



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, APRIL 15, 2009  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Greenman, Jouron, McDonough, Schofield, Skluzacek, and Hayden were present.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide, Planner, and James Richter II, Assistant Director of Economic Development, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**APPROVE MINUTES OF THE APRIL 1, 2009 PLANNING AND ZONING COMMISSION MEETING**

Mr. McDonough moved to approve the minutes from the April 1, 2009 Planning and Zoning Commission meeting as presented. Mrs. Schofield seconded the motion. On roll call, members Batastini, Esposito, Greenman, McDonough, Schofield, Skluzacek, and Hayden voted aye. Mr. Jouron abstained. Motion passed.

**2009-13 FITNESS CENTER – DUNN – 741 McHenry Ave. Unit A – PUBLIC HEARING**

The petitioner is asking to be continued to the April 15, 2009 PZC meeting.

Mr. Batastini moved to continue 2009-13 Fitness Center to the April 15, 2009 PZC meeting. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

**2009-15 WALGREEN'S – NE Corner Routes 176 & 31 – PUBLIC MEETING**

Preliminary & Final PUD; Special Use Permit, Variations for a stand-alone Walgreen's with a drive-through facility.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

George Arvanitis, nephew of the owner and developer of the property; Eric Fors and Sarah both with Redmond Group, were present to represent the petition. Mr. Fors said they are requesting to redevelop the Little John's property into a Walgreen's. He showed the site plan which indicates a 75 foot curb cut on Route 176 at the most northerly portion of the property. They also show a larger aisle width and stall width than is required by Code. They were still able to meet the City's landscaping requirements. Mr. Fors said they are also asking for a deferral of the required

sidewalks and parkway trees until the IDOT improvements are made. He said they would be removed when the roadway improvements are made, that's why they're requesting the deferral.

Mr. Fors said there will be a 30 foot utility easement along the north property line. He said they would prefer to defer the cross access to the property to the north until a later date. There will be decorative fencing around the two detention areas that is proposed to be aluminum. Also there will be a concrete retaining wall across the south lot and detention areas. On top of the retaining wall will be a decorative fence and guard rail for protection.

Mr. Fors said Walgreen's has changed their criteria for trash receptacles. He said there will be two receptacles that will be located in a masonry enclosure. The receptacles are attached to the building and each is fed by a trash compactor inside the building. One is for cardboard and the other is for trash. They would like to forgo the roof on top of the enclosure since the receptacles can't be opened. Mr. Fors said the site lighting has changed slightly. They have moved a few of the poles slightly because of landscaping and have added lighting at the entrances.

Mr. Arvanitis passed around the material sample board. Mr. Fors said the brick shown will be full size brick and not thin-façade brick. He showed on the elevations where the split face block, stone materials, and bronze metal pieces will be on the building. They have added a stone arcade element to the building since the last meeting. Also a decorative bracket has been added to the canopies. Mr. Fors showed the location of the Fire Department connection for the building on the site plan.

Mr. Fors said the tower element is important to Walgreens. They are very insistent that the element remain and without a slope roof. The slope roof won't be seen from the roadway.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Jouron said the petitioner is requesting to put in sidewalks and parkway trees after the IDOT improvements to Routes 176 & 31. Mr. Fors said they will put them in when there is an area-wide program.

Mr. Esposito said this has come a long way from the first meeting. He said regarding the tower – the Algonquin building's tower looks better than the square tower proposed for this building. He asked about the number of dumpsters proposed. Mr. Fors said there will be two – one for cardboard and the other for garbage and both will be fed by compactors in the building. Mr. Esposito said the elevation along Route 176 looks better and added that the petitioner is asking for Preliminary and Final at one time. He is not sure that will be possible.

Mr. Skluzacek said he likes the changes that were made to the elevations. He asked about the additional storage area – is it for dumpsters? Mr. Fors said it is to store the totes they receive their goods in. Mr. Skluzacek said the north elevation is very bland and needs to be dressed up.

Mrs. Schofield asked about the cross access deferral. Mr. Fors said they are requesting a deferral until there is a benefit. He said they don't want to show the access point until the owners agree to it. Mrs. Schofield said the entrances/exits are on two major roadways. She would prefer to have the cross access shown. It gives Planning a better option in the future. If they don't get the easement now the chances of acquiring it in the future is very slim. Mr. Arvanitis said they will do their best to get it but that escalates their numbers. They would need to resurvey the property and do other costly things. Mr. Arvanitis said unless there is TIF money involved they can't do much more. This is not a threat but he wants the Commissioners to know where they are at. Mrs. Schofield said she understands but the Commission doesn't take finances into account. They only look at plans and what is best for the community. Mrs. Schofield continued stating that it would have been better for the Commissioners to receive the revised plans prior to the meeting so they had an opportunity to review them. Ms. Bhide said the petitioner did make improvements but they went a different direction than what Staff proposed. She said there could have been more done with the façade but it is a step in the right direction.

Mr. McDonough said the east elevation was enhanced with 2 panels. He feels this is not responsive to Staff comments. There are two commissioners that stated at the last meeting that they did not care for the tower element and could not support the elevations as drawn. Other stores have been built without the tower. Mr. McDonough said that they hear the same thing from developers about the economics but they need to look at what is in the best interests of the City in their opinion. He asked about the decorative brackets awnings. Ms. Bhide said that is not what staff was looking for. Mr. McDonough asked about the 75 foot width for the northern most entrance/exit on Route 176. Ms. Bhide said it has been oked by the Engineering Division. Mr. Fors said it is for the trucks. Mr. McDonough asked when IDOT will be improving the road. Mr. Arvanitis said IDOT would not give them anything in writing. Ms. Bhide said IDOT is in Phase 2 which is farther along. Mr. McDonough asked if the utilities will be buried with that project. Ms. Bhide said she did not believe it was part of the project. Mr. McDonough said if things are deferred they don't seem to get done but he doesn't want to have the items put in and be removed when IDOT improves the roadway.

Mr. McDonough said he is ok with the larger parking space widths and larger aisle widths for the parking lot since they meet the other landscaping requirements. He said the elevations are disappointing. Mr. Arvanitis objected and said that Portillo's has a flat roof and a tower as well as the Smithe Furniture building. He asked why they were being treated differently. Mr. McDonough said the objection is more the amount of glass in that element of the building allowing more signage. Also the Portillo's building has design elements on all 4 sides of their building. He will vote no on the elevation because he doesn't like it. Mr. Arvanitis said that is not fair that Mr. McDonough can shoot down the project because of his own opinion. Mr. McDonough said he is only one vote and that is his opinion and he is entitled to it.

Mr. Arvanitis said there will only be one drive-through lane and supports are not needed for the canopy. Mr. McDonough said he is not concerned with the columns as much as the east elevation.

Mr. Jouron stated that the glass area of the tower is just another sign and we have objected to it in the past. He asked why other communities don't have to have that feature but we have to. We are just as good as any other town and that is his opinion.

Mr. McDonough said the east elevation needs to be worked on. He didn't see Walgreens addressing the comments made by staff.

Mr. Greenman agreed with Mr. McDonough's comments. He appreciates the attempt to revise the elevation and agrees with Mrs. Schofield that it would have been helpful to have copies of the changes prior to the meeting. He is disappointed with the changes that were made. Mr. Greenman said the PZC is always looking out for the best interests of the City from a planning standpoint.

Mr. Arvanitis said he is sorry that they did not meet the standards on the elevations. He said that Walgreen's situation has changed and they can't go back to them and ask for more money. If they do they would need to start all over again with them and he is certain that they can't go any higher. Mr. Arvanitis said this building is not a hotel and it is better than the existing Walgreen's in Crystal Lake. Mr. McDonough said that sometimes the petitioners meet with staff after changes are made to the plans. They have a handle on what the PZC would like to see. Mr. Arvanitis said they had two meetings with the City staff and they didn't have a problem with their request.

Mr. Greenman said the petitioners have the option of moving forward with their request and go before Council. They will look at what is best for the City. He said the City does want this project but they want to give the petitioner the best information they can.

Mr. Batastini said he would prefer more green space but feels the wider aisles and spaces are better. He said he had contacted IDOT about a year ago regarding the improvements to Routes 176 & 31. At that time they said they were planning to do it but it wouldn't be for 9-10 years or more and now with the financial problems with the state who knows when this will happen. Mr. Arvanitis said IDOT told them the project will happen in about 2 years but they wouldn't put it in writing.

Mr. Batastini said when Walmart came before the City they brought in a plan and we didn't care for it. We had seen examples of Super Walmarts from other locations and they did come back with a plan that was much better than the original submittal. It may have not been the best plan but it is a nice building. We only want the best for Crystal Lake. One of the examples in the staff report looks like the building in McHenry. We believe we can do better that this elevation.

Mr. McDonough said that a small sign should be added to the east elevation so a person driving by knows what is there.

Mr. Greenman asked if the improvements to Route 176 will increase the lanes to 5. Ms. Rentzsch said yes but believes there will be a median so people won't be able to make a left turn.

Mr. Hayden said he agrees with everything that was said. He also opposes the glass over the front entry for additional signage. There is a new Walgreen's being built in Barrington and it doesn't have the glass. He also agrees that this request is not ready for Preliminary and Final PUD. Mr. Fors said they would like to amend their request to Preliminary only at this time. They will come back for Final. Mr. Hayden said they are not opposed to their overall plan but the architectural design needs to be tweaked. Mr. Batastini asked if they approve Preliminary, what does that give the ok to. Mr. Hayden said the foot print of the building. He said Staff has a great handle on what the Commission is looking for.

Mr. Batastini asked about the single drive-through lane. Sarah stated that Walgreen's has found that more people are going inside the store and not using the drive-through. Therefore they don't need a second lane.

Mr. Batastini moved to approve the Preliminary Planned Unit Development for an approximately 14,820 SF Walgreens Store; Special Use Permit for a drive-through Pharmacy; Zoning Ordinance Variations from: A. Section 4.9-3 from the requirement that the maximum height of a fence in the front yard and yard abutting street shall not exceed 3 feet to allow the fence to be 42 inches; B. Section 5.3-3-4 from the maximum allowable driveway curb cut of 25 feet to allow 75 feet along route 176; and C. Section 5.3-3-6 from the requirement to provide a minimum 15 foot wide landscape area along the perimeter of parking lots adjacent to right-of-ways for the southernmost parking row; and Subdivision Ordinance variations from: A. Deferral from Section 3.7-3 from the requirement to bury aerial public utilities; B. Deferral from Section 3.7-4 from the requirement to install sidewalks until an area wide program is established; and C. Deferral from the requirement to 3.7-5b from the requirement that parkway trees be installed at 35-50 feet intervals for Walgreen's at 315 N. Route 31 with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application, received 3/16/09
  - B. Architectural Site Plan (includes Photometric Plan, Schematic Exterior Elevations, Fixture Floor Plans, Photometric Plan), received 3/18/09
  - C. Roadway Improvement Plan for IL Route 176, received 3/18/09
  - D. Stormwater Management Report, 3/16/09
  - E. Underground Detention Plan, 3/20/09
2. Land Plan and Engineering Improvement Plans
  - A. A Plat of Easement indicating all proposed easements and cross access points to the north property line for future connections must be provided.
  - B. Show location of the fire department connection on the site plan.
  - C. All public sewers, water main, fire hydrants, valve vaults and curb stops must be located in a common 30' Municipal Utility Easement with a Municipal Utility Maintenance Agreement.
  - ~~D. Parking spaces and drive aisles shall be decreased to Ordinance minimums to provide~~

~~additional green space on site. (DELETED BY PZC.)~~

3. Building Elevation and Floor Plans

A. Provide material and color samples of all exterior building materials to be used on the buildings for review and approval by the Planning and Zoning Commission and the City Council.

B. Entry element shall be enhanced by including a feature such as a hipped roof.

~~C. The drive through element must be enhanced by including columns supporting the canopy. (DELETED BY PZC.)~~

D. The east elevation along Route 176 shall be enhanced by providing accent elements such as columns, soldier courses, fenestration, etc.

E. Canopies shall have shingled roofs with decorative brackets.

F. A roof/canopy must be provided over the waste enclosure.

G. The uplighting on canopies (west and south elevations) is permitted only to accentuate details or architectural features that may be added to these facades, not merely to illuminate portions of the building. Any single luminaire shall not exceed 1,100 lumens and be no more than 45 degree inclination.

4. Landscape plan

A. Parking lot islands must include at least one deciduous or evergreen tree. The tree must be 2.5 inches caliper DBH at planting. Elm and Ash trees are not permitted due to the risk of Dutch Elm and Emerald Ash Borer diseases.

B. Trees are also required to be planted in the perimeter landscape area along the west property line. Trees shall be planted at 35-50 feet intervals to supplement the row of shrubs. Trees must be 2.5 inches caliper DBH at planting and from Species Groups A and B.

C. Planting plans must be provided for bioswales and detention basins specifying native vegetation appropriate to the soil type and hydrology of the area.

5. Signage

A. The EMC sign must be illuminated by white LED (not red as proposed). The panel must meet all the provisions of the Ordinance including but not limited to intensity levels. Messages must stay stationary for a period of no less than one hour.

B. Directional signage must not include any logos or advertising.

6. The following Zoning Ordinance Variations are hereby granted:

A. Section 4.9-3 from the requirement that the maximum height of a fence in the front yard and yard abutting street shall not exceed 3 feet to allow the fence to be 42 inches. The fence must be a wrought iron decorative picket fence and will be approved by staff;

B. Section 5.3-3-4 from the maximum allowable driveway curb cut of 25 feet to allow 75 feet along route 176;

C. Section 5.3-3-6 from the requirement to provide a minimum 15 foot wide landscape area along the perimeter of parking lots adjacent to right-of-ways for the southernmost parking row.

7. A deferral until an area wide program is hereby granted for the following Subdivision Ordinance requirements:

A. Section 3.7-4 from the requirement to install sidewalks along routes 31 and 176. The petitioner agrees to install the sidewalk by participating in an area wide program when initiated or by installing the sidewalk in coordination with the IDOT roadway improvements, whichever is earlier. If IDOT does not grant permission to install sidewalks in the right-of-way, they will be installed in the landscape area within an easement on the property.

B. Section 3.7-3 from the requirement to bury aerial public utilities. The petitioner agrees to participate in an area wide program when initiated **or until IDOT improvements are made.**

C. Section 3.7-5b from the requirement to install parkway trees at 35-50 foot intervals **until there is an area-wide program or until IDOT improvements are made.** The petitioners agree to install parkway trees in coordination with the IDOT roadway improvements or 5 years after the approval of the PUD, whichever is earlier. If IDOT does not grant permission to install parkway trees in the right-of-way, they will be installed in the landscape area on the property.

8. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments, as well as the recommendations contained within the CBBEL review of engineering and stormwater.

**9. Work with staff on adding significant architectural improvements to the building.**  
**(ADDED BY PZC)**

Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

**2009-18 CRYSTAL COURT SHOPPING CENTER – Route 14 & Liberty** – PUBLIC MEETING

Conceptual Review – Redevelopment Plan.

Mr. McDonough recused himself from this discussion because he works for Legat Architects, which is the firm that was hired by the City to create the redevelopment plan.

Mr. Hayden said this is a discussion on a conceptual review.

James Richter II, Assistant Director of Economic Development, Alan Bombick, architect with Legat Architects, and Michelle Rentzsch, Director of Planning and Economic Development were present to discuss this conceptual review. Mr. Richter said the current shopping center has over 280,000 square feet of retail space and it is divided into 5 lots. Within the shopping center there are different owners for each lot. He said the owners have a variety of different plans for this center. Mr. Richter summarized the ownership of each of the parcels and their plans.

Mr. Richter explained that retailers who have been shown available spaces have not expressed a strong interest in this center because: 1. Lack of an anchor or main draw; 2. Lack of visibility

from Route 14/Northwest Highway due to landscaping and limited amount of freestanding signage; and 3. A peculiar site design and internal road network that doesn't offer shoppers a direct, unrestricted access road to the anchor tenant. He continued by stating that both developers and real estate professionals who looked at the material said that the complex ownership and the variety of asking prices for buildings and land in this center pose challenges to redeveloping the center cost-effectively. Additionally, the developers questioned the flexibility that would be available to them to provide a mixed use development.

Mr. Richter said that in an effort to open up this center, and draw new redevelopment interests, the City worked with Legat Architects to create a conceptual redevelopment plan for this center. The City's goals are to: A. Provide a phased conceptual redevelopment plan that would offer flexibility to redevelopment interests; B. Open up access to the center and provide a main roadway for direct access and additional visibility to the retail spaces as well as a route to Vulcan Lakes; and C. To provide a visionary redevelopment plan as a conceptual representation for what the City would endorse in this location to give developers a greater comfort level with taking a closer look at this tremendous opportunity.

Mr. Bombick said they are showing a mixed use concept. This discussion is about ideas to spark redevelopment in this area of Crystal Lake. The goal is to find out what developers are interested in and how best to present this concept to them. With a mixed use development they need to look at many factors such as location, access into and out of the site, public transportation, traffic volume, and easy to use parking. Mr. Bombick said the residential is the key element. That is what keeps people on the site. There needs to be recreation and Vulcan Lakes will provide an abundance and it is just around the corner. There could also be civic uses as well as office. The office would provide daytime traffic.

Mr. Bombick said there are several successful sites that have had mixed use development. One is Naperville. It is more dense than what the City probably would like for this area but it is very active and the distance to the train and recreation areas is approximately 1 mile. Another site is in Glenview called The Glen. It is a beautiful retail street with the train station about a mile away from the retail center. There are recreational facilities – golf course – next to the retail center. Mr. Bombick said Deerpath in Kildeer was one of the first Lifestyle Centers. The outbuildings set the tone for the center. There are some elements of a town center but it is mostly retail. There is no recreation facility nearby and the residential is not close.

Mr. Bombick stated that Crystal Court is about 1 mile from the new Pingree Road train station, and there is a bike path just to the west of this site. He said successful characteristics for a mixed use development are dynamics such as uses and activities, design, pedestrian focused streets but still with automobile traffic. Most people feel safer with some traffic.

Mr. Bombick showed the Phase 1 plan which included a redesign of the entrance roadway going through the site to connect to Vulcan Lakes. He said this will encourage traffic to go through the area instead of just going by it on Route 14. The Phase 2 plan shows a roundabout which handles larger amounts of traffic easily and creates a sense of place. This plan showing



additional connections to Main Street will help alleviate the traffic at Main Street and Northwest Highway and would allow another access to Vulcan Lakes. The boulevard is shown with retail but there is an opportunity for mixed use with residential and office. Overall this creates a balance.

Ms. Rentzsch said that we'd all like to see the Crystal Court shopping center be redeveloped in some way. As had been discussed at the annual Comp Plan Review, the pattern of retail development is changing and will probably never return to what we've seen in the past. The trend seems to be towards mixed use development such as what is proposed with this conceptual plan. When the city talks with development teams, there are two questions: what does the City want? How would it work financially? She asked for honest feedback from the Commissioners on what they would want to see here. They need feedback on the overall concepts, the density, the uses, and proposed roadways. Would the Commission except a plan similar to this?

Mr. Jouron said the boulevard is awesome. The parking lot of the site as it is currently is like a rat's maze and the middle of the site is not currently used. These plans break up the buildings better. He likes the layout of the project.

Mr. Esposito said he has seen a similar plan in Florida and it works well. He said there is a lot of opportunity on this site. Mr. Esposito said when the two anchors left, they lost a lot and a big hole was left. He is sure they don't get tenants because of the parking lot layout. Even if Phase 1 was the only plan done, it would help. He said the bigger picture is Vulcan Lakes. There needs to be fests there to get the people used to going there. That will make the entire area work.

Mr. Skluzacek said he likes the proposed layout of the parking lot. This is a tremendous improvement and he likes Phase 2.

Mrs. Schofield said she likes the plan. The entrance needs to be made grander as it currently is non-descript. They need to provide amenities to enhance Vulcan Lakes. She is concerned about the marketability of the residential since there is no other residential close by. Ms. Rentzsch said no one knows about the market but when it turns around mixed uses are key. She asked if the "big box" were shifted to the north to have better visibility to Route 14 and have residential behind it would that be a good plan for them.

Mr. Hayden said he likes Phase 2 and personally would be interested in the residential. He said in Plano, Texas he saw a very nice, unique, and pedestrian friendly mixed use development. Mr. Hayden said he would like to see Phase 2 implemented and the existing Building 3 be turned into a hotel. He is not sure he would like the big box moved to the north and residential behind it.

Mr. Esposito said the mixed use development in Florida has big boxes on one side and boutique shops on the other. Mr. Hayden feels that having a big box would take away from the pedestrian feel. Mrs. Schofield said some big boxes would be ok such as Pottery Barn, Crate and Barrel, or Macy's. Crystal Lake is lacking these stores and they would be successful. Mr. Esposito said some big boxes can take over an area. Ms. Rentzsch said developers are looking for mixed use

developments and there is no big box draw on the south side of Route 14.

Mr. Batastini said he loves the proposals and adding residential is a great idea. This is a very complex property because of ownership. How do we know if one wants to change their section how will the others change? Mr. Richter said that is why they presented phased plans that offer a variety of options. He said they are asking what is possible here. They don't have a greater plan in mind. Mr. Batastini said he loves everything and would like to see Building 3 changed somehow to take advantage of the lake views. He can't see boutique-type stores surviving without a larger anchor-type store. He likes the residential and would like to see upscale restaurants to take advantage of the lakeviews. He can support this plan. It seems complex. Mr. Batastini said this is good work.

Mr. Greenman said the plan is incredibly exciting. He asked who will pay for Phase 1. Ms. Rentzsch said they don't have the answer at this point. Mr. Greenman said there will need to be a lot of support for this plan. He loves it and the boulevard is brilliant. Mr. Greenman said he is concerned with the positioning if the big box was moved forward, possibly perpendicular to Route 14 in the current parking lot. He suggested if they keep the larger retail space he would like to see a complimentary use to Vulcan Lakes such as a Heathbridge-type or athletic type use. We also need to be aware of who the residential is being targeted to and then get retail uses that fit that. This area needs to be pedestrian friendly and they need to make the train accessible with pathways. Mr. Greenman said he can see people taking the train to Crystal Lake and walking or biking to Vulcan Lakes for the day. He said this is an excellent plan and the right way to go. Mr. Greenman said this is very well done and congratulated the designers.

Mr. Batastini asked if there was a big box user in mind. Ms. Rentzsch said it is open. Mr. Batastini asked about the size of the residential portion. Mr. Bombick said it would be 2 to 3 stories above the parking. He agrees that it is important to know who the residential is targeted to.

Mr. Greenman said that the entrance to the residential needs to look more residential than business.

Mr. Batastini asked about businesses using the lake view. Ms. Rentzsch said the lake view isn't as important to retailers as being viewed from Route 14 is. Mr. Bombick said retailers also want to be close to other retailers. He also said that most of the former big box users are downsizing their stores to be more targeted to an area and the size is more a medium box.

Mrs. Schofield said she would prefer that there not be an architectural theme for this area. She said that is very dated.

Mr. Hayden asked if they were anticipating one tenant in the larger big box spaces. Mr. Bombick said it depends on how this evolves. They want to provide the framework for potential developers to take a longer look at.

Ms. Rentzsch thanked the Commission for their comments.

**TRAINING SESSION**

UDO Section 4

Due to the lateness of the meeting, this item will be discussed at the next PZC meeting on May 6, 2009.

**REPORT FROM PLANNING**

- 2009-11 Noble – 61 S. Walkup Ave. – Variation

Ms. Rentzsch reviewed the petitions for the next meeting.

**COMMENTS FROM THE COMMISSION**

Mr. Esposito stated that Joe Scottillo, who owned a business in the downtown for many years, recently passed away. He will be sorely missed.

Mr. Batastini congratulated Mrs. Schofield on her election to the City Council and she will be missed.

Mr. Batastini asked about the off-site real estate sales signs. Ms. Rentzsch said the Building Division does go around town and remove them from the right of way since they are not permitted.

Mr. Esposito asked about the sign from Cassidy Tire. Ms. Rentzsch said they will be going before the City Council requesting a variation to allow their sign.

The meeting was adjourned at 10:15 p.m.