

MINUTES OF THE PLAN COMMISSION
April 26, 2010

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:08 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Robert Guarnaccio, Walter Oakley, and Andy Robinson.

Members absent: Terry Howard.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; John Heinz, Director of Public Works; and Fred Chung, Project Engineer.

Commissioner Robinson moved, seconded by Commissioner Adams, to approve the March 22, 2010, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 10-09 StreetScape Development, LLC, Applicant
130-179 School Street**

Request is for Amendment to the Special Use Permit for a Planned Development in order to construct 26 single-family detached homes and rehab an existing 2-story public school building to be re-used as a multiple family structure proposed to contain 15 dwelling units for property located in an R-8, Multiple Family Residential District.

**PC 10-10 StreetScape Development, LLC, Applicant
130-179 School Street**

Request is for a Major Adjustment to the Planned Development Final Plan in order to construct 26 single-family detached homes and rehab an existing 2-story public school building to be re-used as a multiple family structure proposed to contain 15 dwelling units for property located in an R-8, Multiple Family Residential District.

**PC 10-11 StreetScape Development, LLC, Applicant
130-179 School Street**

Minutes of the April 26, 2010, Plan Commission Meeting
Page 2 of 12

Request is for a Preliminary Plat of Resubdivision in order to construct 26 single-family detached homes and rehab an existing 2-story public school building to be re-used as a multiple family structure proposed to contain 15 dwelling units for property located in an R-8, Multiple Family Residential District.

Mr. David Smith, Senior Planner, stated that in 2004, the Village of Libertyville sought proposals from qualified developers for the redevelopment of approximately 3.6 acres located on the north, south and east sides of School Street in downtown Libertyville immediately east of Milwaukee Avenue.

Mr. Smith stated that through a selection process, developer candidates were narrowed to three. Mr. Smith stated that ultimately, The Hummel Group, Ltd. was chosen by the Village Board from the three finalists to submit a petition seeking approval for a Planned Development for the redevelopment of School Street.

Mr. Smith stated that in September of 2005, The Hummel Group, Ltd., was before the Plan Commission and requested approval for a Special Use Permit for a Planned Development, a Planned Development with Concept and Final Plan, a Map Amendment to rezone approximately 3.6 acres of land from C-1, Downtown Core Commercial District and IB, Institutional Buildings District to R-8, Multiple Family Residential District, a Preliminary Plat of Subdivision in order to subdivide 3.6 acres of land into 32 lots to include common area in order to construct mixed residential development in an R-8, Multiple Family Residential District located at 154 School Street.

Mr. Smith stated that those requests, along with a Final Plat of Subdivision, were approved by the Village Board in May 2006, and allowed The Hummel Group to begin construction of the mixed residential development to include 31 townhomes and convert the School Street school building into 12 apartment style condominium dwelling units. Mr. Smith stated that an attached gymnasium on the east side of the original school building was demolished in order to commence construction of a 20 space parking lot to serve the converted school building for its 12 residential units. Mr. Smith stated that the plan included 10 townhome units on the north side of School Street west of the School Building, 16 townhome units on the south side of School Street and another five units for the east end of School Street.

Mr. Smith stated that School Street was a one-way street going eastbound from Milwaukee Avenue. The Hummel Group's plan was to continue the one-way direction from Milwaukee Avenue then convert School Street into a two-way right-of-way beginning at the project's western end. Mr. Smith stated that the two-way continued to the remaining length of School Street to where it intersects with Newberry Avenue. Mr. Smith stated that there was an existing vehicular access point from School Street to the Schertz Building parking lot, but per the plan, was to be converted to pedestrian and emergency access only.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 3 of 12

Mr. Smith stated that in the early part of 2007, The Hummel Group began construction of the underground utilities, street improvements and the first five (5) townhome units on the east end of School Street. Mr. Smith stated that a total of 31 townhomes were planned. In August of 2008, occupancy permits were issued for the first five (5) townhomes. The underground utilities and street improvements were completed prior to the issuance of the townhome occupancy permits.

Mr. Smith stated that subsequent to the completion of the first five townhomes, the developer, The Hummel Group, ceased all construction activities. Mr. Smith stated that in late 2009, the Village was notified that the Central School building and the remaining 26 undeveloped lots, all of which were subject to the previously approved Planned Development, were acquired by Libertyville Bank and Trust in a financial receivership action.

Mr. Smith stated that on February 5, 2010, petitioner John H. McLinden, StreetScape Development, LLC, filed an application for an Amendment to the Special Use Permit for a Planned Development, a Major Adjustment to the Planned Development Final Plan, and a Preliminary Plat of Subdivision in order to construct a 26 single-family detached homes on the remaining 26 vacant School Street lots and rehab the existing 2-story Central School building to be re-used as a multiple family structure proposed to contain 15 dwelling units for property located in an R-8, Multiple Family Residential District at 130-179 School Street. Mr. Smith stated that as this is a significant change from townhomes to single family homes and a change from 12 dwelling units in the school building to 15 dwelling units, an amendment to the previously approved Planned Development and its Final Plan is required. Mr. Smith stated that it is understood that these dwelling units in the Central School building are initially planned to be rentals. Mr. Smith stated that as a condition of the Special Use Permit, Staff is requesting that 8 of the proposed 15 rental units be rented at Affordable Housing rates as defined by the State of Illinois and that any future conversion from rental to owner-occupied condominiums shall be sold at affordable rates as defined by the State of Illinois.

Mr. John McLinden, petitioner, stated that the proposed single family homes resemble a new urbanism design. He stated that they proposed to convert the existing school building into a 15 loft style dwelling units. He stated that units in the school building will initially be rental, but eventually sold as condominiums. He stated that the single family homes will create a front porch type of community. He stated that they intend to start on the east end and build units to the west end of School Street. He stated that the school building will be fully renovated as part of Phase One of a two phase project and that dormers are proposed to be added. He stated that there is also a trellis to be added in front of the parking lot.

Mr. McLinden stated that in addition to the school building, Lots 7, 8, 9, 10, and 16 through 26 will be constructed with single family homes as part of Phase One. He stated that he will allow the customer to choose among eight different single family floor plans. He stated that everyone can have a front porch, but that the homes will have a side entry feature. He stated that the homes will be positioned on narrow lots so that one side of the home closest to the property line will not have door and window openings and is considered the quiet side. He stated that the other side of the house will be set back a few feet from the side property line and be classified as the active side. He stated that

Minutes of the April 26, 2010, Plan Commission Meeting
Page 4 of 12

the floor plans have flexible front, middle and rear layouts. He stated that the homes will have large master suites.

Mr. McLinden stated that seven lots have reservations with deposits for possible purchase and there is one other pending at this time.

Mr. McLinden stated that the proposed project offers several benefits to the Village of Libertyville. These benefits include National Recognition, recognition from the Congress for the New Urbanism, Harvard University, the "Why Didn't I Think About That" radio program and an interview from Chicago Magazine. He stated that the project will add vibrancy to the downtown.

Mr. McLinden stated that he has received approval from the ARC for each unit. He stated that he is concerned about losing momentum for the project and that the project is timeline sensitive. He stated that he will incorporate all of Staff review comments except that he objects to two issues. He stated the two objections are Staff's request for the school building providing dwelling units that are affordable in accordance to the State's definition of Affordable Housing. He stated that the second objection is to Staff's comment that states that the Code prohibits roof eaves from overhanging into the public right-of-way.

Mr. McLinden stated that initially the rent rates for the school building units will range from \$925.00 to \$1,050.00 and then eventually sold at the previously agreed upon \$230,000.00. He stated that the rental units can be set up as lease with option to buy. He stated that the front elevation eaves that are planned to encroach into the right-of-way by not more than two feet will not be over sidewalks, but are planned to hang over green landscaped areas.

Ms. Emilia Kokun, 175 School Street, stated that when she moved into her School Street townhome, she never envisioned that the rest of School Street would change from the town home plan to a single family home plan. She stated that the existing townhomes will not fit in with the proposed single family homes. She stated that she prefers that the plan be townhomes not single family homes.

Ms. Susan Hendrichs, 143 Newberry Avenue, stated that the existing school building is in such disrepair that it has become a liability. She stated that it is an accident waiting to happen.

Mr. Spoden stated that the Village will ask that the school building renovations begin with Phase One.

Ms. Hendrichs stated that she is concerned about the property drainage and the proposed heights of the single family homes.

Commissioner Oakley stated that he supports the concept.

Commissioner Adams stated that he is concerned about the overall density of the project.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 5 of 12

Mr. McLinden stated that the proposed number of units is the same as the previously approved Hummel plan except for an increase in the number of school building units from 12 to 15.

Commissioner Cotey asked if there will be space for a community garden. He stated that it is a great concept. He asked Staff as to why this proposal is an amendment to the Planned Development and not a new request for a new Planned Development.

Mr. David Pardys, Village Attorney, stated that the Zoning Code allows for this request as an amendment. He stated that since the Hummel project was not finished, the site is still considered under development, therefore a Major Adjustment to the Final Plan is the correct request to be made with this proposal.

Commissioner Guarnaccio stated that the plan has nice creativity. He asked the petitioner if he agreed with the Staff comments.

Mr. McLinden stated that he agrees with all of Staff comments except for the restriction on encroaching into the right-of-way with the roof eaves. He stated 1 out of 7 models is a three story home. He stated that the two story heights are about 29 feet and the three story home height is about 35 feet.

Commissioner Robinson stated that he is concerned about the traffic produced by the development. He stated that the intersection at Milwaukee Avenue and School Street is not controlled by a traffic signal and is concerned about that. He stated that the proposal is too dense. He stated that the parking lot next to the school building is only 18 spaces.

Mr. Spoden stated that per Code the school building is under-parked, but has been listed as an approved deviation from the Zoning Code for this Planned Development.

Mr. McLinden stated that there will be 15 assigned parking spaces for the school building residents and that there is also street parking on the north side of school street.

Commissioner Robinson asked if there is a rental demand.

Mr. McLinden stated that he agrees to make eight of the school building units rent at an attainable rate. He stated that the market will help dictate as to when the rental units will be converted into condominium units. He stated that according to his research the affordable rent rate is \$903 per unit, but that his proposed attainable rate is approximately \$94 dollars higher. He stated that it will be challenging to meet the costs for the whole development.

Mr. Spoden stated that in 2000 the Village of Libertyville was estimated that 12.9% of its housing stock met the affordable rent and price points per the State of Illinois definition of Affordable Housing. He stated that the percentage is currently estimated to have come down to approximately 7% or 8%.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 6 of 12

Mr. Pardys stated that these affordable housing issues may have to be addressed in the Development Agreement.

Mr. Spoden stated that there should be a time line limit as to when the rental units are converted to condominium units.

Mr. McLinden stated that it is subject to the market.

Commissioner Robinson asked the petitioner what the timing is for completing Phase One. Mr. McLinden stated that he anticipates that Phase One would be built out within 1-1/2 years.

Chairman Moore asked for clarification as to how the traffic will flow. Mr. McLinden described the traffic flow to the Plan Commission.

Chairman Moore stated that he is concerned that the traffic will use the south parking lot to get to Milwaukee Avenue. He stated that the site should be fully signed to direct traffic safely.

Chairman Moore asked that the petitioner consider renting 6 of the school building units at an affordable rate per the State's definition of Affordable Housing.

Chairman Moore stated that he is concerned about the single family residents and what they will see from the "active" side as they look towards their neighbor's "quiet" side. He stated that he is concerned about permitted the overhanging eave into the right-of-way.

Mr. McLinden stated that if the homes are required to be pushed back, then it will cause the elimination of parking spaces behind the garages.

Chairman Moore requested a short recess in order to draft the proper motion for the petitioner's requested actions.

(10 minute recess)

Chairman Moore stated that after consulting with the Village Attorney, he is recommending that this case be continued to the May 10, 2010 Plan Commission meeting in order to provide Staff an opportunity to draft their recommendation to incorporate the conditions for approval.

Chairman Moore stated that consideration should be given to allowing the two foot eave overhang into the right-of-way, reducing the number of school building units from 8 to 6 as affordable per the State definition of Affordable Housing, that leases for the school building units not exceed 2 years, and that when the apartments in the school building are ready to convert to condo's that the price points do not exceed \$230,000.00 for six units.

Commissioner Cotey requested clarification as to how the traffic flow will work at this site. Mr. McLinden stated that he will follow the Development Agreement already established.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 7 of 12

In the matters of PC 10-09, PC 10-10, and PC 10-11, Commissioner Robbins moved, seconded by Commissioner Oakley, to continue these items to the May 10, 2010, Plan Commission meeting.

Motion carried 6 - 0.

PC 10-16 James C. O'Brien, Applicant
1525 Parkview Drive

Request is for an Amendment to the Special Use Permit for a Planned Development in order to construct a single-family detached home in the Carriage Hill Park Subdivision in an R-1, Single-Family Residential District.

PC 10-17 James C. O'Brien, Applicant
1525 Parkview Drive

Request is for an Amendment to the Planned Development Final Plan in order to construct a single-family detached home in the Carriage Hill Park Subdivision in an R-1, Single-Family Residential District.

Mr. David Smith, Senior Planner, stated that the petitioner is requesting an Amendment to the Special Use for a Planned Development for Carriage Hill Park and an Amendment to the Planned Development Final Plan in order to construct a new single family home for property located in the Carriage Hill Park Subdivision in an R-1, Single Family Residential District at 1525 Parkview Drive. Mr. Smith stated that if the Plan Commission and Village Board approve the plan as submitted, the property owner will construct a two-story home with a living area (square feet of floor area) of approximately 5,036 square feet and with lot coverage of approximately 20% in the Carriage Hill Park Planned Development.

Mr. Smith stated that the Carriage Hill Park Subdivision comprises of 36 single family lots ranging in size from approximately 11,000 square feet up to 53,421 square feet, which is the subject lot located at 1525 Parkview Drive.

Mr. Smith stated that the Carriage Hill Park Subdivision was created as a Planned Development to permit the construction of 31 single family homes within an area that includes four existing homes for a total of 35 single family lots as part of the Planned Development. He stated that the original proposal by the developer of Carriage Hill Park was intended to allow the new homes on the 31 new lots to include up to 2,950 square feet of living area excluding porches, garages, basements or decks. Mr. Smith stated that the original Plat of Subdivision for Carriage Hill Park was approved in 1990 and then resubdivided in 1991 into clusters of three, four, five and six parcels each, with courtyard driveway access easements. Mr. Smith stated that the development of new single-family units was to occur on each cluster, subject to Village approval of individual Specific Implementation Plan's (SIP) for individual clusters.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 8 of 12

Mr. Smith stated that in 1992, the developer received approval for an increase in the allowable square footage (not including porches, garages, basements or decks) for new single family homes as follows: 5 homes not to exceed 3,850 sf., 21 homes not to exceed 3,500 sf., and 5 homes not to exceed 2,950 sf., but no homes could have more than four bedrooms.

Mr. Smith stated that the Specific Implementation Plan which established areas of potential grading for the residential clusters and these areas are the only areas that may be disturbed during construction of homes, driveways, walkways, decks, etc.

Mr. Smith stated that since 1992, the Planned Development has been amended for certain individual lots within the development for issues such as deck encroachment, floodplain modification, driveway location (access), and setbacks. He stated that Lot 23 received approval to amend the Carriage Hill Planned Development to allow an increase in the maximum square footage to 4,667 sf. and an increase in the number of bedrooms allowed for an existing single-family home.

Mr. Smith stated that in 2001, Lot 17 received approval to amend the Carriage Hill Planned Development to allow an increase in the maximum square footage to not exceed 3850 square feet for Lot 17, but was not constructed. He stated that the lots in the subdivision were sold and were constructed on a 'first come-first served' basis. All of the permits for homes of up to 3850 square feet were already issued prior to the Lot 17 submittal.

Mr. Smith stated that in 2003, a second application submitted by the owner for Lot 17, was applied for to amend the Planned Development to the Carriage Hill Park Special Use Planned Development in order to construct a 4,921 square foot home. This case was eventually withdrawn. In 2006, a building permit was issued for a home with a living space floor area of approximately 3,279 square feet.

Mr. Smith stated that in 2004, the court-ordered Settlement Agreement for Out Lot E required the Village to permit the construction of a single family home, number 36, not to exceed 4,667 square feet in the Carriage Hill Park Subdivision on 240 Walnut Street.

Mr. Smith stated that the regulations established for the Carriage Hill Park Planned Development included building envelopes for each lot that were defined by gradable and non-gradable areas that were primarily intended to protect trees; living space (interior square footage not including porches, basements, decks, and garages) not to exceed a certain square footage and number of bedrooms not to exceed four. Mr. Smith stated that the driveways for the 31 new homes feed into courtyard areas which help to facilitate the cluster home design and minimize multiple driveway curb cuts onto Parkview Drive and Carriage Hill Circle. Mr. Smith stated that the regulations were established for the 31 new lots, but were not established for the four (4) existing homes in the subdivision.

Mr. Smith stated that the applicant is seeking to demo the existing home at 1525 Parkview Drive and construct a two story single family home approximately 5,036 square feet measuring only the first, second and third floors. The Carriage Hill Park Planned Development regulations do not consider porches, decks, basements and garages as part of living space floor area.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 9 of 12

Mr. Smith stated that the subject site is improved with an existing home built prior to the creation of the Carriage Hill Park Subdivision Planned Development and was not subject to the Carriage Hill Park Planned Development regulations relative to areas on the lot restricted to grading, house size, numbers of bedrooms, landscaping and the H.O.A. Architectural Review Committee. Mr. Smith stated that since it is within the Planned Development and since a new home is proposed, the Carriage Hill Planned Development regulations apply.

Mr. James O'Brien, petitioner, stated that his proposed home will have first and second floor areas that add up to 4,443 square feet and by adding the third floor of 593 square feet the total living area is approximately 5,036 square feet. He stated that the lot is a much larger lot than the other Carriage Hill Park Subdivision lots. He stated that Lot 23 is half the size of his lot and it was permitted a home that is 4,667 square feet in living area. He stated that his home received approval from the Carriage Hill Park Architectural Review Committee. He stated that he has responded to the Staff review comment and made the proper driveway location adjustment.

Mr. Richard Boland, 1470 North Milwaukee Avenue, stated he has concerns about the drainage on the subject site.

Mr. Fred Chung, Village Project Engineer, stated that the drainage will be directed away from Mr. Boland's property.

Mr. Boland stated that he had the understanding that there was to be a berm installed from Parkview Drive to Walnut Street.

Mr. David Pardys, Village Attorney, stated that Staff can research for the answer about the disposition of any required berms.

Mr. Robert Del Prato, 240 Walnut Street, asked for clarification as to what living area is as defined in the Carriage Hill Park Subdivision. Mr. John Spoden, Director of Community Development, stated that living area includes those areas in the home that do not include basement, garage, porches or decks.

Mr. Del Prato stated that the size of the house within the Carriage Hill Park Subdivision should be controlled by the size of the lot. He stated that the size of his house was regulated by a court-ordered Settlement Agreement and not by the size of the lot.

Mr. Pardys stated that Mr. Del Prato's situation was unique as it was regulated by a court-ordered Settlement Agreement and not entirely by the Carriage Hill Park Planned Development regulations.

Mr. Del Prato stated that there needs to be a routine of consistency and a calculation should be established as there will be other homes within the Carriage Hill Park Subdivision. He stated that by only asking for a large house without a calculated basis is not scientific and arbitrary.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 10 of 12

Chairman Moore stated that tonight's public hearing is regarding 1525 Parkview Drive only. He stated that if in the future any interested person wants to come back to propose additional regulations for the subdivision as a whole, they may do that.

Mr. Ron Gerberi, 1509 Parkview Drive, asked what the top of foundation topographical elevation is for the proposal. Mr. Brad Meyer, agent for petitioner, stated that top of foundation is 704.66 and that the house has a 43.6 foot setback from southern property line.

Commissioner Guarnaccio asked for clarification of the proposed house size. Mr. Meyer stated that the house living area size is 5,036 square feet.

Commissioner Cotey asked if that includes the attic. Mr. Meyer stated that the square footage living area includes that portion of the third floor that has a floor to ceiling height of at least 7 feet.

In the matter of PC 10-16, Commissioner Robinson moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve an Amendment to the Special Use Permit for a Planned Development in order to construct a single-family detached home in the Carriage Hill Park Subdivision in an R-1, Single-Family Residential District, subject to accepting the revised plans dated April 26, 2010 by Clifford Town, Architect; dated April 26, 2010 by R.E. Decker, P.C.

Motion carried 6 - 0.

Ayes: Moore Adams, Cotey, Guarnaccio, Oakley, Robinson
Nays: None
Absent: Howard

In the matter of PC 10-17, Commissioner Robinson moved, seconded by Commissioner Guarnaccio, to recommend the Village Board of Trustees approve an Amendment to the Planned Development Final Plan in order to construct a single-family detached home in the Carriage Hill Park Subdivision in an R-1, Single-Family Residential District, subject to accepting the revised plans dated April 26, 2010 by Clifford Town, Architect; dated April 26, 2010 by R.E. Decker, P.C.

Motion carried 6 - 0.

Ayes: Moore, Adams, Cotey, Guarnaccio, Oakley, Robinson
Nays: None
Absent: Howard

PC 10-18 Life Storage Centers, Applicant
700-998 East Park Avenue

Request is for a Final Plat of Subdivision for a 17.3 acre parcel of land that will incorporate self storage, warehousing, office uses and veterinary services for property located in an I-3, General Industrial District.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 11 of 12

Mr. David Smith, Senior Planner, stated that the petitioner, Life Storage Centers, was before them at their March 22, 2010 meeting requesting approval for an Amendment to the Special Use Permit for a Planned Development and a Final Plan for Phase Two (2) to develop a Veterinary Clinic and a Preliminary Plat of Subdivision in order to further develop a 17.3 acre parcel of land that will incorporate self-storage, warehousing, office and Veterinary Service uses for property located in an I-3 General Industrial District previously addressed as 100 Solar Drive, now addressed as 700-998 East Park Avenue.

Mr. Smith stated that the petitioner is back before the Village seeking approval for a Final Plat of Subdivision for the 17 acre parcel. He stated that this Plat will enable the Veterinary Services to occupy parcel nine (9) of the proposed Final Plat to allow the necessary improvements to the detention storage located in the propose parcel ten (10) that will serve the entire 17 acres. He stated that the Preliminary Plat was approved at the April 13, 2010 Village Board meeting.

Mr. Scott Hezner, agent for petitioner, stated that all of the Engineering Division comments have been addressed.

Mr. William Zalewski, Engineer for the petitioner, stated that they have addressed the Engineering Division comments. He stated that they are still waiting for IDOT to respond to their proposal.

Mr. John Heinz, Director of Public Works, stated that if there are changes to the civil engineering plans, then IDOT regulations can be addressed at that time.

Commissioner Guarnaccio stated that the access easement will need to accommodate the boulevard island requested at the last meeting.

In the matter of PC 10-18, Commissioner Oakley moved, seconded by Commissioner Robinson, to recommend the Village Board of Trustees approve a Final Plat of Subdivision for a 17.3 acre parcel of land that will incorporate self storage, warehousing, office uses and veterinary services for property located in an I-3, General Industrial District, subject to accepting the revised Plat dated April 26, 2010 by Jacob & Hefner Associates, Inc.

Motion carried 5 - 1.

Ayes: Adams, Cotey, Guarnaccio, Oakley, Robinson
Nays: Moore
Absent: Howard

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that there are currently moratoriums on Electronic Message Board Signs and Office Uses in the C-2, C-3, and C-4 Districts. He stated that it might not be until June before continuing discussions on the Comprehensive Plan update.

Minutes of the April 26, 2010, Plan Commission Meeting
Page 12 of 12

Chairman Moore stated that he would like to acknowledge the outstanding service that Commissioner Terry Howard provide during his time on the Plan Commission and Zoning Board of Appeals.

Chairman Moore stated that he would like for the members of the Plan Commission to consider accepting no pay for their service on the Plan Commission and Zoning Board of Appeals.

Mr. David Pardys stated that the 'no pay' should be reviewed and placed as an item for a future Plan Commission agenda for proper consideration and Board action.

Commissioner Oakley moved and Commissioner Adams seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 10:15 p.m.