

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**October 19, 2020**

The regular meeting of the Appearance Review Commission was conducted virtually due to public health concerns and called to order by Chairman John Robbins at 7:00 p.m.

Members Present: Chairman John Robbins, Sarah Burger, Tom Flader, Rich Seneczko and Jennifer Tarello.

Members Absent: None.

A quorum was established.

Village Staff Present: John Spoden, Director of Community Development; and Christopher Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the September 21, 2020, Appearance Review Commission meeting minutes, as written.

Motion carried 5 - 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**ARC 20-37 Wynkoop Holdings, LLC, Applicant  
2121 Tempel Drive**

**Request is for new building facades.**

*Commissioner Flader made a motion, seconded by Commissioner Tarello, to table the application for new building facades at 2121 Tempel Drive to the end of the meeting in case the applicant shows up late.*

*Motion carried 5 - 0.*

**ARC 20-38 Valent Biosciences, Authorized Agent for BECO Midwest  
1910 Innovation Way**

**Request is for new signage.**

Ms. Laura DiMasi, authorized agent for Valent Biosciences, presented the proposed signage for 1910 Innovation Way. Ms. DiMasi stated they are looking to install a sign outside of their private entrance at Innovation Park. Ms. DiMasi stated Valent Biosciences has a private entrance on the East Wing of the building, in proximity to the BECO shared entrance. Ms. DiMasi stated they have originally requested two (2) wall signs but downgraded to just the one (1) wall sign next to

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the door. Chairman Robbins confirmed the sign facing the driveway is the proposed sign removed from the scope of work. Mr. Sandine confirmed the Staff comment was in relation to the sign facing the driveway is being removed from the scope of work.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1910 Innovation Way, subject to the following condition: 1) Remove the sign facing the visitor parking from the scope of work.*

*Motion carried 5 - 0.*

**ARC 20-39 Lori Burgardt, Authorized Agent for JP Morgan Chase Bank NA**  
**140 W. Cook Avenue**

**Request is for new signage.**

Ms. Lori Burgardt, authorized agent for JP Morgan Chase Bank NA, presented the proposed lighting for 140 W. Cook Avenue. Ms. Burgardt stated the signage will be a like-for-like change that will replace fluorescent illumination with LED illumination. Ms. Burgardt confirmed the only illuminated portion of the sign will be the letters and the logo. Ms. Burgardt stated the silver portion is opaque. Chairman Robbins questioned the illumination of the blue band underneath the Chase text on the monument sign. Ms. Burgardt stated the blue band will be translucent. Chairman Robbins questioned if the Zoning Code will allow for that feature to be translucent. Mr. Sandine stated the Zoning Code only allows for the text and logo of the sign to be translucent. Mr. Sandine questioned if an opacifier could be added to the blue band. Ms. Burgardt stated she will be able to work with a blue band that does not light up. Chairman Robbins confirmed the wall sign is like-for-like with an LED upgrade.

Chairman Robbins questioned the refuse enclosure area. Ms. Burgardt stated she mainly represents the signage but noted that Chase has been notified of the requirement to add dumpster gates. Ms. Burgardt stated that adding the dumpster gates will not be an issue.

Commissioner Burger stated the documentation lists a like-for-like change, although the monument sign appears to be increasing substantially in height above grade. Ms. Burgardt stated the height has been adjusted to meet the Zoning Code height allowance. Ms. Burgardt suggested it may be a visual issue with the rendering that shows the sign to be much taller. Chairman Robbins questioned the existing height of the monument sign. Ms. Burgardt stated she does not have dimensions on the existing height of the monument sign. Ms. Burgardt stated it is her understanding the replacement is supposed to be like-for-like and an increase is not supposed to happen. The Commission reviewed a Google Maps image of the existing Chase monument sign. Chairman Robbins stated it appears to be less than six (6) feet in height. Commissioner Flader stated the sign looked to be approximately 4-feet in height. Commissioner Tarello stated she would not like the sign to be taller than the existing sign. Chairman Robbins questioned the strategy behind making the sign taller. Ms. Burgardt stated she is unsure on the reasoning but suggested talking with the sign company to confirm the sign will be no taller than what is existing. Commissioner Burger and Commissioner Tarello stated they are in favor matching the

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existing height. Commissioner Seneczko stated he is okay with the sign height meeting the Zoning Code standard. Chairman Robbins stated he is thinking of the sign in context with the existing building. Chairman Robbins stated an understated sign is not necessarily losing any notability in terms of vehicular or pedestrian traffic. Chairman Robbins stated a slightly reduced sign height is a reasonable approach. Chairman Robbins stated the proposed sign will provide more presence in terms of mass, which lends to a slightly reduced height.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 140 W. Cook Avenue, subject to the following conditions: 1) The blue band underneath the letters and logo on the monument sign shall not be illuminated, and 2) The height of the proposed monument sign shall not be any taller than the existing monument sign.*

*Motion carried 5 - 0.*

**ARC 20-40 Joe Coconato, Authorized Agent for McDonald's USA, LLC**  
**1417 W. Peterson Road**

**Request is for new landscaping.**

Mr. Dan Olson, representative with Watermark Engineering, presented the proposed landscaping for 1417 Peterson Road. Mr. Olson stated the ongoing project at McDonald's has led to some modification requests to the previously approved landscape plan. Mr. Olson stated the main component was spurred by one tree that was damaged in a recent storm. Mr. Olson stated the tree was taken down. Mr. Olson stated two (2) other Austrian Pine trees on site are diseased and will need to be removed. Mr. Olson stated the proposed patio will be squared off. Mr. Olson stated the trees will be replaced, with a total of six-trees to be removed and seven-trees to be planted as replacements. Chairman Robbins confirmed this request is only for landscaping and not the patio or fencing along the patio.

Commissioner Flader stated there are no issues with the removal of the dead trees. Commissioner Flader questioned which trees will replace the dead trees. Mr. Olson stated the replacements will be a Triumph Elm, which is a hybrid elm. Commissioner Flader stated the landscaping plan looks good. Chairman Robbins questioned if the Red Jewel Crabapple produces fruit. Commissioner Flader confirmed these plantings will not have fruit and most of the new plantings are sterile.

*Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping at 1417 W. Peterson Road, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

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**ARC 20-41 Village of Libertyville, Applicant**  
**1950 N. US Highway 45**

**Request is for new landscaping and lighting.**

Ms. Heather Rowe, authorized agent for the Village of Libertyville, presented the proposed lighting and landscaping for 1950 N. US Highway 45. Ms. Rowe stated the Village is selling the property to the south of the Sports Complex. Ms. Rowe stated there will be three (3) property owners: 1) The Village will maintain ownership of the Sports Complex, 2) Midwest Industrial Funds is proposed two (2) industrial buildings, and 3) 45Peterson LLC at the corner of Peterson Road and Route 45. Ms. Rowe stated the Village and Midwest Industrial Funds have applied for the final approvals for the property, and it is anticipated 45Peterson LLC will follow this process at a future submittal date. Ms. Rowe stated that the Village will make some parking lot modifications, which requires adjustments to some of the parking islands and lighting. Ms. Rowe stated additional landscaping will be provided to help soften the parking areas and an additional light standard has been provided along the rear of the building to provide security lighting. Ms. Rowe stated the light standard will be relocated from the driving range to match the existing lighting on site. Ms. Rowe stated light shields have been added on certain light standards to assist in glare along the property lines. Ms. Rowe stated there are no landscaping changes since the previous meeting.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and lighting at 1950 N. US Highway 45, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 20-42 Midwest Industrial Funds, Authorized Agent for the Village of Libertyville**  
**1800 and 1850 N. US Highway 45**

**Request is for new building facades, landscaping, lighting, and signage.**

Mr. Pat Schaner, Mr. Werner Brisske, and Mr. John Dunneback, authorized agents for Midwest Industrial Funds, presented the proposed building facades, landscaping, lighting, and signage for 1800 and 1850 N. US Highway 45. Mr. Schaner stated Midwest Industrial Funds is under contract with the Village to purchase approximately 19-acres immediately to the south of the Sports Complex building in order to develop two (2) industrial buildings, along with common elements such as a stormwater detention pond that will serve for the entire industrial development, the expanded parking area for the Sports Complex, and the future commercial development. Mr. Schaner stated there have been minor changes to the landscaping, lighting, and site plan to meet Staff recommendations and comments. Mr. Schaner stated a sign package was put together to accommodate a Staff comment that includes two monument signs and two directional signs. Mr. Schaner stated the signage will be able to help assist patrons throughout the site, including those who are looking for the Sports Complex or the retail/gas station at the corner of the property.

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Chairman Robbins confirmed the applicant received the Staff Report with comments. Chairman Robbins recommended addressing each comment one-by-one.

Mr. Schaner stated the elevation drawings have been revised to include the building heights and average grade elevations. Mr. Briske stated the initial comment may have been misinterpreted as an existing ground plane line has been added to the drawings. Mr. Briske stated the existing grade can vary depending on the elevation. Mr. Briske stated the East Elevation is entirely and significantly below the finished floor line. Mr. Briske stated the Zoning Code allows a building height of 75-feet. Mr. Briske stated the worst-case average grade is about 18-feet below the finished grade, which would correspond to a 63-foot structure. Mr. Briske stated the existing grade does closely follow the building in other locations but it does drop off significantly along the eastern edges. Chairman Robbins confirmed the height will comply based on the preliminary analysis.

Chairman Robbins questioned the refuse enclosures. Mr. Schaner stated their experience with handling refuse is very tenant driven. Mr. Schaner stated many users would like to use an existing dock position for a dumpster or trash/cardboard compactor. Mr. Schaner stated a central refuse enclosure is rarely used by tenants. Mr. Schaner stated that in lieu of having a centralized trash enclosure, each tenant will be required to have screening reviewed and approved in the future. Chairman Robbins questioned if compactors attached to the dock will need to be screened. Mr. Sandine confirmed the compactors and dumpsters will need to be screened to the full height of the containers. Chairman Robbins stated screening requirements will still be required even if attached to the building. Chairman Robbins stated he is okay with the idea of passing the screening requirement down the road if the applicant and future tenant know about the requirement. Mr. Briske stated that to screen the truck courts in general, a 50-foot bump-out has been provided along US Highway 45 and additional landscaping has been provided to help screen. Mr. Briske questioned if these options will provide the necessary screening without having them corralled into a bin. Chairman Robbins stated no, the refuse containers will need to be screened. Chairman Robbins stated he appreciates the architectural design to help minimize the sightlines, but the Zoning Code will require the refuse containers to be fully screened.

Chairman Robbins questioned the rooftop mechanical units. Mr. Schaner stated the building has not been fully designed so it is unclear where the finalized rooftop units will be placed. Mr. Schaner stated they will make every effort to screen them with a parapet. Mr. Schaner stated they will install a product that attaches to the rooftop unit, if necessary. Chairman Robbins stated the Zoning Code requires the rooftop mechanical units to be fully screened to the full height of the unit on all sides. Chairman Robbins stated the parapet is an option if it fully encapsulates the rooftop mechanical unit to the full height. Chairman Robbins stated there is no provision for sight line changes. Mr. Schaner acknowledged this requirement. Mr. Dunneback stated the rooftop units will be installed for the specification portion of the warehouse. Mr. Dunneback stated each building will have two (2) rooftop units to be located along the dockside of the building. Mr. Dunneback stated the design will not be ready until permit submittal, as they are design-build structures. Chairman Robbins stated he understands the workflow and suggested the applicant may need to return in the future for last minute detail changes. Chairman Robbins questioned if more than two (2) rooftop units will be installed. Mr. Dunneback stated it is likely but depends on the user. Mr. Dunneback questioned if there is a line-of-sight provision for the

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rooftop units. Chairman Robbins reiterated the Zoning Code requires the rooftop unit to be screened to the full height of the unit on all sides. Chairman Robbins stated there is no particular way to vary from the Zoning Code on this matter. Chairman Robbins stated that when a new tenant applies for occupancy, it will be an opportunity to continue the screening trend on what has already been approved. Mr. Dunneback stated it is possible for them to order the rooftop mechanical units with the screening devices attached.

Chairman Robbins questioned the light standard heights. Mr. Schaner stated the light standards will be installed at 25-feet. Mr. Schaner stated updates to the lighting plan have corrected some inconsistencies in the previous iteration.

Chairman Robbins questioned the aesthetics of the proposed structure. Chairman Robbins stated the virtual drawings provide colors, while the printed versions are in black-and-white. Mr. Schaner stated the first page of the architectural drawings include a color rendering. Mr. Schaner stated this drawing is the intention of the building, which is a predominantly gray color. Mr. Schaner stated there will be a light gray and dark gray, with an iron ore accent piece at the entrances. Chairman Robbins requested clarification on the drawings since the materials and colors were not identified. Chairman Robbins confirmed the building's intent is a precast material. Chairman Robbins questioned if there is a texture on the precast. Mr. Brisske stated it will be a smooth, painted precast panel with reveals. Mr. Brisske stated the elevation sheets provide the location of the reveals and noted some of the reveals do not track paint lines, although some texturing is added. Mr. Brisske stated the North Elevation of Building A shows the primary colors of the building to be a light gray and medium gray with horizontal reveal lines and a vertical iron ore colored pier and canopy. Mr. Brisske stated the canopy will be a pre-finished, smooth panel that will match the pre-cast painted pier. Mr. Brisske stated the glazing framing will be clear anodized. Mr. Brisske stated the copings will be painted to match the main colors of the corresponding areas. Mr. Brisske stated there is an intermediate center entry for both buildings. Mr. Brisske stated the center entry includes raised, offset features with painted panels and reveals for additional texture.

Chairman Robbins questioned the glass features. Mr. Dunneback stated the floor level of each entry will have a tinted gray and the clearstory windows and windows two levels above the entry will have spandrel panels. Chairman Robbins questioned the nature of the man-doors along the building façade. Mr. Dunneback stated the doors will be insulated steel that is painted to match the main color of each panel. Chairman Robbins stated the elevations do not show wall packs or lighting at each doorway and questioned if that is the intent. Mr. Dunneback stated there will be wall packs over each doorway. Chairman Robbins questioned the material of the fascia and soffit material near the canopy. Mr. Brisske stated the soffit material will be a ribbed panel. Chairman Robbins questioned if there will be lights in the soffit. Mr. Dunneback stated there will be three (3) lights in the soffits at each entrance.

Chairman Robbins questioned if the intermediate center entrance will have a canopy. Mr. Brisske stated it will not have a canopy, but the colors and textures will be the same as the corner entrances. Mr. Dunneback questioned if a canopy should be added. Chairman Robbins stated the applicant can return in the future if a canopy wishes to be added. Chairman Robbins stated it is advantageous to get as much information during this process so Staff can anticipate what is

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supposed to be built on site. Mr. Dunneback stated it is possible that another ARC meeting will be required for other smaller bits and pieces. Chairman Robbins questioned the different textures on the building. Mr. Brisske stated the design is a smooth panel, but the horizontal reveals lead into additional texture to the structure, rather than a surface texture.

Commissioner Burger requested clarification on the accuracy between the initial rendering and the elevation renderings, and how these renderings compare to the current Sports Complex finishes. Mr. Brisske stated both elevations are accurate, one being a pure elevation and the other is a three-dimensional view. Chairman Robbins stated the exterior elevations are more of a taupe color and the perspective is more of a cooler gray color. Chairman Robbins stated it is difficult to determine which color is more accurate. Mr. Brisske stated the colors on the three-dimensional rendering are truer to the actual colors being proposed. Mr. Brisske stated the software has made it difficult to portray this color on the elevations. Commissioner Seneczko questioned how the Commission can be confident with the renderings without exact material specifications. Mr. Brisske questioned if Commissioner Seneczko is referencing the specific paint colors. Commissioner Seneczko confirmed that he is referencing the paint colors and materials. Mr. Brisske stated they have the specific colors and materials have been selected but they are not identified on the plans. Mr. Dunneback stated there are three (3) specific Sherwin Williams paint colors, which are standard Midwest Industrial Funds paint colors. Chairman Robbins questioned if the rendered perspective is closer to the Sherwin Williams colors represented versus the elevations.

Chairman Robbins questioned if there was any attention paid to the existing Sports Complex building and the proposed industrial buildings. Mr. Schaner stated they were going for the look of the industrial buildings and did not reference the colors of the Sports Complex building. Chairman Robbins questioned the relative distance between the nearest building and the Sports Complex building. Mr. Brisske stated the distance is approximately 120-feet.

Commissioner Flader questioned how the grade increase will be accommodated in the southeast corner of the Sports Complex. Mr. Schaner stated there is a fair amount of cut and fill in the northeast corner of the industrial site. Chairman Robbins noted the grades make it a tricky site to ensure the detention and site grading will work together.

Chairman Robbins requested clarification on the signage package. Mr. Schaner stated a sign package was included with the proposal that includes two (2) monument signs and two (2) directional signs. Mr. Schaner stated the monument sign will be an aluminum cabinet and the main field of lettering will be a gray/white that matches the building color. Mr. Schaner stated the darker color is the SW Iron Ore color that will match with the accent color at the office entrances. Mr. Schaner stated one monument sign will be installed at the access point on Peterson Road and US Highway Route 45. Mr. Schaner stated the two (2) directional signs will be located at the common road access points. Chairman Robbins confirmed the darker color on the monument sign is the SW Iron Ore color. Chairman Robbins questioned the color for the rest of the sign. Mr. Schaner stated there is not a color designated at this moment. Chairman Robbins questioned if there is a closer piece on the edge of the sign. Mr. Schaner stated it is a completed enclosed cabinet with aluminum on all four sides of the sign. Chairman Robbins confirmed the color of the sign face wraps the left-hand side of the sign, providing a U-shape effect. Mr.

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Dunneback stated the directional signs have the same feature. Chairman Robbins stated the monument sign and the directional sign are not drawn the same way, although they have the same intent. Chairman Robbins stated it appears one is a miter joint versus a butt joint. Chairman Robbins requested the sign language be cleaned up.

Chairman Robbins stated the Staff recommendation of having signage criteria for the whole campus is a sound recommendation. Chairman Robbins stated the graphics package appears to be consistent in terms of fonts and sizes. Chairman Robbins noted Midwest Industrial Funds is in color and questioned if the tenants will be permitted to have their colors. Mr. Schaner stated it depends on the tenant and it is likely the larger tenants will request their corporate colors and logos on the signage. Mr. Schaner stated the smaller tenants may be able to live with the standards set forth with the sign. Chairman Robbins stated an advantage to an approved sign criterion is that Staff can bless the sign at an administrative level. Chairman Robbins questioned if the opposite side of the sign is identical. Mr. Schaner confirmed and indicated the higher edge of the sign will be along the roadway. Chairman Robbins confirmed the directional signs will be perpendicular to the roadway. Chairman Robbins confirmed the back of the directional signs will be blank, although the sign still wraps around the edge.

Chairman Robbins stated the Commission needs final color selections, final roof screening solutions, final refuse screening solutions, references to the Sports Complex colors, and additional signage details. Chairman Robbins requested feedback on how to proceed, including options to approve the proposal with conditions or continue the proposal to an upcoming meeting at the request of having a complete submission. Chairman Robbins noted he has not heard many objections to the proposal aesthetically. Chairman Robbins recommended the next iteration be complete for the Village Board review. Commissioner Seneczko stated he would rather continue the proposal to allow the applicant to submit revised materials. Commissioner Tarello questioned if the applicant is able to have another Appearance Review Commission meeting prior to their scheduled Plan Commission meeting. Mr. John Spoden, Director of Community Development, stated the public hearing is scheduled for November 23, 2020, and there is another Appearance Review Commission meeting scheduled for November 16, 2020, so the item will not be delayed. Commissioner Flader and Commissioner Burger agreed with the other Commissioners to continue the proposal to allow for a complete submittal.

Chairman Robbins questioned if the applicant has the proper feedback needed to move ahead and make the necessary changes. Mr. Schaner questioned if a finish board that shows all the proposed materials to be submitted. Chairman Robbins stated a finish board will be difficult for a virtual meeting, but suggested that the material and color be outlined, piece by piece. Chairman Robbins recommended providing the specifics on all colors, including how they would be applied, such as painting or staining. Chairman Robbins recommended providing details on the refuse screening and rooftop screening. Chairman Robbins noted it would be helpful to have a photograph of the Sports Complex building with an accurate color representation. Commissioner Tarello recommended providing colors of fonts that may be allowed. Chairman Robbins suggested proper signage criteria, if possible, and include colors on the signage. Chairman Robbins recommended providing the exact colors on the exterior elevations and three-dimensional renderings, including providing the exact printed materials. Chairman Robbins requested each side of the sign elevations and the specific details. Chairman Robbins suggested

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showing all the proposed light fixtures on the elevations and within the site lighting plan. Mr. Schaner appreciated the feedback and noted they will work on getting the information together. Mr. Schaner stated it will be difficult to plan on a signage plan without knowing the specific tenants. Chairman Robbins stated one option is to show the design and dimensions of the sign, indicating the size of the panels, size of the letters, and specific font to be installed. Chairman Robbins noted that each tenant will require the Appearance Review Commission review without a signage criterion in place.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to continue the application for new building facades, landscaping, lighting, and signage at 1800 and 1850 N. US Highway 45, until the November 16, 2020 Appearance Review Commission meeting.*

*Motion carried 5 - 0.*

**ARC 20-43 Midwest Industrial Funds, Authorized Agent for Village of Libertyville**  
**1850 N. US Highway 45**

**Request is for new signage.**

Mr. Pat Schaner, authorized agent for Midwest Industrial Funds, presented the proposed signage for 1850 N. US Highway 45. Chairman Robbins questioned that the proposal appears to be a development sign. Mr. Schaner confirmed the proposal is for a development sign to be installed along N. US Highway 45. Chairman Robbins confirmed the sign will be temporary and questioned the orientation to the roadway. Mr. Schaner stated the sign will be square to the roadway since it is single-sided.

*Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 1850 N. US Highway 45, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 20-37 Wynkoop Holdings, LLC, Applicant.**  
**2121 Tempel Drive**

**Request is for new building facades.**

Mr. Sandine stated the applicant is unable to join the Commission for tonight's meeting.

*Commissioner Flader made a motion, seconded by Commissioner Tarello, to continue the application for new building facades at 2121 Tempel Drive, until the November 16, 2020 Appearance Review Commission meeting.*

*Motion carried 5 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

Mr. Sandine stated former Commissioner Brad Meyer has left the Commission earlier this month and Ms. Sarah Burger has been appointed as replacement. Commissioner Burger stated she recently moved back to Libertyville and she is happy to help volunteer. Commissioner Burger stated she currently works in the healthcare space but previously worked for several local home builders in the area. Commissioner Burger stated she is passionate about the architectural community and interested in keeping them on point as they move ahead. Chairman Robbins welcomed Commissioner Burger and noted he was grateful for her stepping up. Chairman Robbins thanked Brad Meyer for his hard-work and dedication to the Commission throughout his years of service.

With no further discussion, Commissioner Tarello moved and Commissioner Seneczko seconded a motion to adjourn.

Motion carried 5 - 0.

Meeting adjourned at 9:01 p.m.