



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 20, 2015
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 Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini and Greenman were absent.

Michelle Rentzsch, Director of Community Development, Kathryn Cowlin 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 was being televised now as well as recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE MAY 6, 2015 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the May 6, 2015 Planning and Zoning Commission as presented. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2014-60 LUTTER CENTER – WALMART-MURPHY OIL - 1205 S. Route 31 – PUBLIC HEARING

This petition was continued from the May 6, 2015 PZC meeting.
Special Use Permit, Final PUD Amendment and Final Plat of Subdivision for a Murphy's Oil fuel station.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Wayne Gibson with Murphy Oil and Rafael Bassi, engineer for the project, were present to represent the request. Mr. Gibson said they are requesting a Special Use Permit for a fueling station. They have located in Walmart parking lots since 1996. The property the station will be on will be subdivided off since they own their own land and the employees will also be theirs – not Walmart's. Mr. Gibson said the building is 400 square feet and the building will match the existing Walmart store. He believes they have met all of the requirements of the City.

Mr. Bassi showed the overall concept site plan showing the existing Walmart building and proposed fueling station. He said the access to the site will be on internal roadways. Mr. Bassi showed the site plan that included the canopies, parking areas, dumpster enclosure, building, and tanks. The delivery trucks will come in from the west and continue across their site. He showed the topography and grading plans, photometrics plan for the parking area and under the canopy. The elevations will match the style and compliment colors of Walmart store. Mr. Bassi said the stormwater management for this site is already in

place from existing development. This site is within the well head protection area for Cary and they have presented an Environmental Impact study.

Mr. Hayden asked if the petitioner had any concerns with the recommended conditions listed in the staff report. Mr. Gibson said they don't have any concerns.

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

Mr. Jouron said he likes the colors that are to be used for the building. He asked if there were any neon bands of lights around the canopy. Mr. Bassi said that there won't be any. The only illumination will be from the logo and the gas price. Mr. Gibson agreed that there would be no band of lights nor internal illumination.

Mr. Esposito said he likes the plan. There are small traffic issues at times at that intersection. He asked about an electronic message center sign for the gas prices. Mr. Gibson said it is electronic and they will use white illumination.

Mr. Skluzacek likes that there is no exit from this site into the parking lot. Mr. Bassi said there will be curbs to separate this area.

Mr. Goss said there is no price monument sign shown. Mr. Bassi said none is proposed. Mr. Gibson asked if they could have one. Mr. Goss said the staff report talked about one but there isn't one shown on the plan. He asked about the truck routing. Mr. Gibson said the trucks enter the site and circle around on their lot. All of the movements are done completely on this site. Mr. Goss asked about the water kiosk that is shown. Mr. Gibson said it is to fill up water bottles or jugs. It is a small apparatus. Mr. Hayden asked if staff prefer it to be in inside. Ms. Maxwell said yes.

Mr. Hayden feels that this request meets the Findings of Fact that are listed in the Staff Report. He is not concerned that this use will negatively impact the well head for Cary. There is a condition that states the requirements from Cary will need to be met. Mr. Hayden asked about the canopy listed in the design criteria. Ms. Maxwell stated that it is for the building. There are no canopies over the windows.

Mr. Goss moved to approve the Special Use Permit, Final PUD Amendment and Final Plat of Subdivision for a Murphy's Oil fuel station for Murphy's Oil at 1205 S. Route 31 with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (CEI Engineering, received 03/16/15).
 - B. Final Plat of Subdivision (Four Points Land Surveying, undated, received 04/28/15)
 - C. Site and Landscape Plans [sheets C-1, 2, 4, 7 & 9] (CEI Engineering, dated 04/23/15, received 04/24/15)
 - D. Elevations (BRR, dated 11/07/14, received 04/24/15)

2. Outside storage and sales need to comply with Guidelines for Outdoor Sales, Service, Storage and Display in the UDO, which requires a Limited Use Permit. There shall be no stand-alone water kiosk on the property, unless inside the building.
3. Elevations
 - A. The building elevation shall be revised so that the stand-alone window bay does not go to the ground, but that the brick base continues through that area on both the left and right elevations.
4. Plat of Subdivision
 - A. Amend the plat title to read Final Plat.
 - B. Remove the IDOT signature block from the plat.
 - C. A revised final plat shall be provided to the City with Owner, County Clerk and Surveyor/Surface Water Drainage certificates signed.
5. Comply with the recommendations of the traffic study dated March 2015, including:
 - A. The eastbound right-turn lane at the Central Park / Lutter intersection should be widened and restriped to better accommodate traffic entering the intersection from the Illinois Route 31 / Rakow Road intersection.
 - B. The striping within the gas station property lot that separates the inbound and outbound traffic at the southwest property entrance onto the Access Drive should be extended to better delineate traffic heading into and out of the site.
 - C. The three parking spaces immediately adjacent to the southeast corner of the proposed gas station property, near the existing cart corral, should be removed upon further coordination with Wal-Mart.
6. Comply with the recommendations from the Village of Cary in their letter dated May 14, 2015, including:
 - A. The detailed fuel storage tank and piping plans, including the means of containment and monitoring, should be reviewed to assure that the containment prevention facilities are suitable for this location. The tanks will sit in a sand and gravel formation that is approximately 90 feet thick with the water level approximately 45 feet below the surface. There will not be any groundwater in the tank excavation, but the geologic materials on this property will not significantly impede the movement of contamination if it is released. Given this geology, the tanks and piping should be set in a lines containment area with monitoring well within the containment zone.
 - B. Walmart, the Murphy Oil fueling station, and other property owners at this location should have contingency plans in place for the quick containment of spills on the parking lot and service area surfaces. The owners should also have plans for minimizing the use of salts and chemicals that will be discharged into the drywells.
 - C. A triple basin separator should be provided for the storm sewer collection system on this parcel upstream of the drywell to capture contaminated runoff before it enters the drywell. The triple basin separator should include a detection system for petroleum products and an alarm system.

D. Any monitoring well should be installed in a location to best capture the directional flow of any downstream runoff materials.

7. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

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

2015-20 OAK HOLLOW – S. Ken St.; N. RR Tracks; W. Thomas – PUBLIC HEARING

This petition was continued from the May 6, 2015 PZC meeting.

Rezoning, upon annexation, to R-3A Two-Family Residential; Preliminary Plat of Subdivision to create a 59- lot subdivision with outlots for detention; and Variation from Section 5-200 G 2 b xxii from the growth management plan requirements.

Mr. Hayden stated that the request was continued from the previous meeting and they are still sworn in.

Mr. Hayden stated there have been some nice changes made to the plan.

Harold Francke, attorney, Jim Truesdell with D R Horton Builder, and Ron Adams, engineer, were present to represent the petition. Mr. Truesdell said they took large steps from the previous meeting. He reviewed the changes and would answer questions. Most of the lots are now 71 feet wide which decreased the density. Most lots can accommodate 3-car garages. The average lot size is 8,800 sq. ft., which exceeds the minimum lot size for the “R-2” district. He showed the original and revised plans. The revised plan shows seven lots at the minimum square footage and those lots back up to open space. He added that the lots abutting existing residential lots exceed 8,400 sq. ft. and are deeper lots as well as the lots that back up to the school property. The detention area is also a buffer. This creates a much more open streetscape. Mr. Truesdell showed the landscape plan. The park area – tot lot is shown away from the tracks and in a location so it is accessible to both this development as well as the existing neighborhood. He stated that all lots exceed the minimum lot width and all lots comply with the “R-3A” bulk standards.

Mr. Truesdell said the original variations were eliminated except for the growth management plan. They have softened the radii of the road curves. They are still requesting a waiver of the growth management plan. He showed how their building footprints fit on the various lots leaving area for future decks, sun rooms, additions, etc. They feel this blends in well with the existing area. Mr. Truesdell said this development is close to the downtown and train station. He showed a 3-D rendering of a typical streetscape using a sampling of various home designs. The Design Guidelines have helped and will add to the community.

Mr. Truesdell reviewed the summary of changes from the prior plan including a decrease of three lots, the addition of a park site away from the tracks, etc. This will benefit the community. He added that this is an infill development and near the downtown area. They are requesting annexation, rezoning, Preliminary Plat of Subdivision and a waiver from the Growth Management requirements. They believe this is a small development and the waiver is a reasonable request.

Mr. Hayden asked if the petitioner had any concerns with conditions in report. Mr. Truesdell said they have no concerns with the recommended conditions.

Frank Shields, 40 Kent Avenue, likes the idea of the park being closer to the end of Kent Avenue. He is still concerned with construction traffic and what routes the trucks will take. It will probably take a number of years to complete. Mr. Shields asked who is responsible to extend Oak Hollow Road to Pingree. He added that Kent Avenue has no curbs and is a narrow roadway which will be dangerous. Mr. Shields feels it is safer for the trucks to use Oak Hollow with going out toward Pingree.

Joe Vazzano, 491 E. Crystal Lake Avenue, lives at the northeast corner of this project. He and his neighbors' lots are very low and back up to the proposed detention area. He asked if there will be a berm around the detention area. Mr. Vazzano said they prefer that this property not be annexed into the City. If it is they will be surrounded and could be forced annexed into the City. He added that if Oak Hollow connects the residents near Pingree Road won't want all that traffic. He said they can hear the trains from their home and these homes will be much closer. He feels that this won't be a quality subdivision since the homes will be so close to the tracks.

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

Mr. Jouron through the size of the homes would be decreased. Mr. Truesdell said the lots were made wider and deeper. Also the lots now show extra room in rear to allow for decks, additions, etc. He reminded the Commissioners that over half of lots will have either look-out or walkout basements. Typically those types of homes don't need additions because they have a full basement. Mr. Jouron said there are no new house designs. Mr. Truesdell said the designs are the same and they worked hard to make the homes attractive. They wanted to de-emphasize the garages so they wouldn't be a dominating feature of the front elevation. Mr. Jouron said there is no view showing the 3-car garages. Mr. Truesdell said they will be a separate garage added to the side of the house. This will also add to the variety of the elevations.

Mr. Hayden reminded the Commissioners that this is not a PUD. This is only a matter of zoning.

Mr. Jouron asked if the adjacent homes are on well and septic. Mr. Vazzano said yes.

Mr. Esposito said he likes the revised site plan. He also appreciates the park site being moved away from the tracks. He has a problem with the product which is not what he would expect in an "R-3A" zoning district. He would prefer to see more old style City houses with front porches for this area and not a more suburban look.

Mr. Skluzacek said he likes the changes that were made. He asked that the construction traffic not use Kent Avenue. Mr. Truesdell said that will be worked out with staff for the least impact on the area. He can see the main entrance as Oak Hollow. Mr. Skluzacek likes the changes that were made.

Mr. Goss does not want the construction traffic to access this development past the school. He would want it to come off Pingree Road. He appreciates the changes that have been made to the plan but believes that there is still a problem with some of the lots being tight. Mr. Truesdell said the lots shown are buildable and there are some styles of homes that won't be allowed on certain lots. Mr. Goss said he wants something more creative to give the lots depth. He suggested staggering the front yard setback. Mr. Truesdell said they can do that. He added that the decks can be wider and if they are uncovered the deck can encroach into the rear setback by 4 feet. There are a lot of options and a lot of potential. Mr. Goss believes the petitioner will have problems fitting buildings on the lots that are on a curve. Mr. Adams said when they revamped the site plan, they used the models to be sure that 3 to 5 styles can fit on the lots. He added that there will be lots that will have restrictions as to what styles can be built on them. All homes except for the large ranch style will fit on most lots. Mr. Adams said this site plan has been redeveloped to meet the concerns of the Commission. Mr. Goss believes that the petitioners mistook the comment regarding the 3-car garages. He doesn't feel that this is a good area for 3-car garages and they don't fit in with the design standards. Mr. Goss felt this property sets itself up for townhouses and not single family. There would be more common areas with townhouses that can be controlled. He feels this property should be zoned "R-2" and there are not enough changes that were made for him to approve this request.

Mr. Hayden said this is an issue of zoning. When the Preliminary Plat is tied with the zoning presented, it creates a problem for some Commissioners. He added that if this development were townhouses, the zoning would be a better fit. He has no problem with the variation from the Growth Management requirement. It was put in place in the early 1990s to help our school districts keep pace with the residential growth.

Mr. Truesdell said he is not sure what the concern is. This is an infill piece and their design fits better with the surrounding area. Also the lots proposed are larger than what is around them. This is a classic - transitional zoning. From a planning standpoint, this plan makes more sense. They feel it is a good transition from existing townhouses. Mr. Truesdell respectfully disagrees with some of the comments that were made. Mr. Hayden appreciates what has been done. He does like the road radii better with the revised plan.

Mr. Goss asked if it is within the Commission's purview to comment on growth management. Ms. Rentzsch said it is a variation request and yes the PZC has purview. Mr. Goss said there is no room for future homeowners to make improvements they are entitled to and he has a problem with that.

Mr. Hayden asked the Commissioners what they feel is the appropriate zoning for this property. Mr. Jouron said "R-2." Mr. Hayden asked if they could only annex the property. Ms. Rentzsch said she is fairly certain that the PZC and City Council would not approve zoning for this parcel without a plan. Mr. Esposito would prefer a mixture of housing styles – townhouses and single family.

Mr. Truesdell said the homes proposed will fit on the lots proposed. Mr. Goss said the petitioner doesn't see that in 5 years from now, the new owners will want to add something to their lot and they will need to ask

for variations. They have to deal with that now with the development to the east. They need to look at the lots into the future.

Mr. Francke said they can work with staff so the limitations of the lot can be a plat restriction. The majority of lots presented won't have a problem. This is an opportunity for the City to gain control of the property. They are requesting an accelerated building schedule and listed the possible allowances. This is a smaller development and it will provide a road connection.

Mr. Hayden asked if there will be a berm at the detention area. Mr. Adams said they will not be going onto other properties and if there would be a berm it would be on their property. He did not have the specifics in front of him. Mr. Goss asked if the area will be fenced from the school. Mr. Adams believes there is a detention area on the school's property along Crystal Lake Avenue. He added that usually these types of detention areas are dry with grass bottoms.

Mr. Goss said that even if the variation from Growth Management Plan was worded as a waiver, he would vote no. It is based on a certain number of units to be built in a calendar year and if the developer doesn't use that number, the remaining number are move forward to the next year.

Mr. Goss moved to approve the Rezoning, upon annexation, to R-3A Two-Family Residential; Preliminary Plat of Subdivision to create a 59- lot subdivision with outlots for detention and park site; and a Variation from Section 5-200 G 2 b xxii from the growth management plan requirements for Oak Hollow located south of Kent Street, north of the railroad tracks, and west of Thomas with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (DRH Cambridge Homes, Inc., received 03/16/15)
 - B. ALTA / ASCM Land Title Survey (R.E. Allen and Associates, dated 01/29/15, received 03/16/15)
 - C. Preliminary Plat / Site Plan (Pearson Brown, dated 05/08/15, received 05/14/15)
 - D. Preliminary Engineering Plans (Pearson Brown, dated 03/09/15, received 03/16/15)
 - E. Preliminary Landscape Plan (Dickson Design, dated 05/12/15, received 05/14/15)
 - F. Tree Survey (R.E. Allen, dated 02/27/15, received 03/16/15)
 - G. House Elevations (Premier Architecture, Inc. dated 04/28/15, received 04/29/15)
2. The petitioner shall prepare all final documents for review including, but not limited to; a Final Plat of Subdivision, Final Landscape Plan and Final Engineering Plans and Reports.
3. The final plat shall illustrate a landscape easement on Lots 9, 10, 11, 12, 14 and 15.
4. The development shall comply with the anti-monotony standards.
5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, of the City's Stormwater Consultant.

Mr. Skluzacek seconded the motion. On roll call, Mr. Skluzacek voted aye. Members Esposito, Goss, Jouron, and Hayden voted no. Motion did not pass.

Mr. Esposito believes this should be “R-2” zoning. Mr. Jouron agreed.

2015-25 McHENRY ATHLETIC COMPLEX - 1310 Ridgefield Rd – PUBLIC HEARING

This petition was continued from the May 6, 2015 PZC meeting.

Special Use Permit Amendment and Final PUD Amendment to allow additional uses; Variation from Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state; and Variation from Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Tom Zanck, attorney, Paul Miceli, local owner, were present to represent the petition. Mr. Miceli reviewed the petition. He manages the site and organized leagues, etc. He shared his educational background and now he wants kids to create good memories. Mr. Miceli said he had previously managed this property several years ago and left. He found it was available for purchase and purchased it two years ago in a very run down condition. Mr. Miceli said there have been many improvements made to the building including new indoor fields, washroom facilities, painting, etc. He would like to add an outdoor grill area with a covered patio on west side of building, where the volleyball courts are currently and that are not used. The building is 65,000 sq. ft. and a new basketball floor was constructed. Mr. Miceli reviewed the other changes made to the building. The property is 11 acres and has a shared access off of Ridgefield Road. He explained the other improvements he is requesting for this property including an outdoor bar by the patio area, fencing, outdoor fire pits, horseshoe pits, bocce ball court, and be allowed to hold concerts and banquets. Most sports slow down during the summer months and he would like to host trade shows, exhibits, indoor garage sale, kick boxing, wrestling, and cheerleading events and camps or practices. He wants this facility to be a family-friendly environment that allows everyone to be comfortable there all the time. They could possibly turn a portion of the outdoor areas into ice rinks in the winter.

Mr. Zanck lists the uses that area already allowed for this facility. Mr. Miceli said they would like to hold camps in the summer between 9 a.m. and 9 p.m. The attendants would not be there all the time, but would be coming and going throughout the day. The proposed banquet facility would be only a small area of the building for rent. There would also be practices and leagues after the camp times. He said there are 134 parking spaces currently on the property, and in 2001 there were 33 future land banked spaces approved. Those would be constructed at this time. He also has a letter from a neighbor allowing him to use their property for overflow parking, which could allow up to 80 to 100 additional parking spaces. They also have approval to use the property to the north and west for additional parking, which would total approximately

220 spaces. Mr. Miceli said he is requesting to use gravel for those parking areas now and he is currently in discussions with the property owner to purchase that property for future permanent parking. They will do what is required for Watershed area.

Mr. Zanck and Mr. Miceli reviewed the Findings of Fact. Mr. Miceli said this is a sports facility more than anything else. In the ordinance a banquet hall is required to have a canopy for drop off. If that would be needed he would do it, but prefers not to because this is first a sports facility. This use is for the community and it would not be detrimental to the property values. Mr. Miceli described the surrounding uses and he will comply with the zoning regulations. This use will not impact traffic, but it will improve it. They will provide parking staff to help with parking the cars during large events. This use will not negatively impact the environment or be unsightly. They will meet the City's requirements as well as the County Health Department. Mr. Miceli said he is requesting a temporary variation to allow a gravel parking lot on the adjacent property that will be used for overflow parking. The detention area is located in the front of the building and the septic field is the twice size of what is needed. He does not have a problem with conditions in report.

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 if there will be hockey. Mr. Miceli said they will have floor hockey. Mr. Jouron said this will be a nice addition to the Community. It is a good thing to use the facilities for other things during the "off-times." He suggested hosting an RV show. Mr. Hayden suggested a classic car auction.

Mr. Skluzacek asked if there would be any additions to the building. Mr. Miceli said only the outside bar area. Mr. Skluzacek said there would need to be an additional liquor license for outside. Mr. Skluzacek said they may need to add more washroom facilities. Mr. Miceli said they will add more if they are needed.

Mr. Esposito suggested adding locker rooms. Mr. Miceli said that is a possibility in the future.

Mr. Goss asked if the City or the Fire Marshall would have a problem with the number of people in the building. Mr. Miceli said the building will be sprinklered and there are areas that are currently sprinklered. Mr. Goss was surprised there was no traffic study conducted. He is concerned with the traffic that will be generated and he is happy to know that IDOT will be adding a traffic signal to the intersection of Route 14 and Ridgefield Road with the current construction. He is concerned with the traffic when everyone leaves. Mr. Zanck said they may need traffic control for the larger events. Mr. Goss wished the petitioner a lot of luck with this venture. Mr. Miceli anticipates the largest traffic will be on Saturday nights.

Mr. Hayden said he doesn't see a down side and will deal with an occasional traffic issue as it arises. Mr. Miceli said that a car show may be possible since there aren't many walls in the building. Mr. Esposito said this use meets the Findings of Fact that are listed in the staff report.

Mr. Esposito moved to approve the Special Use Permit Amendment and Final PUD Amendment to allow additional uses; and Variations from: A. Article 2-400(C)(25) banquet hall loading requirements of a covered passenger drop-off area that is located outside of the parking lot drive-aisles that offers vehicle stacking for three twenty-foot-long vehicles to allow the loading area to remain in its current state, and B. Article 4-200 off-street parking and loading general surfacing standards to allow a temporary gravel parking lot for McHenry Athletic Complex at 1310 Ridgefield Road with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Tom Zanck, received 04/10/15).
 - B. Site Plans (received 04/10/15)
 - C. Parking Plan (received 05/15/15)
2. The following uses are allowable: an outdoor bar, four fenced volleyball pits which could be converted into an outdoor skating rink, kick boxing, wrestling, cheerleading events, up to 3 outdoor gas fire pits, 2 horse shoe pits, one bocce ball court, conduct indoor and outdoor entertainment for Quinceaneras, concerts and banquet events, home shows with exhibit booths, trade shows and community garage sales, per the approved site plan.
3. Provide a detailed site plan for the area where outdoor concerts are to be held, and how pedestrian traffic will be managed.
4. Adjust the location of the band shell to comply with the UDO accessory structure setback requirement of 5 feet.
5. Provide details for the fencing to be used for the sand volleyball area. Chain-link fencing shall not be allowed.
6. When the adjacent property is purchased for additional parking, provide City Staff with a site plan for an approved surface parking lot that meets landscaping requirements.
7. Provide a landscape plan for the parking lot addition.
8. Pave the previously approved 33 parking spaces prior to commencing any additional uses.
9. The additional 200 gravel parking spaces on the adjacent property to the north and west shall be installed prior to commencing any additional uses. These parking spaces shall be paved no later June 1, 2016.
10. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

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

REPORT FROM PLANNING

- 95 Grant St. – Prelim/Final PUD, Special Use Permit
- Crystal Lake Family Dental – Carlemont – Prelim-Final PUD, Variation
- Deddo – 1784 Kennington Ln – Variation

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 9:25 p.m.