



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 5, 2011
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Latika Bhide and Elizabeth Maxwell, both Planners, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden asked those 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 SEPTEMBER 21, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Esposito moved to approve the minutes from the September 21, 2011 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2011-40 BP – 281 S. Virginia – PUBLIC HEARING

This petition was continued from the September 21, 2011 PZC meeting.

Special Use Permit Amendment to allow an electronic message sign, an additional freestanding sign and additional wall signage.

Mr. Hayden stated that 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.

John Graham and James Tarzon were present to represent the petition. Mr. Graham said the gas station has made a brand conversion and most of it has been completed. They need to amend the Special Use Permit for signage. He added that the sign is similar in size to the current sign with LED pricing. They could not have a monument sign because of the sight line problem as well as the amount of room on their lot for a sign. Mr. Graham said they are also requesting approval of an ID sign and directional sign for the car wash. They have three separate businesses located on this site.

Mr. Graham stated that staff has revised the sign chart that was presented in the staff report since a few of the signs had been approved previously through the permit process. Ms. Maxwell said she was not

aware that they already had an illuminated canopy and sign. She added that the wall sign change to a running horse does not require a Special Use Permit but was noted just to keep track of what was approved. Mr. Hayden asked if they were discussing the free standing sign out in front and the “caution” sign for the car wash. Ms. Maxwell said yes. Mr. Graham said he wants to respect what the City requires for the amount of signage but it is difficult to give ample signage to the three businesses that are on the property.

Mr. Hayden asked if the petitioner had any concerns with the conditions and if they feel they meet the Findings of Fact both listed in the staff report. Mr. Graham said staff is requesting they use amber or white for the gas price numbers on the site, while BP’s standard is green. He asked if there is any chance that the EMC has different criteria than the gas pricing signs. They have not had any objection from other municipalities regarding the use of green LED pricing. Mr. Graham added that if BP does not go along with amber or white, they will probably have to go with the standard manual changing sign. The LED signs are more reliable than the manual change and it is safer for their employees. He added that if BP doesn’t approve the color change, their sign choice is very limited.

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

Mr. Batastini asked why the petitioner can’t go with a monument sign. Mr. Graham said it is too close to the sidewalk and the intersection. The sign would be in the sight line triangle and it would block the view of drivers coming off of Coventry. Ms. Maxwell said they met with the petitioner about a year ago regarding the signs and it was also discussed with Engineering. There is very limited space on the site for signs and the best option is to leave the pole sign.

Mr. Batastini said he doesn’t object to green but the ordinance does state that amber or white is to be used. He said if there were consistent colors on the site he would agree with green but there are several logos and colors. He asked if the car wash sign pricing is manual. Mr. Graham said yes since that price does not change very often and LED signs are very expensive. He said the mixture of colors is there because of the three different businesses that are on the site. Mr. Batastini questioned the need for a pricing sign for the car wash since he had already purchased it prior to getting in line for it. Mr. Graham said it is surprising how many of their customers are not aware that they have a car wash and they want customers to know it’s there. He added that the car wash is more profitable than gas. Mr. Batastini said the sign would be better if it were facing Route 14 than towards customers already in line for the car wash.

Mr. Goss said he is not in favor of the second sign. He added that it doesn’t matter how many businesses are on the property as far as the square footage of signage that is allowed. He also would prefer amber lights for the pricing and lower the sign to meet the sign ordinance height restrictions. Mr. Goss said in the 1990s the sign ordinance was passed and business owners were given several years to bring their signs into compliance. This sign is one of the last that needs to be brought into compliance.

Mr. Skluzacek agreed with Mr. Goss. He is not in favor of the second sign since it is really not needed and would prefer amber or white LED. Mr. Gavle agreed that the second sign is not needed and added that he is not concerned with the color of the LED. He said that green is more a BP color. Mr. Jouron agreed that the second sign is not needed but would prefer a monument sign with all of the businesses on that sign. He would prefer amber or white LED and reduce the sign height.

Mr. Greenman asked about the comment noted on Page 6 regarding the 40% rule for message signs. Ms. Maxwell explained the requirement and stated that the 40% standard doesn't apply to gasoline stations. Mr. Greenman said the intent of the ordinance is accomplished by what they are showing. The sign presented is better than the sign they currently have. He is not in favor of the height of the sign being greater than what is allowed by the ordinance and added that he feels using amber or white LED would fit with the color scheme of the property. Mr. Greenman said he doesn't have a problem with the second sign as long as it is the "caution" sign only. Ms. Maxwell said if it is a "caution" sign that would not be considered signage and not counted toward the sign total. Mr. Goss said he is ok with the second sign being a "caution" sign.

Mr. Esposito said when he thinks of EMC signs he thinks of Colonial Café or Walgreens and the City didn't want different colors used to make Route 14 look like the Las Vegas strip. He feels that the price on a gas sign is different. He is not opposed to green being used. Mr. Esposito said gas stations are a horse of a different color. Also he is not in favor of the sign for the car wash.

Mr. Hayden said he agreed with Mr. Goss. He revised the Findings of Fact because of the change to the sign chart and feels the petitioner meets those requirements. Also there are a lot of signs on this property for cigarettes, ice machine, etc.

Mr. Graham said they can't reduce the sign height or they would not be able to communicate the price of their gas. He doesn't want a negative vote and would prefer to withdraw the request. Mr. Hayden said he has not heard of anyone who is not in favor of the electronic sign. Mr. Graham said he has not communicated completely with the PZC and doesn't know if BP will approve anything other than green to be used. Mr. Batastini stated they are not saying the sign should be on the ground but they are saying it should be within the height requirements of the ordinance. Mr. Graham thought this sign would be grandfathered in and wants to leave with a positive recommendation. Mr. Hayden stated the PZC is only a recommending body to the City Council. They make the final decision. Ms. Maxwell said a condition could be added to the approval that staff shall review the sign height. Mr. Graham said the sign cannot be lowered and moved as the PZC is requesting. Mr. Goss said they are only asking for the sign to be lowered.

Mr. Batastini asked why the City only wants amber or white. Mr. Paulson said they were looking at the full electronic message center signs. Also having only amber or white makes it easier for the Building Division to enforce.

Mr. Goss said the message board lights that are in red are so bright at night that they can't be read. He leaves for work at 4:30 a.m. and he likes that the signs don't jump out at him with bright colors.

Mr. Goss moved to approve the Special Use Permit Amendment to allow an electronic message sign, ~~an additional freestanding sign~~ and additional wall signage for BP at 281 Virginia Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (James Tarzon, received 07/29/11).
 - B. Plat of Survey (Sheets Surveying Service, dated 02/17/1993, received 07/29/11)
 - C. Signage Exhibits (Unnamed, Sign Resource, and North Shore Sign, received 08/31/11)
2. A Special Use Permit Amendment is hereby granted to allow the signs as presented with the exception that the EMC sign is required to meet the criteria listed in 61.A.vi (except VII).
3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the Special Use Permit.
4. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.
- 5. The color of the gas prices shall be amber or white.**
- 6. The second free standing sign shall be a "Caution" sign only and no advertising shall be allowed.**
- 7. The existing free-standing pole sign shall be lowered to meet the height criteria of the Sign Ordinance.**

Mr. Batastini seconded the motion. On roll call, members Batastini, Esposito, Goss, Greenman, Jouron, Lembke, Skluzacek and Hayden voted aye. Mr. Gavle voted no. Motion passed.

Mr. Gavle said he voted no because if the sign is lowered to 9 feet, the pricing will be only a few feet off of the ground. Mr. Goss said the sign does not need to be the same shape when lowered.

2011-43 UTEG APARTMENTS - S. Uteg St E College St W 1st St – PUBLIC HEARING
Variations to allow a new parking area off Uteg Street.

Mr. Hayden stated that 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 Ieremcius, property owner, and David Wickwire, architect, were present to represent the petition. Mr. Wickwire said they are asking to eliminate a parking problem. When the buildings were originally put up, the parking requirements of the City were met and now the number of cars has increased. There are no spaces available on the property and they are looking for options. Two options have been proposed. The first is to allow parking on the street overnight. The second option is to permit parking on the parkway. The trees won't be removed. Mr. Wickwire said the engineering plans have not been created but all of the requirements for stormwater can be met.

Mr. Ieremcius said he purchased the property about 5 years ago. Some of the tenants rented parking spaces elsewhere and were recently told they could not park there and to remove their cars. He said no tenant has more than two cars. He said the two bedroom units are allowed 2 cars and the one bedroom units are allowed 1 car. The tenants have also been given stickers for their cars so they know they belong there.

Mr. Hayden asked if the petitioner had any concerns with the conditions listed in the staff report. Mr. Ieremcius said he has no problem with the conditions and only wants to get this done. Mr. Wickwire said they will help remove snow from cars that are blocked in.

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

Mr. Gavle asked if the City Engineer reviewed the request. Ms. Maxwell said Engineering has reviewed the information that was given but engineering plans have not been received to review. Their comment at this time is to be sure there is delineation between the right of way and the parking. Mr. Gavle asked if there will be an agreement with the City since it is the City's right of way and the City's parkway. He added that snow removal will be very challenging. Ms. Maxwell said the parking stalls will be 19 feet long and the vehicles can hang over the sidewalk. The snow will fall behind the vehicles and the snow will need to be removed and not put back in the street. Mr. Ieremcius said he owns property in Chicago and it's the same situation. He does his own snow plowing. Mr. Gavle is concerned that the parking stalls are straight and there may be difficulties with parking cars coming from the west. He is also concerned with backing out into the street. Mr. Wickwire said the majority of the traffic on that street is from the apartment buildings. He added that more parking can be put in if the stalls are straight and not at an angle. Also backing out of those stalls is no different than backing out of your driveway onto a street. Ms. Maxwell said Public Works does have concerns with snow plowing. Mr. Gavle added about the liability such as damage to cars from the plows. Ms. Maxwell said that would all need to be worked out. Mr. Gavle said he would prefer angle parking if there is going to be parking there.

Mr. Batastini asked if this is the first parking issue. Mr. Paulson said the parking lot at the insurance company where some of the tenants parked was full and there also was abandoned car issues there. Mr. Batastini asked if there are parking issues at other apartment or condo lots. Mr. Paulson said there was an issue with the buildings on Terra Cotta Avenue.

Mr. Hayden said the demographics of the community are changing. There was an article in the paper regarding the drop in enrollment in the elementary schools. Ms. Maxwell said if the complex was built today, the City would require 96 parking spaces.

Mr. Batastini said he sees the need for the spaces but this would set precedent to give up parkway for parking. There will be a lot of complaints for damage to the cars from plowing. Every spring there are piles of stone, gravel and sand that is left over in the streets from the winter. Mr. Hayden said when he was on the City Council he rode once with a plow driver. It's a very tough job and hard to see what is in front of you.

Mr. Hayden asked what was causing this parking problem. Mr. Goss feels it may be the economy. Mr. Ieremcius said the parking doesn't function. The tenants were renting parking spaces on their own. He has spoken with Pizza Hut, Aldi, and other businesses about parking there and they will not allow it. Mr. Ieremcius said municipalities like Mundelein and Chicago allow parking like what they are proposing. Mr. Batastini is concerned with the grass and trees in the parkway. They need to be sure it is maintained and looks nice. Ms. Maxwell said typically Public Works takes care of the parkway trees but that would need to be included in an agreement.

Mr. Wickwire said this proposal is the best estimate of parking for this property and they would need to complete the engineering plans. He also doesn't want any parkway tree damaged. Also all stormwater concerns will be addressed.

Mr. Goss said he is concerned with disabled cars. Mr. Ieremcius said he would keep an eye on that. Mr. Goss is also concerned with the overhang of vehicles on the sidewalk. He thinks that possibly Uteg could be made a one-way street which would improve the ability to get into the spaces.

Mr. Gavle is concerned with parking spaces being put into the public right of way. Mr. Ieremcius said there could be a sticker given to allow on-street parking and he would plow the street. Mr. Goss said that would need to be discussed at City Council.

Mr. Greenman said this is an interesting concept. There is major liability if the petitioner takes over plows and emergency vehicles can't get through. He said if there are two cars for each two-bedroom apartment and one car for each one-bedroom apartment that adds up to 72 spaces and they have 73 on site now. He said things aren't adding up and there has to be apartments with more cars than they are allowed. Mr. Greenman suggested that all guest parking be in the parkway with no guest parking in the existing parking lot. Mr. Ieremcius said there are three apartments with no cars.

Mr. Hayden said if this apartment complex plan was before them today, they would say to take out one of the buildings. But it is what it is.

Mr. Batastini said he is concerned with the precedent this will set and they would be opening a can of worms. Ms. Maxwell said they would need to look at site specific issues. It is easier to regulate with rental apartments not single family.

Ms. Maxwell said the Fire Department is concerned with getting their equipment through with the current parking pattern. Mr. Hayden said tandem parking is being used here. Mr. Wickwire said it is not permitted. Mr. Hayden said this is similar to stormwater requirements; the parking needs to be contained on their own property. Mr. Goss said the Fire Department doesn't care for the plan of tandem parking. Ms. Maxwell said there really isn't an exact plan. Mr. Goss said with the gas tanks close to the building that would not be acceptable.

Mr. Hayden said he would like to have other options explored prior to giving away the parkway.

Mr. Greenman asked how quickly these spaces can go in. Mr. Ieremcius said he would like to do it this year if possible. Mr. Greenman asked staff if that was feasible. Ms. Maxwell said she is not sure how long the asphalts plants will be open yet this season. Mr. Greenman suggested that the petitioner be allowed to park on the street overnight temporarily until possibly March 1. That will allow the petitioner to provide plans to staff for review and also prove if it could be done. Mr. Goss said he can't support parking on the street.

Mr. Ieremcius asked if he could plow the City street. Mr. Hayden suggested the petitioner speak with the City Manager's Office. He suggested that this request be continued for 2 weeks so the petitioner can check into other alternatives. Mr. Goss said that would be 2 more weeks closer to colder weather.

Mr. Ieremcius said he has 28 – 2 bedroom apartments and 20 – 1 bedroom apartments. That is 76 parking spaces. He asked if they could receive approval for a year and see how it works. Mr. Paulson said the Fire Department has concerns with fire fighting in this complex and since the City is aware of the life safety issues it then becomes a liability problem.

Mr. Goss moved to approve the Variations from: A. Article 4-200 C Arrangement to allow the maneuvering incidental to parking and unparking on the public street and right-of-way, and B. Article 4-200 E. 1 a. to allow a 0 foot setback, a 20 foot variation for a new parking lot for Uteg Apartments at 223-225 Uteg Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (George Ieremcuic, received 08/31/11)
 - B. Request letter (True North Properties, dated 08/25/11, received 09/27/11)
 - C. Plans (Terra Architects, dated 08/25/11, received 09/27/11)

2. Parking Plan

- A. Parking stalls shall be increased in depth to at least 19 feet and allowing for a 1.5 foot overhang onto the sidewalk.
 - B. The sidewalk shall be a minimum of 5 ½ feet to accommodate the vehicle's overhang.
 - C. The existing north end of the parking lot illustrates striping for partial parking spaces, this striping shall be removed and hatched or this area should be converted to turf.
 - D. In operable vehicles shall not be parking in this new parking area.
 - E. The roadway curb line shall continue as a depressed curb between the roadway travel lanes and this parking area to differentiate the public verses private responsibility.
 - F. Vehicles parked in this parking area shall not overhang the curb line into the travel lane.
 - G. Increase the driveway width of the main parking area to 24 feet.
3. Per the letter from the Building Commissioner on June 24, 2011, the gravel shall be removed and restored with turf grass.
 4. Complete engineering plans are required to illustrate how stormwater will be retained on site from the additional impervious surface.
 5. It is highly likely that city snow removal on Uteg Street will trap cars in this parking area. Snow removal by vehicle owners shall not be placed in the travel lanes of Uteg Street. Snow will need to be removed and located on the subject property only. Shoveling snow into the street is a violation of the City Code.
 6. A Plat of Dedication shall be provided for review and recordation for Uteg Street.
 7. If approved, and prior to construction, the owner must provide proof that adjacent property owners were contacted about these residents utilizing their commercial lots.
 8. In all future leases, including lease renewals, the number of vehicles per unit shall be limited to two vehicles per unit.
 9. As an alternative to the new parking area, the owner should explore a variation for tandem parking in locations closer to the building. A review would need to be completed to ensure life safety codes, ADA accessibility, and engineering stormwater requirements could be met.
 10. The following Variation is hereby granted:
 - A. Article 4-200 C Arrangement to allow the maneuvering incidental to parking and unparking on the public street and right-of-way, and
 - B. Article 4-200 E. 1 a. Parking Lot Setbacks to allow a 0 foot setback, a 20 foot variation.
 11. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

Mr. Jouron seconded the motion.

Mr. Gavle moved to amend the original motion to allow on-street parking while the engineering review takes place. Mr. Jouron seconded the motion. On roll call for the amendment, all members voted aye. Motion passed.

On roll call for the original motion, members Goss, Greenman, Jouron, Lembke, and Skluzacek voted aye. Members Batastini, Esposito, Gavle, and Hayden voted no. Motion passed 5-4.

Mr. Hayden reminded the petitioner that nothing goes into effect until after City Council approval.

Mr. Goss said he is concerned with the liability, disabled vehicles, and setting a precedent. Mr. Batastini is concerned with giving up the public right of way. Mr. Greenman said the petitioner is willing to do what he can to be certain the number of cars per apartment match the number of bedrooms in each but that will take time and we don't have that kind of time. Mr. Goss feels that they may possibly be running into multiple families in one apartment.

2011-45 SHELL OIL – 681 Terra Cotta Ave. – PUBLIC HEARING

Special Use Permit to allow an electronic message sign.

Mr. Hayden stated that 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.

Auna Foote was present to represent the petition. Ms. Foote said they are requesting the LED pricing sign for the Shell station at 681 Terra Cotta Avenue. The sign is under the maximum height and meets the square footage listed in the Sign Ordinance. She said they are requesting red LED numbers which was previously approved for the Marathon. The red used on a larger message center board is more intense than the red to be used for the numbers. Ms. Foote said an additional concern is the requirement for the EMC portion of the sign to be the bottom 40% of the sign. They do not want to take out the masonry base of the sign or reconfigure the sign to comply with this.

Michelle Andreas, manager of the store, is in favor of the sign. She said it is a hazard in the winter to change the sign. Also when the gas prices go up, the drivers get angry and then they really don't want to go out to change the sign.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Ms. Foote said they have also included landscaping for the sign.

Mr. Batastini said he is ok with granting a variation the 40% provision. He doesn't want to make them re-tool the entire sign. He would prefer amber or white for the LED. Mr. Batastini asked why one of the EMC standards was to have a minimum 2 acre lot. Ms. Maxwell said they don't want the light from the signs to be too intense or have too many in a row.

Ms. Foote said many municipalities have separate requirements for EMCs and gasoline pricing LED signs.

Mr. Batastini moved to approve the Special Use Permit Amendment to allow an electronic message center sign for Shell Oil 681 Terra Cotta Avenue with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Corporate ID Solutions, received 02/23/11).
 - B. Signage Exhibit (Corporate ID Solutions, dated 03/23/10, received 9/13/11)
 - C. Landscape Plan Exhibit (Corporate ID Solutions, dated 03/23/10, received 09/13/11).
2. A Special Use Permit Amendment is hereby granted to allow the EMC sign.
3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the Special Use Permit.
4. The EMC sign is required to meet the criteria listed in 61.A.vi (except VII).
5. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.

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

2011-46 FOUNDATION BAPTIST CHURCH – 7105 Virginia Rd Ste 5 – PUBLIC HEARING
Special Use Permit for a religious establishment.

Mr. Hayden stated that 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.

Pastor Jeremy Huston was present to represent the petition. Pastor Huston said they started this church approximately 2 years ago and they didn't know they needed a Special Use Permit. When another church that moved into the complex and he was contacted by the City to go through the Special Use Permit process. He believes they meet the requirements of the Special Use Permit. They have 30-40 people who attend their church. Pastor Huston said they don't have any problems with the recommended conditions listed in the staff report.

Mr. Hayden asked if the signage meetings the requirements. Ms. Bhide said that it is already installed.

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

Mr. Greenman said this request meets the criteria of the Special Use Permit.

Mr. Goss moved to approve the Special Use Permit (Article 2 Section 2-300) to allow a religious establishment for Foundation Baptist Church at 7105 Virginia Road Suite 5 with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Pastor Huston, received 9/15/11)
 - B. Site Plan (Muterspaugh & Associates, dated 4/25/88, received 9/15/11)
 - C. Floor Plan (Pastor Huston, received 9/15/11)
 - D. Use Letter (Pastor Huston, received 9/15/11)
2. If the use is intensified (adding additional space or larger services) beyond that which has been stated within this report, the petitioner shall be required to seek a Special Use Permit Amendment.
3. This Special Use Permit does not allow for daycare or pre-school uses. If the petitioner would like to use the facility for any of these uses, an additional Special Use Permit will be required.
4. An accurate floor plan shall be submitted with the building permit plans so the total parking requirement can be calculated.
5. The petitioner shall comply with all of the requirements of the Planning, Building & Engineering Divisions, Public Works, Fire/Rescue and Police Departments.

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

REPORT FROM PLANNING

- Whetham – 125 S. Williams – Variation, Special Use Permit
- Mobil – 451 Virginia St. – sign upgrade SUP
- Ahmed – 935 Hawthorne Dr. – Variation (Pool)

Ms. Bhide reviewed the petitions scheduled to be discussed at the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Batastini asked about other gas stations having illuminated canopies. Mr. Paulson said there are three Shell stations that currently have them that were not approved. He said the Marathon was approved under the code that was in effect at that time.

Mr. Greenman asked for direction from the Council regarding the gas station pricing LED signs. Mr. Goss suggested that the code be changed so they are considered two separate types of signs. Mr. Batastini agreed and added that if the gas station pricing signs meet the ordinance they (PZC) would not need to see them. Also the amber and white restrictions be placed on the EMC signs and not gas stations.

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