

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, OCTOBER 19, 2017
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, BRIAN KERN,
NICHOLAS BECKER, SHAWN NOVAK, LINDY TOO HILL

ABSENT: CATHY NELSON

OTHERS PRESENT: ANDREW QUINTANILLA - ZONING OFFICER
ATTORNEY PHIL A. NICOLSI
NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR
SHEILA MILLS - SECRETARY

OTHERS ABSENT: COMMUNITY DEVELOPMENT DEPUTY DIRECTOR –
STEVE THOMPSON

Chairman Howlett announced that the next Community Development Committee meeting will be held Wednesday, November 1, 2017 at 5:30 p.m.

2. MINUTES

Mr. Becker moved to approve the minutes from the meeting held August 17, 2017.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. COMMUNICATIONS

Mr. Quintanilla presented an exterior elevation illustration and a letter in opposition for Items C and D. He also presented a landscape plan and use analysis for Items E. and F.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

Mrs. Toohill moved that Items E. and F. be moved to be presented after Items H. on the Agenda. Second by Mr. Hendricks. Motion carried by voice vote.

A. 68XX BROADCAST PARKWAY (PARCEL 12-03-228-003) AND PEAK DRIVE (PARCEL 08-34-477-006) – SPECIAL USE PERMIT TO ALLOW 100% OFFICE SPACE IN THE CR ZONING DISTRICT. Appropriate notice has been given.

Tom Walsh, Northwest Bank, 5203 Deer Pointe, Rockford, IL., Cory Stout, 810 Mitchell Drive, Winnebago, IL., Brian Blakemore, 400 N. First Street, Rockford, IL were sworn in as Petitioners.

Mr. Walsh indicated that Northwest Bank has purchased the property in front of Peak Fitness on Peak Drive and plan to build a 12,000 sq. ft. building for a bank with 22 to 25 employees. The building will have two drive-up windows and office space that will house the mortgage operation. Mr. Walsh added that they have future plans to expand the property with an addition, creating a multi-tenant building.

Mr. Becker asked about the narrow drive-up lane and parking spaces.

Mr. Stout indicated that they had to compromise on the width of the drive-up lane and parking spaces as they needed the room and there is no parking on the other side of the building.

Mrs. Howlett asked about the reduce width of the parking spaces and also the number of spaces they are providing. She ask Mr. Stout to explain the hardship in providing 18 parking spaces when the city code requires 19 parking spaces.

Mr. Stout explained that they had to compromise the width of the drive-up lane and parking spaces to allow for green space with a parkway along Perryville Rd. They would have to decrease the size of the building sign, which is scaled in size in relation to the building size. Mr. Stout added that if the size of the sign was to be reduced that would change the overall facade of the building.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit to allow 100% office space in the CR Zoning District for the property commonly known as 68XX Broadcast Parkway (Parcel 12-03-228-003) Peak Drive (Parcel 08-34-477-006) with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of Northwest Bank or change in property ownership.
2. Only uses inherent to the commercial Retail Zoning District shall be permitted.
3. No outside displays, or merchandise, or storage of any kind shall be permitted. All activities related to the bank or future retail tenant shall only be permitted within the building.
4. Uses not inherent in the CR Zoning District shall be required to obtain the proper Zoning Board of Appeals and City Council approval, for such uses before occupancy.

Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

B. 68XX BROADCAST PARKWAY (PARCEL 12-03-228-003) AND PEAK DRIVE (PARCEL 08-34-477-006) – SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR A BANK IN THE CR ZONING DISTRICT. Appropriate notice has been given.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit for a drive-thru window for a bank in the CR Zoning District in the CR Zoning District for the property commonly known as 68XX Broadcast Parkway (Parcel 12-03-228-003) and Peak Drive (Parcel 08-34-477-006), with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of Northwest Bank or change in property ownership.
2. The ingress/egress on Broadcast Parkway shall only be permitted to be a right in/right out, and shall not be full access. It shall be marked as a right in/right out. Prior to any work being done in the right-of-way on Broadcast Parkway, approval will be required by the Public Works Department.
3. The drive isle of 22-ft. in front of the building shall be permitted; however, the exterior drive isle must be 24-ft. as shown on the site plan.
4. The parking stalls shall be permitted to be 18-ft. deep, but must be 9-ft. wide.
5. No outside displays, or merchandise, or storage of any kind shall be permitted. All activities related to the bank or future retail tenant shall only be permitted within the building.
6. Uses not inherent in the Commercial Retail Zoning District shall be required to obtain the proper Zoning Board of Appeals and City Council approval, for such uses, before occupancy.

Second by Mr. Kern. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

Items C and D were discussed together and voted on separately.

Mr. Becker indicated that he will abstain from voting on Items C. and D. He is part of the Petition and all comments will be made as an applicant in support of the Petition and not a member of the Zoning Board of Appeals.

C. 7942 FOREST HILLS ROAD – ZONING MAP AMENDMENT FROM THE IL ZONING DISTRICT TO THE CR ZONING DISTRICT. Appropriate notice has been given.

John Hassett, 3812 Barrington Road, Rockford, IL and Nick Becker, R. K. Johnson & Associates Inc., 1515 Windsor Road, Loves Park, IL were sworn in as Petitioners.

Mr. Hassett indicated that the property for the proposed development has been vacant since the 70's and was originally intended to be used for a sales office for the modular home park across the street, but since the owners have transitioned out of the business. They are requesting approval to build a 4,060 sq. ft. 2-unit building, which includes a landlord storage room. One unit will be roughly 1,300-1,400 sq. ft. and the other unit will be 2,500 sq. ft. unit with a drive-thru window. He mentioned he has been in contact with Dunkin Donuts and Starbucks for a fast casual restaurant that will utilized the drive-thru window unit. Mr. Hassett indicated that the smaller unit will be used for a video gaming parlor.

Mr. Becker presented a site plan that indicates a large utility easement, which the building does not encroach, but the parking and drive thru isle are within the easement. The driveway for the building will align with Pebble Lane, which intersects with Forest Hills Rd., and has had traffic light signals and a full cross walk since the 90's. The reason for the signalization at that time was for vehicles entering and exiting Pebble Lane and for pedestrians utilizing the cross walk.

Mrs. Howlett asked for clarification on the ComEd easement.

Mr. Becker stated that the easement will not be vacated and the poles will remain and the easement will be used for pavement. He added that the site is currently in the IL Zoning District and he feels the change to CR Zoning District would be a more appropriate use of the property.

Mary King, 7735 Buffalo Grove, Loves Park, IL was sworn in as objector. Mrs. King indicated that her home is adjacent to the proposed development. She stated that she also submitted a letter to the board expresses. Mrs. King expressed concerns for the safety of the schoolchildren utilizing the crosswalk next to the property, the noise level from retail with the drive-thru; late hours of operation, safety, lighting, and property values. She feels the proposed development would be a hardship for their neighborhood.

Mark Rewerts, 7717 Buffalo Grove, Loves Park, IL was sworn in as objector. Mr. Rewerts stated that he has lived behind the proposed development for 30 years. He expressed concerns regarding privacy and the safety of the schoolchildren. He feels the lot is not big enough for the development and thinks it is not a good idea.

Mr. Hassett commented that schoolchildren have utilized the sidewalk since the early 90's and they have no intention of creating a hazard. He thinks the development will enhance the area as they plan to create an extensive landscaping shield made up of trees and greenery. Mr. Hassett added that the elements would be worse if a light industrial business were located there, which could operate 24 hours a day 7 days a week or an auto repair shop that would bring more noise than commercial retail zoning.

Mr. Becker added that the schoolchildren will be crossing at the light and will not have to cross the driveway. He added that it is not the city's intent for the property to be vacant it just happened to be vacant.

Mrs. King expressed additional concerns about the lighting, that trees are not a suitable light screen, and that she feels there is more noise with a commercial retail establishment than an industrial establishment.

Mr. Rewerts expressed additional concerns about the drainage creek that runs along the proposed development. He stated that there have been occasions when the proposed area has had 4-ft. of water, which caused flooding issues on Buffalo Grove Road. Mr. Rewerts feels with the development, there would be less green space, which would cause more flooding.

Mr. Becker stated that they not requesting approval to construct a building, but for the use of the land. The next step is a full-engineered site plan and a review by the city's engineer, then the drainage issues will be taken into account.

Mr. Hendricks asked if lighting would be reviewed in the engineering review phase such as lighting type, or the angle to minimize light exposure to neighboring houses.

Mr. Becker indicated that the lighting would comply with city ordinance and added that they are not proposing a variance for site lighting.

Mr. Quintanilla stated that a condition could be added to how the property will be illuminated. He feels that IL Zoning for the property would have a harsher effect on the neighborhood.

Mr. Bruck listed some of the establishments that could occupy the property as IL Zoning; businesses that provide production, processing, cleaning, servicing, testing, repair, and restorative type operations.

Mr. Kern commented that he does not recall a previous instance when diminished lighting was a condition.

Mr. Quintanilla commented that lighting is not part of the approval of this petition and is generally handled as a property maintenance issue.

Mrs. Howlett commented that a lumen or site lighting plan is not required by ordinance.

Mr. Kern moved to approve a Zoning Map Amendment from the IL/CR Zoning District to the CR Zoning District for the property commonly known as 7942 Forest Hills Road. Second by Mrs. Novak. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0 (Mr. Becker abstained from voting)

D. 7942 FOREST HILLS ROAD – SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR A PLANNED MULTI-TENANT RETAIL BUILDING IN THE CR ZONING DISTRICT.
Appropriate notice has been given.

Mr. Kern moved to approve a Special Use Permit for a drive-thru window for a planned multi-tenant retail building in the CR Zoning District for the property commonly known as 7942 Forest Hills Road, with the following conditions:

1. The Special Use Permit shall expire within 3-years of approval if a city approved fast food tenant has not been secured. If, within the 3-year period, a city approved fast food establishment becomes a tenant for this space, the Special Use Permit shall apply to that business. The Special Use Permit shall expire with the discontinuance of the first fast food establishment, or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent property owners, or business owners.

Second by Mrs. Novak. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0 (Mr. Becker abstained from voting)

Items E and F. will be discussed together and voted on separately.

Mr. Becker indicated that he will abstain from voting on Items E. and F. He is part of the Petition and all comments will be made as an applicant in support of the Petition and not a member of the Zoning Board of Appeals.

E. 6850 NIMTZ ROAD (NIMTZ FARM) - ZONING MAP AMENDMENT FOR A PORTION OF THE R2 TO THE R1 ZONING DISTRICT. Appropriate notice has been given.

Mike Maust, 5298 Sand Piper Place, Loves Park, IL. and Nick Becker, R. K. Johnson & Associates Inc., 1515 Windsor Road, Loves Park, IL were sworn in as Petitioners.

Mr. Maust indicated that he is requesting a Zoning Map Amendment so he can develop a portion of the property as single-family dwellings and he is also requesting a Special Use Permit for a Planned Unit Development to build upscale duplexes and four-family dwellings. He added that the exterior will be maintenance free brick or stone and no vinyl siding or hardy-board will be utilized. Mr. Maust added that the development will also include a private playground.

Mr. Becker indicated that the property is currently zoned with a mixture of R3A, R1, and R1. Mr. Maust wanted to build buildings that are more substantial and bigger than some of the immediately adjacent 4-family buildings. As indicated on the site plan they have added Betula Drive and Audree Lane, and extended Park Valley Drive to allow for connectivity to the next neighborhood. Sidewalks, green space, and a private playground have also been added. The preliminary plan for storm water detention is at the northwest and northeast corner of the site and plans will undergo a full engineering design review. Mr. Becker stated that with the large square footage of the buildings included in the Planned Unit Development, the density would be lower than if the zoning remained the same. Mr. Becker commented on the stub road that leads to the farm property that is not part of the Planned Unit Development. He stated that at this time, there are no plans to connect the stub road, nor does the existing property owner have any intentions of selling the farm property in the future.

Mr. Kern asked if the stub road would be curbed at the end and he feels it should be finished so that it does not deteriorate and become a maintenance issue with the city.

Mr. Maust stated that it was the city's recommendation to put the stub road in the plan and he did not want the stub road.

Jack Karch, 6759 Lanterne Drive, Loves Park, IL was sworn in as objector. Mr. Karch asked if the concerns that were expressed at the neighborhood meeting held earlier this week were relayed to the builder. He expressed concerns with noise, traffic, drainage and maintenance of the Planned Unit Development.

Mr. Bruck stated that the main concerns expressed at the neighborhood meeting were replacing the duplexes on the north end of the proposed development with single-family homes and the traffic concerns with connecting Park Valley Road. Mr. Bruck added that those issues were relayed to the builder.

Dana & John Blumberg, 6885 Lantern Drive, Loves Park, IL was sworn in as objector. Mr. and Mrs. Blumberg expressed concerns of lower property value, drainage, and additional traffic.

John Mori, 5039 Wil-Acre Drive, Loves Park, IL was sworn in as objector. Mr. Mori expressed traffic concerns and stated that the road access plan is inadequate. He feels that Park Valley Road should not be extended into the Planned Unit Development.

Visit Pipatpinyopong, 6925 Lantern Drive, Loves Park, IL was sworn in as objector. Mr. Pipatpinyopong expressed additional traffic concerns with extending Park Valley Road into the Planned Unit Development.

David Anspaugh, Associate Director of the Building Association of Rockford, 5230 Wil-Acre Drive, Loves Park, IL was sworn in as Objector. Mr. Anspaugh expressed concerns with traffic and he would like to see single-family homes as a buffer instead of the duplexes.

Mark Lundvall, 5003 Wil-Acre Road, Loves Park, IL was sworn in as objector. Mr. Lundvall expressed concerns regarding drainage and traffic. He commented that he would like to see the road access to McFarland Road instead of extending Park Valley Road.

Tom Lynch, 5015 Wil-Acre Drive, Loves Park, IL was sworn in as objector. Mr. Lynch expressed concerns regarding property values, drainage, and traffic. He does not want to see Park Valley Road extended into the Planned Unit Development.

Sean Lyons, 5009 Park Valley Road, Loves Park, IL was sworn in as objector. Mr. Lyons asked what the square footage of the 4-family, duplex and the single-family homes.

Dennis Sopcich, 5072 Park Valley Drive, Loves Park, IL was sworn in as objector. Mr. Sopcich expressed his concerns regarding additional traffic on Park Valley Drive.

Monica Lynch, 5015 Wil-Acre Drive, Loves Park, IL was sworn in as objector. Mrs. Lynch expressed concerns about traffic on Park Valley Road, water drainage, density of the Planned Unit Development and the upkeep of the units.

Sue Marsh, 5128 Wil-Acre Drive, Loves Park, IL was sworn in as Objector. Ms. Marsh expresses concerns with additional traffic and commented that the city has set a precedence in the separation of neighborhoods.

Mr. Maust explained that they are following the intent of what the city wanted as far as the stub road, which would allow for future development and tie into the neighboring developments. They will add foliage and trees along the northern edge of the development for a screen. Mr. Maust stated that he is considering adding a fence along the west edge of the development because he is not happy with the appearance of the existing adjacent development.

Mr. Maust commented that the duplex units are 1760 sq. ft.; 4-families are 748-750 sq. ft. for 2 bedrooms and 2,600 sq. ft. for 3 bedrooms. He added that the square footage is comparable to a single family home.

Joyce Mori, 5039 Wil-Acre Drive, Loves Park, IL was sworn in as objector. Mrs. Mori expressed concerns regarding additional traffic with the development.

Mrs. Novak commented that there may not have been enough time since the neighborhood meeting to consider any changes to the site plan.

Mr. Kern commented that it is a unique when a developer has the opportunity to present a development that will decrease the density from the original zoning. He feels that it is a positive by not utilizing vinyl or hardy-board on the units. Mr. Kern expressed concerns with reducing the R1 with the duplexes on Audree Lane.

Mrs. Novak moved that the request for a Zoning Map Amendment for a portion of the R2 to the R1 Zoning District for the property commonly known as 6850 Nimtz Road be laid over until next month. Second by Mrs. Toohill. Motion carried by voice vote.

Mr. Kern stated that he would like to hear a comment from the Petitioner.

Mr. Maust commented that he has met with the city many times and he has made many changes to the site plan already. He feels that if he is not allowed to use the current site plan, he will withdraw the request. The property can revert to the original zoning, which would allow a higher density and he would construct buildings that are not as attractive. Mr. Maust added that he understands the neighbors' concerns, but if the Petition is laid over until next month, he would present the same site plan with no changes.

Mr. Bruck commented that the biggest concern is the road connection to Park Valley Road and the Petitioner makes a good point that he could go with straight zoning as it is. He indicated that the Planned Unit Development would give the city control over the density and the esthetics of the development. If the Park Valley Road issue is the reason the board is considering laying the Petitioner over to next month, then he would recommend considering the elimination of that road and installing a bike path or continue the sidewalk.

Mrs. Novak indicated that the Park Valley Road was not the only issue; it is also the single-family units being replaced by duplexes.

Mrs. Novak moved to withdraw her previous motion to lay over the request for a Zoning Map Amendment for a portion of the R2 to the R1 Zoning District for the property commonly known as 6850 Nimtz Road. Second by Mrs. Toohill. Motion carried by voice vote.

Mr. Bruck commented that the decision to remove Park Valley Road through to the north side of the development would be considered a minor revision.

Mrs. Novak moved to approve the Zoning Map Amendment for a portion of the R2 to the R1 Zoning District for the property commonly known as 6850 Nimtz Road. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0 (Mr. Becker abstained from voting)

F. 6850 NIMTZ ROAD (NIMTZ FARM) - SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR THE R1, R2, AND R3A ZONING DISTRICTS. (Appropriate notice has been given)

Mr. Kern moved to approve a Special Use Permit for a Planned Unit Development for the R1, R2, and R3A Zoning Districts for the property commonly known as 6850 Nimtz Road, with the following conditions:

1. The maintenance of the exterior of the dwellings and land for the parcel included as part of the Planned Unit Development shall be the responsibility of the parcel owner.
2. All dwellings shall be constructed using some combination of brick, stone masonry and siding and not using vinyl siding or hardy-board.
3. The property owner shall provide a tree-lined buffer along the northern property line of the development.
4. Any changes to the site plan or landscape plan as presented; such as the possible termination of Park Valley Road at the northern line edge of Lot 22 and shall not affect the character of the development. All changes shall require approval by the city's Zoning Officer as part of an administrative review.

Second by Mrs. Novak. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0 (Mr. Becker abstained from voting)

G. 4977 TORQUE ROAD - SPECIAL USE PERMIT TO ALLOW A DOG-TRAINING ESTABLISHMENT IN THE IL ZONING DISTRICT. Appropriate notice has been given.

Christy Aldrich, 605 Theodore Street, Loves Park, IL was sworn in as Petitioner. Mrs. Aldrich indicated that she currently operates a dog training business on Clinton Road, but she has outgrown that space and is requesting a Special Use Permit for the proposed property, so she may move her business to Torque Road, which better serves her needs

Mr. Becker asked about the staff's recommended condition #4, which states that no dog training activities be performed outside.

Mrs. Aldrich stated that she has grassy areas outside designated for dogs to take potty breaks and she added that all dog waste will be picked up.

No objectors present.

Mr. Hendricks moved to approve a Special Use Permit to allow a dog-training establishment in the IL Zoning District for the property commonly known as 4977 Torque Road, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, change in business ownership, or discontinuance of the dog-training business.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, or property owners.
3. The dumpster enclosure shall be installed on or before November 30, 2017.
4. No dog-training activities for this business shall be performed outside of the building.
5. The parking lot shall be striped on or before November 30, 2017.
6. No boarding of pets shall be permitted.

Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

H. 530 WINDSOR ROAD - SPECIAL USE PERMIT FOR AN AMUSEMENT ESTABLISHMENT IN THE CR ZONING DISTRICT. Appropriate notice has been given.

Jason Manning, 4056 Pepper Drive, Rockford, IL was sworn in as Petitioner. Mr. Manning indicated that he is requesting a Special Use Permit for a smash/anger room. He explained that clients rent an amount of time to go into a special contained room to break objects. He supplies all objects to break, such as dishes, glasses, vases, small light furniture and some electronics. The age requirement would be 18 years of age or older and 14 years old with adult supervision. They would use a Gaylord box to dispose of items for proper recycling that will be located inside the building. Clients will wear protective gear and get a selection of items such as, hammers, baseball bats, and golf clubs to use to destroy the objects. Mr. Manning commented that the activity is fun and a good stress releaser. He added that he opened a similar business in Oshkosh, Wisconsin and it has been fairly prosperous.

Jack Karch, 6759 Lanterne Drive, Loves Park, IL was sworn in and asked if people can bring children and if there is a waiting room, he is concerned about children learning about destroying things with baseball bats.

Mr. Manning stated that there will be a waiting room that is completely separate with no windows and everything is done by appointment only so there should not be children present.

Mrs. Howlett asked the applicant if he has had any complaints with his other location.

Mr. Manning indicated that his other location is not adjacent to residential property and he has not had any complaints regarding that location.

Mr. Becker asked about soundproofing of the smash room.

Mr. Manning stated that the smash room will be in the center of the building and it is self-contained with sound core doors and a floating wall that limits sound vibrations to travel outside the room.

Mr. Kern moved to approve a Special Use Permit for an amusement establishment in the CR Zoning District for the property commonly known as 530 Windsor Road, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the business, change in property ownership, or change in business ownership.
2. The dumpster enclosure shall be completed on or before November 30, 2017 and a survey shall be required to locate the property boundaries.
3. The business owner shall be required to obtain the Gaylord Box to store items for disposal and it shall be stored within the building.
4. The business owner shall provide soundproofing for the rooms being occupied for the destruction of the items.
5. The business owner shall not be permitted to break or destroy items containing hazardous materials, and shall not be permitted to allow customers to bring in their items to break or destroy.
6. The Special Use Permit shall be renewed 1 year from approval.
7. The business owner shall not be permitted to store items used in conjunction with the business outside. All items shall be stored within the building.
8. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, residents, or the local authorities.
9. No parking shall be permitted in the easement on the north and west property boundaries.
10. The parking lot shall be striped on or before November 30, 2017.

Second by Mr. Becker. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

Items I, J, K and L will be discussed together and voted on separately.

I. TEXT AMENDMENTS TO ARTICLE III, DISTRICTS, DIVISION 3, COMMERCIAL

Mr. Quintanilla stated that these text amendments are as a result of a number of uses that have come into play over the years but had not been properly addressed or identified in the zoning code. These uses will be assigned to the appropriate zoning districts.

Mrs. Toohill moved to approve the Text Amendments to Article III, Districts, Division 3, Commercial. Second by Mr. Kern.

MOTION APPROVED 5-0

J. TEXT AMENDMENTS TO ARTICLE III, DISTRICTS, DIVISION 4, INDUSTRIAL

Mrs. Toohill moved to approve the Text Amendments to Article III, Districts, Division 4, Industrial. Second by Mr. Hendricks.

MOTION APPROVED 5-0

K. TEXT AMENDMENTS TO ARTICLE V, OFF STREET PARKING AND LOADING

Mrs. Toohill moved to approve the Text Amendments to Article V, Off Street Parking and Loading. Second by Mr. Kern.

MOTION APPROVED 5-0

L. TEXT AMENDMENT TO ARTICLE VI SIGNS

Mrs. Toohill moved to approve the Text Amendment to Article VI, Signs. Second by Mr. Hendricks.

MOTION APPROVED 5-0

7. Public Participation and Comment

None

8. General Discussion

Mr. Bruck commented that the Comprehensive Plan is close to the final draft and he asked everyone to review it on the city's website and provide feedback.

Mr. Hendricks moved that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote. The meeting adjourned at 8:32 p.m.

Sheila Mills, Secretary