

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, November 10, 2022
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Chairman Cosgrove called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Byron Miller, Jessica Tullier, Mark Taylor, Bob Vavra, Kennedy Hartsfield

ZBA Present: Tim Cosgrove, Byron Miller, Jessica Tullier, Mark Taylor

Absent/Excused: Rachael Fawell, Erin Schultz, Carla Sanfilipp

Also Present: Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka, Public Works Director Phil Kuchler, Mayor David Brummel, City Attorney Brooke Lenneman, Civil Engineer David Romero, Permit and Zoning Technician Chris Santos

(Informational note: A detailed report of the proceedings and transcript of the testimony provided during this public hearing was prepared by Annette Moriarty of Metro Reporting Service Ltd. A copy of the transcript is available from the City's Community Development Department. The following meeting minutes reflect the key points presented and discussed during the public hearing.)

C. PUBLIC HEARING

1. 28W321-28W289 Warrenville Road/John Bollweg/ Located on the south side of Warrenville Road, East of Behrs Circle Drive, west of River Road

COMMISSIONER TULLIER MADE A MOTION TO OPEN THE PUBLIC HEARING. COMMISSIONER VAVRA SECONDED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE.

Chairman Cosgrove opened up the public hearing and asked Assistant Community Development Director Arguilles to provide an update on the proposal. Ass. Dir. Arguilles presented the modified landscape plan and indicated there will be no tree planted near the egress as it would interfere with the storm water management. There will be new tree planted within the landscaping along the south property line instead. There were also a few corrections made to the final plot.

COMMISSIONER MILLER MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING MOTIONS:

- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE REZONING OF EXISTING LOT 32 (PIN 04-35-414-007) FROM R-3 MEDIUM DENSITY SINGLE FAMILY TO B-4 MOTORIST SERVICE DISTRICT;

- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE FINAL PLAT OF BOLLWEG SUBDIVISION PREPARED BY POLENA ENGINEERING LLC, DATED 10-25-22, AND THE WAIVER OF NEW PUBLIC IMPROVEMENT INSTALLATION REQUIREMENTS;
- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT TO ALLOW OFF- STREET PARKING AS THE PRINCIPAL USE ON THE PROPOSED LOT 2;
- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL A TEMPORARY USE PERMIT THAT WOULD ALLOW THE EXISTING COMMERCIAL STORAGE ACTIVITIES ON PROPOSED LOT 2 TO CONTINUE UNTIL THE EARLIER OF 5 YEARS FROM THE DATE OF THE APPROVAL OF A TEMPORARY USE PERMIT OR WITHIN 60 DAYS FROM WHEN THE JH BOLLWEG AND SON'S BUSINESS CEASES TO OPERATE ON PROPOSED LOT 1

COMMISSIONER TULLIER SECONDED THE MOTIONS. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

CHAIRMAN COSGROVE MADE A MOTION THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF VARIATIONS FROM THE PROVISIONS OF CHAPTER 11 OF THE ZONING ORDINANCE, INCLUDING RELIEF FROM THE LANDSCAPE REQUIREMENTS, PARKING LOT SETBACKS, OFF-STREET PARKING REQUIREMENTS, WHEEL GUARDS AND LOT LIGHTING REQUIREMENTS, AS REFLECTED ON THE APPLICATION AND SITE PLAN DOCUMENTS LISTED ON EXHBIT A.

COMMISSIONER TAYLOR SECONDED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

2. 4M Enterprises - 4S040 Route 59 / Located on the west side of IL Route 59, north of Ferry Road, south of Duke Parkway / Thomas Mouroukas / 4M Enterprises LLC

COMMISSIONER TAYLOR MADE A MOTION TO OPEN THE PUBLIC HEARING. COMMISSIONER TULLIER SECONDED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE.

Chairman Cosgrove asked Assistant Community Development Director Arguilles to provide an update on where the project stood. Ass. Dir. Arguilles reported that staff has worked with the applicant and their engineer on the revised plans specifically regarding the screening along the outdoor dining area and the landscaping around the site. A revision of the monument sign location has been changed as well.

Chairman Cosgrove suggested that there is an island section on the Southwest corner of the parking lot that has three sides and needs to be closed off on the fourth side so it does not look like a horseshoe.

John Tebrugge from Tebrugge Engineering spoke in depth on the changes that were made per staff recommendations. The existing building will be remodeled inside and out. New parking lot and the recommended landscape changes will be improved.

Thomas Mouroukas from 4M Enterprises reported that at this time there are no tenants that have signed on to occupy space yet. Once approval for the drive-thru and outdoor patio is granted then he will have discussions with prospective quick service type restaurants and other retailers that are interested in occupying the space.

Chairman Cosgrove suggested that the applicant contact the State Highway Department to seek approval to possibly remove some of the trees in the egress to maximize visibility to the new building.

Commissioner Miller asked if there can be extra lighting on the north end of the parking lot. Mr. Tebrugge stated that per the photometric plan that was proposed there will be enough lighting to cast down on the parking lot. The light poles will be twenty foot tall and have enough the lighting levels per city code.

COMMISSIONER MILLER MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND THE CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A DRIVE-THROUGH FACILITY AND OUTDOOR SEATING ON THE SUBJECT PROPERTY ALONG WITH THE AMENDMENT TO CLOSE THE ISLAND ON THE SOUTHWEST CORNER OF THE PARKING LOT SUBJECT TO APPLICANT'S COMPLIANCE WITH THE CONDITIONS OUTLINED IN THE NOVEMBER 3, 2022, COMMUNITY DEVELOPMENT STAFF REPORT. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIES.

COMMISSIONER TULLIER MADE A MOTION THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF VARIATIONS FROM THE PROVISIONS OF CHAPTER 11 OF THE ZONING ORDINANCE TO REDUCE MONUMENT SIGN SETBACK REQUIREMENTS FROM TEN (10) FEET TO THREE (3) FEET OFF THE FRONT PROPERTY LINE, AND LANDSCAPE RELIEF IN ACCORDANCE WITH THE CONTENTS AND CONDITIONS CONTAINED IN THE NOVEMBER 3, 2022, COMMUNITY DEVELOPEMENT DEPARTMENT STAFF REPORT. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

3. City of Warrenville, Public Works Department – 30W121 Estes Street / located west of Barkley Avenue, south of Estes Street, north of Duke Parkway Project No. PUD-2022-1014
4. City of Warrenville, Public Works Department – 3S660 Route 59 / located on the west side of IL Route 59, south of Barkley Ave and south of Duke Parkway Project No. SUP-2022-1003

CHAIRMAN COSGROVE STATED THAT HE WILL COMBINE THE IRON FILTRATION BUILDING AND THE WATER TOWER ITEMS ON THE AGENDA UNDER ONE PUBLIC HEARING.

CHAIRMAN COSGROVE MADE A MOTION TO RE-OPEN THE PUBLIC HEARING FOR THE 30W121 ESTES STREET IRON FILTRATION BUILDING PROJECT. SECONDED BY COMMISSIONER MILLER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY.

CHAIRMAN COSGROVE ALSO MADE A MOTION TO OPEN THE PUBLIC HEARING FOR THE 3S660 ROUTE 59 WATER TOWER PROJECT. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY.

Chairman Cosgrove asked Assistant Community Development Director Arguilles to give an update on the revisions for both projects. Asst. Dir. Arguilles reported there are very significant changes from the original proposal since the last Public Hearing took place back on August 4, 2022. Asst. Dir. Arguilles summarized the plans to subdivide the property into two lots and the approval of a special use permit for the new well and iron filtration building and related improvements on proposed Lot 2.

Public Works Director Phil Kuchler provided a PowerPoint overview for both projects. He gave the following updates:

- The City of Warrenville was able to re-new contract talks with Thorntons to acquire the property on Route 59 and can now move the proposed Water Tower to that site.
- The City of Warrenville proposes to subdivide the lot on Estes Street into two parcels which would allow them to build the well and iron filtration building on the south lot and leave the lot on the north side vacant.
- Elimination of wireless communication antennas. At this time. Any company wishing to install antennas will have to go through the formal process with the city.
- Elimination of Temporary Use Permit for the property on Barkley Street.
- Revised plan for Estes site to preserve vegetation and enhance building architecture.
- The well and iron filtration building revised architecture to look more like the Lexington Trace Townhomes across the street.
- The generator will now be located inside the building rather than outside.

Public Works Director Phil Kuchler brought up the one main concern that residents have claimed is that the new well that the City is proposing to install on the Estes site will essentially affect other neighboring wells, specifically their water quality and water pressure. Director Kuchler mentioned that there have been minimal issues when other wells have been installed in the city pertaining to its effect on other neighboring wells. Director Kuchler mentioned that city will get measurements and any baseline readings of existing neighboring wells before any work is started. He also stated that if any issues arise the city will work with those residents to help resolve those issues. Any

major modification to the existing well or hook up the residence to city water would have to go thru City Council for approval and if approved would be at no cost to the residents affected.

Director Kuchler gave another presentation for the Thortons site on Route 59 and gave the following updates:

- The new proposed lot will have permanent easement access.
- The driveway will be “U”-shaped.
- There will be a front yard variation setback request
- The water tower will be placed in the middle of the lot.
- Solid vinyl fencing will be placed along the south and west side of the lot.
- The north side of the lot will have chain link fencing.
- Any comments or changes to the site plans will be addressed during the permit process.

Assistant Community Development Director Arguilles summarized the water tower project on Route 59. In this new proposal the City of Warrentville Public Works Department is seeking a special use permit to allow the construction of the water tower in the B-4 Motorist Service District, a final plat of resubdivision, and a variation to reduce the front yard setback on proposed Lot 2 from the required 40 feet to 16 feet.

Commissioner Hartsfield asked what the Depth of Well No. 13 will be. Steven Dennison from Engineering Enterprises answered that it will be about 300-350 feet deep. Commissioner Hartsfield asked if a survey was done to the adjacent private wells to see if any negative impacts might occur. Mr. Dennison answered that there has not been any survey done to the adjacent neighboring wells. Chairman Cosgrove asked what the average depth of the wells near that neighboring area is. Mr. Dennison indicated that normally wells in that area are about 75-100 feet deep.

Commissioner Miller asked how the well and iron filtration building will be connected to the water tower since they are not next to each other. Director Kuchler says the Thortons site has an existing water main and that Public Works will connect from there and extend it to the new well and iron filtration building. Commissioner Miller asked if there is going to be fencing around the east and south side of the lot on Route 59. Director Kuchler reaffirmed that there is full fencing around all water towers in Warrentville and for the Estes property there is not a need for fencing on the north side due to the building not being residential. Commissioner Miller asked if the proposed solar panels on the well and iron filtration building provide enough power to run everything in the building. Director Kuchler indicated that the solar panels will provide enough power for the electricity and heating in the building only.

Chairman Cosgrove then opened the meeting up for questions from the public.

Dale Williams expressed his appreciation with Public Works for working with the residents and is in favor with the proposed changes. Mr. Williams also stated that they have retained Rempy-Sharpe and Associates as consulting engineers. In their findings they stated that no matter where the city digs this well there is a cone of depression that might have potential impact on neighboring wells. Mr. Williams stated that he had a meeting with Public Works staff to share these findings

and at the conclusion of the meeting there was an understanding that the city will help resolve any issues with those residents affected by the well project.

Larry Saccotelli had concerns about the safety of the new well and its impact on not only his well but other neighboring wells that are in close proximity of the proposed well and iron filtration building. Mr. Saccotelli is also concerned about the volume of the water being pumped from the proposed well and iron filtration building. Mr. Saccotelli does not believe the mass volume of water that is to be pumped out is appropriate for the location.

Chairman Cosgrove asked Director Kuchler when construction and roadwork is being done on the corner of Estes and Briggs Ave. Director Kuchler indicated he did not know an exact time but did reaffirm that if any of the neighboring wells is impacted that the city has an option to hook up the residence to city water.

Sarah Piry asked if Lot #1 on the Estes site will be for sale and if not what the plans for its use are. Director Kuchler said there are no plans at the moment and it will remain zoned as residential and not for sale at the moment. Ms. Piry also asked if the driveway entrance can be moved to be on Duke Parkway rather than on Barkley Avenue so that work trucks don't have to go thru their neighborhood. Director Kuchler stated that there is narrow piece of property that is not right away and not owned by the city so a driveway cannot go there. City truck traffic will be minimal because they would be coming off of Duke Parkway and not coming thru the neighborhood.

Bob Smith asked if the iron filtration site will be used as a mass storage facility for construction equipment. Director Kuchler stated that there will not be construction equipment and vehicles stored there but there will be chemicals and media stored inside the building only.

Kathy Kriemelmeyer asked if there has been any consideration to the style and height of the proposed water tower. Michele Piotrowski from Engineering Enterprises explained that the style of water tank that is proposed is to maintain the fire flow pressure in the system and having a shorter tank tower will negate that. Mrs. Kriemelmeyer asked where all the construction traffic for both the Estes site and Thortons site on Route 59 will be. Director Kuchler stated there is enough space within each site to house and control all equipment and traffic.

Peter Piry expressed his displeasure for the new location of the water tower to the Thorntons site on Route 59. Mr. Piry stated that they are new residents in Warrenville and has had poor communication and push back with city staff and elected officials regarding these projects.

Phillip Luetkehans asked if Zoning Districts B-2 and B-4 are permitted for special use.

City Attorney Brooke Lenneman clarified that these zoning districts allow for special use.

Mr. Luetkehans asked for clarification if structures are not buildings under the city of Warrenville ordinance.

City Attorney Brooke Lenneman clarified that buildings are structures but the term structure includes more than just buildings.

Mr. Luetkehans asked if there were height requirements for structures.

City Attorney Brooke Lenneman clarified that under the current city code there is no height limit restrictions.

Mr. Luetkehans asked Director of Public Works Phil Kuchler if there was any landscaping that would block the view of the water tower from nearby residence. Director Kuchler confirmed that there is no landscaping that can block a 157- foot tall water tower.

Mr. Luetkehans asked Edward Kling, a commercial real estate appraiser to come testify and answer a series of questions regarding water towers and their negative effect on property values. After being sworn in Mr. Luetkehans asked Mr. Kling a series of questions.

In response to questions, Mr. Kling made the following statements:

- Water Towers do have negative effect on property values for residential and commercial properties.
- The Stahelin property which is nearby the proposed water tower will have a negative effect on the residential property value
- He indicated his claims are based on experience and research

Chairman Cosgrove asked Mr. Kling for clarification on how far a property has to be away from a water tower before it is not negatively impacted.

Mr. Kling responded he did not have that information.

Commissioner Vavra asked Mr. Kling for clarification on whether a large commercial warehouse, gas station, and the density of housing have any negative impact on property values.

Mr. Kling responded he did not have that information.

Commissioner Vavra asked Mr. Kling what items specifically about a water tower would give negative effect on property values.

Mr. Kling clarified that depending on the location of the water tower and without doing more research he did not have that information.

Community and Economic Development Director Mentzer clarified that the Stahelin property is currently zoned residential but the Southwest District Plans shows this as commercial use.

Mr. Luetkehans stated that the special use for the water tower does not meet the standard variation and that when voted on should be denied. Mr. Luetkehans also stated that the City of Warrenville is not obeying their own ordinances due to there not being a hardship or any special circumstances related to the project.

City Attorney Brooke Lenneman clarified that the parcel for the Thortons on Route 59 that is under contract with the City of Warrenville is being subdivided by Thornton's, not the City therefore there is a hardship. Attorney Lenneman also clarified that the setback is being measured from the property line of the proposed parcel and not the area closest to the right away. This lot allows the water tower to be placed further away from the right away than any other parcel of land that was looked at.

Don Young asked who will be maintaining the landscape of Lot #1 on the Estes property since that lot is going to be left open and zoned as residential. Director Kuchler confirmed that the city will own it and will maintain the landscape. Mr. Young mentioned there is a 5 foot strip of land near the right away on Barkley Avenue that is not mowed. Director Kuchler confirmed he will have his staff look further into that and make sure it gets maintained as well. Mr. Young gave his appreciation to staff for the revised plans on the project.

Robert Siebert stated that back in the early 1990's he was an expert witness for the City of Warrenville before the Illinois Commerce Commission. Mr. Siebert says he was tasked with reporting what the economic impact of the proposed high tension wires on the adjacent home owners would be and how would it affect approximately 42 homes. In his report he claimed the property values would be negatively impacted greatly and believes adding a water tower would have similar negative impacts on property values.

Kathy Kriemelmeyer stated her belief that the water tower will negatively impact property values. She explained that recently a potential buyer was under contract to purchase a home in Lexington Trace area however after hearing the news of the potential water tower they dropped their contract.

COMMISSIONER MILLER MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING MOTIONS FOR THE ESTES PROPERTY:

- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF FINAL PLAT WARRENVILLE'S NATURAL WATER SUBDIVISION PREPARED BY ENGINEERING ENTERPRISES, INC., DATED OCTOBER 18, 2022.
- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR FINAL PLANNED UNIT DEVELOPMENT (PUD) PLANS FOR A NEW MUNICIPAL WATER SUPPLY WELL, IRON FILTRATION EQUIPMENT BUILDING, AND RELATED IMPROVEMENTS ON THE PROPERTY LOT 2 OF THE NATURAL WATER SUBDIVISION, LOCATED AT THE SUBJECT PROPERTY ON SOUTHWEST CORNER OF BARKLEY AVENUE AND ESTES STREET SUBJECT TO THE APPLICANT COMPLYING WITH THE STAFF REVIEW COMMENTS, RECOMMENDATIONS, AND CONDITIONS OUTLINED IN SECTION IV OF THE NOVEMBER 10, 2022 COMMUNITY DEVELOPMENT STAFF REPORT.
- CITY ATTORNEY TO DEVELOP LANGUAGE TO ADDRESS NEARBY RESIDENCE WHOSE WATER SUPPLY MIGHT BE AFFECTED BY THE NEW WELL.

COMMISSIONER TAYLOR SECONDED THE MOTIONS. CHAIRMAN COSGROVE ASKED FOR A ROLL CALL VOTE:

ROLL CALL VOTE:

Aye: COSGROVE, MILLER, TULLIER, TAYLOR, VAVRA

Nay: HARTSFIELD

Absent/Excused: FAWELL, SCHULTZ, SANFILIPP

MOTION CARRIED.

COMMISSIONER TULLIER MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING MOTIONS FOR THE ROUTE 59 WATER TOWER PROPERTY:

- THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF AYLEEN PLAT OF SUBDIVISION IN THE CITY OF WARRENVILLE, ILLINOIS PREPARED BY WEBSTER, MCGRATH & AHLBERG LTD., DATED OCTOBER 26, 2020, REVISED ON 10-17-22.
- THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL APPROVAL OF A SPECIAL USE FOR SPECIAL PUBLIC USE TO ALLOW THE CONSTRUCTION AND A 157-FOOT TALL, 500,000 GALLON WATER TOWER IN THE B-4 MOTORIST SERVICE DISTRICT SUBJECT TO THE APPLICANT COMPLYING WITH THE STAFF REVIEW COMMENTS, RECOMMENDATIONS, AND CONDITIONS OUTLINED IN SECTION IV OF THE NOVEMBER 10, 2022 COMMUNITY DEVELOPMENT STAFF REPORT.

CHAIRMAN COSGROVE SECONDED THE MOTIONS. CHAIRMAN COSGROVE ASKED FOR A ROLL CALL VOTE:

Aye: COSGROVE, MILLER, TULLIER, TAYLOR, VAVRA

Nay: HARTSFIELD

Absent/Excused: FAWELL, SCHULTZ, SANFILIPP

MOTION CARRIED.

CHAIRMAN COSGROVE MADE A MOTION THAT THE ZONING BOARD OF APPEALS RECOMMEND TO CITY COUNCIL APPROVAL OF A VARIATION TO REDUCE THE FRONT YARD SETBACK ON PROPOSED LOT 2 FROM THE REQUIRED 40 FEET TO 16 FEET.

SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A ROLL CALL VOTE:

Aye: COSGROVE, MILLER, TULLIER, TAYLOR, VAVRA

Nay: HARTSFIELD

Absent/Excused: FAWELL, SCHULTZ, SANFILIPP

MOTION CARRIED.

D. OLD BUSINESS

4. 27W173 Breme Drive/Herrick Woods HOA

Located on the west side of Herrick Road, north of Warrenville Road, and south of Huskie Highway Avenue

COMMISSIONER MILLER MADE A MOTION FOR THE PLAN COMMISSION REVIEW AND AUTHORIZE FOR CHAIRMAN AND SECRETARY TO EXECUTE PC RESOLUTION

2022-1004, TO MEMORIALIZE PRIOR APPROVAL OF A MINOR AMENDMENT TO ORDINANCE #2888 TO ALLOW FOR LARGER REAR YARD PATIOS AND DECKS. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE, MOTION CARRIES

E. PUBLIC COMMENTS:

None.

F. APPROVAL OF MINUTES

1. Regular Meeting October 20, 2022

COMMISSIONER VAVRA MADE A MOTION TO APPROVE THE MINUTES OF OCTOBER 20, 2022, SECONDED BY COMMISSIONER MILLER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. CHAIRMAN COSGROVE AND COMMISSIONER TAYLOR ABSTAINED. MOTION PASSED. MOTION CARRIED.

G. CHAIRMAN'S REPORT

Chairman Cosgrove reported that he attended the Ribbon Cutting Ceremony at the new Westlyn Apartments. It was reported that 88% of the apartment units have been leased.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Mentzer expressed his appreciation to City Staff and the Public Works Department for their extensive hard work on the water tower and iron filtration project.

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assistant Community Development Director Arguilles expressed her appreciation for the public coming out and noted that the public comments and recommendations were heard and applied to the revisions of the water tower project and is appreciative for city staffs hard work and time dedicated to this project.

J. PLANNER'S REPORT

Planner Maszka thanked senior staff for their time and patience for allowing him to get staff reports out in an accurate and timely manner. He thanked staff for their hard work.

K. PERMIT AND ZONING TECHNICIAN'S REPORT

No Report.

L. MAYOR'S REPORT

Mayor Brummel praised city staff and all those that were involved with the water tower and iron filtration project and the process involved in getting it to where it is today. Mayor Brummel mentioned that the water tower is a necessity and locations were limited however it will benefit the city in the long run. Mayor Brummel also attended the Westlyn Apartments Ribbon Cutting Ceremony and reported that the developers were delighted with the way the process went along from start to finish.

M. ADJOURN

CHAIRMAN COSGROVE MOVED, SECONDED BY COMMISSIONER MILLER TO ADJOURN THE MEETING AT 8:55 P.M. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Chris Santos, Permit and Zoning Technician