



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 2, 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, and Hayden were present. Members Lembke and Skluzacek were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, 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 OCTOBER 19, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Greenman asked that there be a clarification of his comments on page 4 first paragraph regarding tournaments. He said the comment was made to include the language from the original approval on Liberty Road regarding tournaments.

Mr. Esposito moved to approve the minutes from the October 19, 2011 Planning and Zoning Commission meeting as amended. Mr. Gavle seconded the motion. On roll call, members Esposito, Gavle, Goss, Greenman, Jouron, and Hayden voted aye. Mr. Batastini abstained. Motion passed.

2010-06 COMPREHENSIVE LAND USE PLAN AND MAP – PUBLIC HEARING

This petition is being continued to the December 7, 2011 PZC meeting.

Mr. Esposito moved to continue 2010-06 Comprehensive Land Use Plan and Map Update to the December 7, 2011 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2011-55 HARE – 95 S. Oriole Tr. – PUBLIC HEARING

Special Use Permit, Variations for a two-story garage addition.

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 Boulet was present to represent the petition. Mr. Boulet said Mr. Hare was unable to attend the meeting because his son was being made a Colonel. He said the foundation and overhang for the addition to the garage will not be any closer to the property line than it is currently.

Mr. Hayden asked if Mr. Boulet had the authority to speak and accept conditions for this request. Mr. Boulet said yes. Mr. Hayden asked if there were any problems with the proposed conditions in the staff report. Mr. Boulet said no. He said the reason for the addition to the garage was to provide room to store a lawn tractor and the accessories for it.

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

Mr. Goss said this property is in the watershed and doesn't have an issue with the impervious coverage.

Mr. Greenman said the addition to the current structure would make that structure over 1,500 square feet which is larger than some homes. He understands the need for the addition but struggles with the Findings of Fact and he is not sure of the hardship. This is a very large structure.

Mr. Esposito said he is also struggling with the variation request. The garage is large but is ok with it.

Mr. Gavle is concerned with the location of the building being so close to the property line. This request accentuates the existing non-conforming use.

Mr. Batastini asked if this garage is larger than the one on Erick Street and Crystal Lake Avenue. Ms. Bhide said that one is smaller than this garage. Mr. Batastini asked if the footprint was larger. Ms. Bhide said the footprint of the garage on Crystal Lake Avenue is smaller than this one. Mr. Batastini said she believes that the garage on Crystal Lake Avenue turned out larger than he imagined. Mr. Boulet said the garage is currently two stories. Mr. Batastini said he has a hard time with the additional size on a quarter acre lot. He isn't sure he would want his neighbor to do something like this.

Mr. Hayden said he struggles with the Findings of Fact. There are some items that meet the criteria but there are many that aren't met. When there is a 1,500 square foot garage with 700+ square feet on the second floor that will block the light and air to the adjacent properties. Mr. Hayden said the City has previously granted the non-conforming use and this request is enlarging it. Also he has trouble finding a hardship. Based on the findings of fact, he can't support the request.

Mr. Boulet said there is a tree issue in the yard. Originally Mr. Hare wanted to put in a separate shed but to meet the setback requirements he would come very close to a mature oak tree and it would be difficult to maneuver out of the shed. Mr. Hayden asked why a 1,500 square foot garage when they are normally 600 square feet. Mr. Boulet said the second floor is for Mr. Hare's hobby and the first floor is for the

lawn tractor and accessories. He added that there are a few 6 foot tall fences between this property and the neighbors.

Mr. Hayden asked about the 600 square foot size of a garage/accessory structure. Ms. Bhide said that is standard for all residential zoning districts. Mr. Hayden asked if there are any garages of this size in residential neighborhoods. Ms. Bhide said the footprint of the large garage on Crystal Lake Avenue is smaller than the proposed garage and that garage doesn't have a second floor only a storage area. Mr. Hayden said he is concerned for the neighborhood. He doesn't see a hardship and the request if for more than double the allowable size in a residential district. Mr. Boulet said there won't be any impact on the neighbors. Mr. Goss said he doesn't have a problem with the request because it goes straight back and it can't be seen from the street. He added that there currently is a variation for the garage.

Mr. Greenman said part of the PZC's responsibility is to protect the neighborhood. The question is should they be looking ahead. Some of the mature trees won't be there in the future. The conversation would be different if the trees were not there. Ms. Bhide said that is why the UDO requires a Special Use for any accessory building over 600 square feet – to protect the neighbors. Mr. Goss said the neighbors were notified and are not here. Mr. Batastini said sometimes the neighbors count on the City to protect them so they don't come. This is a very large building on a quarter acre lot.

Mr. Hayden said he can't find the hardship and several Findings of Fact aren't met. There is already a large garage on the property that was previously granted a variation. Mr. Boulet said he went through the Finding of Fact and he feels that most are met. Mr. Hayden said if he lived next door he would have a problem with it. Also if this is passed, there is no control over what can be done with the building.

Mr. Boulet said the structure is hidden from the street. He doesn't see a problem with this request.

Mr. Esposito moved to approve a Special Use Permit for a detached accessory structure greater than 600 square feet to allow a garage with the proposed addition to be approximately 770 square feet on the first floor and 725 square feet on the second floor; and Variations to allow: A. the garage addition to be as close as 18 inches from the side property line, instead of the required 5-foot side-yard setback; and B. Variation to allow an accessory structure to be two stories and 19 feet in height for 95 S. Oriole Trail with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 10-14-11)
 - B. Plat of Survey (VSEI, received 10-14-11)
 - C. Details (Hare, received 10-28-11)
2. A special use permit and variations are hereby granted to allow the petitioner's request.
3. The maximum projection of the eave or overhang for the addition will be at least six inches from the property line.

4. The addition shall be consistent with the existing garage with respect to style, building materials and colors.
5. The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Mr. Goss seconded the motion. On roll call, members Esposito, Goss, and Jouron voted aye. Members Batastini, Gavle, Greenman, and Hayden voted no. Motion failed 3-4.

2011-57 IRON HAND LLC/BUZZ LOUNGE – 5831 Northwest Hwy. – PUBLIC HEARING
Special Use Permit for a drinking place.

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.

James Weber was present to represent his petition. Mr. Weber said his intention is to create an upscale interior for the business with creating more inviting and semi private areas. There will also be dining areas. The spaces will be created with partition walls. Mr. Weber said there is already a bar in place and some other equipment.

Mr. Hayden asked if the petitioner had any concerns with the recommended conditions in the staff report. Mr. Weber said he is concerned with the waste water comment. Ms. Bhide said that there are technical staff review comments that can be resolved at building permit. Mr. Hayden said this business is changing ownership. Mr. Weber said yes.

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

Mr. Jouron asked about serving food. Mr. Weber said they will be working with Joseph's to bring in catered food like sandwiches, etc. The original owner did not provide any food and it is always safer to serve food when drinking alcohol. Mr. Jouron asked if TV and games will be added. Mr. Weber said there will be TVs and they will also upgrade the lighting since there isn't much in there now. Mr. Jouron asked about the hours of operation. Mr. Weber said he would like to get a liquor license to allow them to open at 11 a.m. and close when the license says.

Mr. Goss asked what the intention of the rear area is. Mr. Weber said he spoke with the Fire Department and they said it could be used so long as there is a clear 4 foot aisle maintained. He also would like to put another doorway in front. Mr. Goss said the challenge is the parking on this property. Most is in the rear of the building with the main entrances in front and is not sure why this use was approved originally. Mr. Goss asked about security. Mr. Weber said the back door is a concern. Mr. Goss

suggested an alarm on the door. Mr. Goss said there may be an impact on occupancy depending on the gaming.

Mr. Greenman asked if the business would be open 7 days a week. Mr. Weber said yes but would close early on Sunday. Mr. Greenman asked who the audience for this is since the petitioner seems to be trying to do a lot in this space. Mr. Weber said he is targeting people over 25. There could possibly be a pool table in the front area. Mr. Greenman said he doesn't have a problem with the use and wants the petitioner to be successful. It seems that the petitioner wants to do a lot with the space.

Mr. Esposito is concerned with the parking. If there is another entrance in the rear that would be helpful. Mr. Gavle agreed.

Mr. Hayden said the use is there already and they meet the Findings of Fact and has demonstrated that they have been met. He asked about the possibility of food. Mr. Weber said they will have a very limited menu. He will be working out the details with Joseph's. Mr. Hayden said another issue will be the hours which will be dictated by the Liquor Commission.

Mr. Goss asked what the occupancy is for this space. Ms. Bhide said a more detailed plan needs to be submitted. Mr. Weber said there is a sheet on the wall with black marker stating the occupancy is 260.

Mr. Esposito moved to approve the Special Use Permit to allow a drinking place at 5831 Northwest Hwy. with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 10-17-11
 - B. ALTA/ACSM Land Title Survey, Mionske, dated 9-5-2003, received 10-17-11
 - C. Floor Plan, JAKL, dated 3-8-10, received 10-17-11
2. This Special Use Permit is granted specifically to this applicant based on the floor plans submitted. An increase in the intensity of the use beyond what is indicated in the application is not permitted. A change in ownership will not require a new Special Use Permit as long as the intensity of the use is not altered.
3. All proposed signage shall meet the requirements of the Unified Development Ordinance for Commercial Signs (Article 4-1000 F)
4. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

Mr. Goss said he voted no based on the occupancy and the parking for the site.

2011-48 SAGE YMCA – 701 Manor Street – PUBLIC HEARING

This petition was continued from the October 19, 2011 PZC meeting.
Final PUD Amendment for an electronic message center 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.

Phil Pbielawski, project manager, was present to represent the petition. Mr. Pbielawski said they would like to build a monument sign with an electronic message center (EMC) on Manor Road. The EMC will be used to tell people of our classes and general announcements.

Carl Reaver, 755 Manor Road, said he likes having the YMCA in the neighborhood. He said Manor Road is not a main street and has a speed limit of 25 mph. Mr. Reaver said he read the requirements to qualify for an EMC with frontage on Route 14 or Route 31. He thinks that would be a great place for the sign. That would notify people that the YMCA is there. Also he is concerned that the sign is very bright.

Bryn Weiland, 765 Golden Oak Circle, said she is concerned with the location of the sign. If it is designed to attract people it is in the wrong place. Ms. Weiland said the proposed location is blocked from northbound traffic by utility boxes and trees. She agrees that it should be placed on Route 31 or more in the center of the property along Manor Street. The sign will be very bright and there are no street lights in the area.

Scott Everett, a neighbor in the area, said the sign is not appropriate for a residential area. Mr. Everett said if the sign is to be used to attract new members, it needs to be in a different location. He feels that most people who live in the area know where the YMCA is located.

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

Mr. Batastini said he supports the YMCA but he has a problem with the electronic message center portion. He asked if the sign was to mark the entrance or to give information to people. Mr. Batastini said he would prefer it to be on Route 31 and he understands that the entrance was closed off. With having the sign in that location it would be seen by more people who possibly don't know there is a YMCA behind the grove of trees. Having the sign on Manor Road will not send the message to many people and it will impact the neighbors.

Mr. Gavle feels the sign should be located on Route 31 and give directions to the Y's location.

Mr. Esposito said he lived in that area for many years before the YMCA was built there. He feels the sign should be on Route 31.

Mr. Greenman agreed. He said this type of sign is very expensive and doesn't feel the Y will get the "bang for the buck" in this location. He also thanked the residents for coming to this meeting.

Mr. Jouron said no one will see this sign on Manor Road and it is a nice sign. He added that the sign should be turned off before 11 p.m. since this is a residential neighborhood.

Mr. Goss said this sign is not in the right place and should be put on Route 31. It can't be put on Route 14 as someone suggested, since it would be an off premise sign.

Mr. Hayden agreed with the comments that had been made by the other Commissioners.

Mr. Pbielawski said the sign is located at their main entrance and the sign would be turned off when they are closed. He added that there is not a lot of light given off by the sign.

Mr. Batastini said he understands it is at the entrance to the YMCA but feels the sign should not be on Manor Road.

Mr. Batastini moved to deny the Final PUD Amendment to allow an electronic message center sign for the Sage YMCA at 701 Manor Street. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion to deny passed.

2011-54 CRYSTAL LAKE BANK & TRUST – 5100 Northwest Hwy. – PUBLIC HEARING
Final PUD Amendment/Special Use Permit for an electronic message center 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.

Jessica Heath-Bolden with White Way Sign Company, and Jim Thorpe, President of Crystal Lake Bank and Trust, were present to represent the petition. Ms. Heath-Bolden said that based on Staff recommendations a revised sign plan was resubmitted. The new sign is 9 feet tall and 79.5 square feet. She said the request would meet the majority of the Findings of Fact and they don't have any problems with the conditions. The bank will do whatever the City wants them to do for the sign.

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

Mr. Batastini said he would prefer the sign to be reduced in height and feels it should meet the Sign Ordinance. He said the original submittal was too large and this is closer to what he would be looking for.

Mr. Gavle said the agreed and tried to visualize the new sign. He feels it is too big.

Mr. Esposito asked what the sizes of the other signs on Route 14 are such as Sam's. Ms. Bhide said this use is considered an office use which has different criteria for signs. The other signs such as Sam's are considered a retail use. Mr. Jouron said he doesn't believe they are 6 feet tall. Mr. Esposito said this sign could have been a pole sign at 9 feet tall.

Mr. Greenman said he appreciates the petitioner reducing the size of the sign but agree that it still is too large. He said they worked long and hard to get control of the signs on Route 14 and this would be a step backwards. Mr. Greenman said he would prefer the sign be closer to 6 feet tall than 9 feet. He recalls the sign for Amcore Bank was brought down to the current size.

Mr. Jouron said signs are larger with the electronic message centers. He would also prefer the sign to be 6 feet tall.

Mr. Goss suggested they remove the top cornice which would reduce it to approximately 7 feet. He asked about the second monument sign. Ms. Heath-Bolden said they want to use the existing bases for the signs. Mr. Goss said 9 feet is too tall and if the molding on top were removed he would be ok with that height.

Mr. Thorpe said they would like to use the existing footing for the sign. Their problem is they have a very long name which takes up a lot of space. They also have requirements they need to abide by from the FDIC.

Mr. Goss said the problem is the height of the sign. Mr. Thorpe said they wanted to match the cornice that will be put on this building in the spring. Mr. Batastini agreed that the problem was the height of the sign but it does look nice with the cornice and masonry base.

Mr. Hayden said he doesn't want to redesign the sign for them but the sign is too tall. They have been slowly taking back control of the signs on Route 14 and don't want it to go backwards. Mr. Thorpe said they can remove the cornice from the sign. Mr. Hayden said that would reduce the height. Mr. Greenman said that would be ok but if they could reduce the sign and still keep the cornice that would be fine.

Mr. Goss moved to approve Final PUD Amendment and Special Use Permit to allow an electronic message center sign; and Variations from the maximum allowable height of 6 feet to allow ~~42~~ 7'-3.5' feet and the maximum allowable area of 32 square feet to allow ~~92.4~~ 79.5 square feet for a free-standing sign for Crystal Lake Bank and Trust at 5100 Northwest Highway with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

- A. Application, received 10-13-11

B. Site Plan, received 10-13-11

C. Sign Details, White Way Sign Company, ~~dated 9-12-11, received 10-13-11~~ **dated 9-6-11 and represented at the PZC meeting on 11-2-11.**

~~2. If the proposed sign is approved, the sign must be reduced to 9 feet in height and 80 SF in area, which are the maximum allowable height and area allowances for a commercial sign.~~

3. If approved, the proposed sign must meet all design standards for an EMC including:

A. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level.

B. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time except for time and temperature messaging which may have a shorter duration, but no less than 1 minute. If messages alternate with time/temperature then a 5-minute “hold” time is required for the messages (5-1-5-1 sequence).

C. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages.

D. All messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled.

E. The EMC unit must be equipped to override commercial messages for emergency situations such as an “Amber Alert” or other such acute public emergencies. Such override authority for public emergencies shall not exceed 48 total hours within any two week period.

F. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.

4. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the PUD.

5. 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.

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

2011-53 MAIN STREET APARTMENTS – E. Main St.; N. Congress Pkwy. – PUBLIC HEARING

This petition was continued from the October 19, 2011 PZC meeting.

Annexation, Comprehensive Plan Amendment, Rezone to “R-3BPUD, Conceptual Review for a 71 unit apartment development.

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.

Joe Gottemoller, attorney, and Chris Hooker with Banner Apartments, were present to represent the petition. Mr. Hayden said the Commissioners received a copy of the comments from the Fire Department and asked if the petitioner had received them. Mr. Gottemoller said he was not concerned with them at this time since this is a conceptual review.

Mr. Hooker said Banner Apartments is a long-term management company. They recently had another project in this area that they are no longer pursuing for various reasons. He showed an aerial photo of the property and surrounding area as well as the concept site plan. Mr. Hooker said they were not certain as to how large of a detention area would be needed so that is why they are requesting a conceptual review. He showed the color renderings of the front elevation of the proposed building. There is a demand for lower price housing in Crystal Lake.

Mr. Gottemoller handed out an aerial photo of the surrounding area with the buildings numbered as well as a list of the uses in each building. He reviewed the surrounding properties which are zoned for manufacturing and commercial. He explained the uses that are in the area such as banks, spas, day care center, medical uses, Post Office, Metra station, church, gymnastics training facility and volleyball training facility. When this area was annexed it was going to be mostly manufacturing.

Mr. Gottemoller said there are several ways into the property and showed them on the aerial photo. It makes sense to put residential near these services. They are within walking distance from the proposed apartment site. He said their concern is to extend Exchange to Main Street and it is important to look at the traffic patterns in the area. Mr. Gottemoller said there are other ways to get into the site for emergency access that are existing.

Mr. Gottemoller believes that Skyridge was the last apartment complex to be built in Crystal Lake and the last phase was built in the mid 1990s. There is a shortage of apartments in the area and there is a need for that. He agrees that there is no high density residential in the area but there is also no Manufacturing either. He doesn't believe that this use will negatively impact the property values of the medical offices, spas, or day care center.

Mr. Gottemoller said the property has been zoned Industrial in the County for many years and there are vacant buildings in the area.

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

Mr. Jouron asked about the density. Mr. Gottemoller said this is the conceptual plan and the density can change. As of this moment the density is 10.9 units per acre. Mr. Jouron asked about rent prices. Mr.

Hooker said it is hard to find comparables. Mr. Jouron said many of the apartments that were within the City have been converted to condos. He is not certain that this is the right place for this development.

Mr. Batastini said he is completely opposed to this use here. The challenge is that we allowed other uses in that area. This was built to be a commercial area. He is not opposed to a multi-family use but not in this area. Mr. Batastini feels they need to keep this Industrial so we have a place for it when it comes back.

Mr. Gavle agreed with the conclusion. He is concerned about the density and parking. He calculates that there will be approximately 200 people in that complex and there will only be 128 parking spaces. He feels there will be more cars than spaces.

Mr. Esposito said there is no infrastructure there such as bike paths, walk ways, etc. He feels it is too far to walk to the Metra station and we don't have bus service.

Mr. Greenman agreed. He said they had talked several years ago about multi-family housing but on the west side of Main Street. He doesn't agree that "R-3B" is right for this property. Mr. Gottemoller said the existing uses are consistent with residential uses. Mr. Hooker said they have several sites in the Midwest that have retail uses in the front, office uses in the middle, and apartments behind and it works well. Mr. Greenman said the petitioner is asking the City to take 10% of the property and amend the Comprehensive Plan. The remaining 90% of the property will be hard to develop. He can't recommend the Comprehensive Plan amendment or the rezoning. Mr. Hooker asked what the date of the Comprehensive Plan is. Mr. Greenman said they review the plan annually.

Mr. Goss agreed. He needs to see a plan for the entire 63 acres. Mr. Goss said he was the one to ask for the Fire Department comments. He would like to see how the roads connect. Mr. Goss added that the extra access to this site is through private property which may create other problems. He feels this is spot zoning and doesn't want to put residential here.

Mr. Hayden agreed with the comments that had been made. There is no need to discuss the conceptual plan if they don't agree with the zoning and Comprehensive Plan changes.

Mr. Goss moved to deny the Comprehensive Land Use Plan Amendment from Commerce to High Density Residential and Rezoning from I-1 McHenry County Industry to R-3B PUD Multi-Family Residential in conjunction with an annexation for Main Street Crossing Apartments located east of Main Street and North of Congress Parkway at the west end of Exchange Drive. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion to deny passed.

REPORT FROM PLANNING

- Curran Martial Arts – 110 W. Woodstock St. – Use Variation
- Text Amendment Referral EMCs for gas stations
- Snow removal ordinance

Ms. Rentzsch said there will be a special workshop meeting for the PZC to be held on November 16, 2011 where they will discuss the draft 2030 Comprehensive Land Use Plan and Map.

COMMENTS FROM THE COMMISSION

Mr. Greenman felt that the aerial photo with the list of the businesses in that area that the last petition provided to the Commissioners was very helpful.

Mr. Esposito asked about the lack of a street light at the intersection of Concord and Windsor immediately behind South High School. Ms. Rentzsch said they will check into it.

Mr. Hayden understands there are no current regulations for brick structures in the parkway. He is concerned with the snow plowing staff. Ms. Rentzsch said there is a subcommittee of staff members who are looking into things found in the parkway such as brick mailboxes, boulders, landscape timbers, etc. to see if regulations can be put in the UDO or City Code to regulate them.

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