parking lot.

Staff recommends approval of the request for special use permit for *Outdoor Activities and Operations*, subject to the following conditions:

1. That not more than 56 trailers be permitted to be parked outdoors;
2. That no damaged or inoperable trailers or equipment be permitted to be stored outdoors on the property;
3. That the trailer doors shall remain closed and secured while being stored outdoors;
4. That parked trailers shall not be used for outdoor storage (as storage bins);
5. That the evergreen trees shall be Austrian Pine;
6. That the spacing of the evergreen trees at time of planting shall be as per the landscape architect's specification;



7. That the fence shall be 7-foot tall, board-on-board;
8. That the facility shall comply with all state, county and Village codes and requirements.

Commissioner Weiss asked if the looped striping parking stall marking be required for both the automobile and truck parking lots and Mr. Glees noted that the striping is a building permit requirement however staff does not have a problem adding it as a condition for the Special Use. Commissioner Weiss stated that he would like to see it added to the conditions.

Commissioner Hundhausen stated that she is in agreement with staff for the seven-foot fence.

Commissioner Spink asked the petitioner if they were in agreement with the conditions in the staff report and was told that they are in agreement.

Commissioner Michaelsen asked what height the Austrian Pine trees would be at the time of planting and was told that they would six-feet in height. There was discussion regarding the landscaping details of the west parking lot and the screening effect of the trees, it was determined that a second row of pine trees would fill in gaps that could not be covered by any berming.

Chairman Sutenbach asked if the condition that "all landscape materials shall be maintained in a neat and healthy manner with dead or dying materials replaced with the approved size and types of species on an annual basis" be added. In regard to the question regarding parking stall sizes and striping, Mr. Glees stated that using looped striping has no effect on the number of stalls or the width of the parking space. The center of the double stripe is where the width of the parking space is measured from. The Village's parking standard, everywhere but the Industrial District, is 9-½ ft. wide, but in the Industrial District, with the approval of the Community Development Director, are allowed to be 9 feet wide.

Commissioner Spink moved and Commissioner Smoot made the second to recommend approval of a Special Use for Outdoor Storage in accordance with staff recommendations including the addition of added evergreens to the south side, that parking spaces be defined by looped striping and that all landscaped material shall be maintained in a neat and healthy manner with dead or dying materials replaced with the approved size and types of species on an annual basis. The results of the roll call vote were:

Ayes:	7	Commissioners Smoot, Vora, Spink, Weiss, Hundhausen, Michaelsen and Sutenbach
Nays:	0	

The petitioner was reminded that these matters will be heard by the Village Board at their meeting on Wednesday, July 5, 2006 at 8:00 p.m. and was advised to attend that meeting.

**# 06172: Village of Carol Stream, 500 N. Gary Avenue**  
***Variation – Sign Code***

Mr. Glees said that the necessary information regarding the new sign has not been received and staff recommends that this matter be continued to the meeting of July 10, 2006.

In response to the question regarding streaming video, Mr. Glees explained that the current changeable copy sign on Gary Avenue is to be replaced and in determining the use of current technology it may be useful to have streaming video which in effect would allow words to be shown over a moving background such as a 4<sup>th</sup> of July Parade announcement over a flag waving in the background of the letters. This would be a continuously change image on the screen that does not meet the requirements of our current code.

Commissioner Hundhausen moved and Commissioner Spink made the second to continue this matter to the July 10, 2006 meeting. The results of the roll call vote were:

Ayes: 7 Commissioners Smoot, Vora, Spink, Weiss, Hundhausen,  
Nays: 0 Michaelsen and Sutenbach

Commissioner Michaelsen moved and Commissioner Spink made the second to close the Public Hearing. The results of the roll call vote were:

Ayes: 7 Commissioners Smoot, Vora, Spink, Weiss, Hundhausen,  
Nays: 0 Michaelsen and Sutenbach

Commissioner Weiss suggested that a "Drive Around" be considered just to update everyone on the progress being made within the Village. He also suggested that the Southwest development proposals be revisited.

Commissioner Hundhausen commented that some parts of the new bike path asphalt are not even and it can be hazardous for roller blades as well as bicycles and suggested that the area east of Merbach on the north side of Lies be checked. It was said that Engineering will be advised.

Mr. Glees said that a new Village Planner has been hired. John Swalenka will start on July 10<sup>th</sup>.

At 10:15, Commissioner Vora moved and Commissioner Michaelsen made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD