**Minutes**
**Regular Board Meeting**
**Glen Ellyn Village Board of Trustees**
**Monday, July 27, 2015**

**Call to Order**

President Demos called the meeting to order at 7:03 p.m.

**Roll Call**

Upon roll call by Village Clerk Galvin, President Demos and Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak answered "Present".

**In Attendance:** Village Clerk Galvin, Village Manager Franz, Assistant Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Director of Planning and Development Hulseberg, Public Works Director Hansen, Police Chief Norton, Village Links General Manager Vesevick and Utilities Superintendent Greenberg.

**Pledge of Allegiance:**

President Demos asked Trustee Kenwood to lead the Pledge of Allegiance.

**Village Recognition:**

1. The Wheaton/Glen Ellyn Branch of AAUW sent a thank you note to Facilities Supervisor Harold Kolze, Administrative Clerk Jackie Chernesky and Administrative Clerk Patti Turner for their help in arranging the annual book sale.

2. The Village Board and Management Team congratulate Multimedia Specialist John Norton who has recently celebrated his 10th anniversary as a Village employee.

**Audience Participation**

Trustee Kenwood introduced Glenbard West Women's Head Track Coach Kelly Hass. Coach Hass introduced members of the women's track & field team present and State Champion Daniela Polencheck. Coach Hass explained that day 1 of the State Championship was Prelim and day 2, Finals. Ms. Daniela Polencheck is the first wheelchair athlete on the Glenbard West Track Team. Daniela is a freshman student who struck a new path. Daniela did not compete against other athletes; she competed against the clock until she faced her first competitor at the State Championship. Daniela also set new state records. Coach Hass concluded that this is a great moment for Glenbard West.

Trustee Kenwood remarked that Daniela has a level of dedication that he did not have at her age and that she is certainly an inspiration to watch. Clerk Galvin read a Proclamation in recognition of Glenbard West High School State Champion Daniela Polencheck.

Clerk Galvin read a Proclamation recognizing the Glen Ellyn Fourth of July Committee 2015, which was presented to Committee Member Phil Norton. Chief Norton thanked the outstanding group of volunteers, Public Works Department and the Police Department for all of their hard work; especially with the unique challenges this year with the construction on Crescent Blvd.

**Open:**

Mr. Jim Malpede, 261 Woodstock, approached the Board to state his opposition to the proposed Opus Development. Mr. Malpede is a 23 year resident. His concerns are that with the height of the proposed development is in conflict with the 2001 Comprehensive Plan. We should be looking at multiple proposals for the property, not just this one. Over 90% of St. Pet's families have signed a petition opposing the parking deck. He also expressed concerns with the length of construction time and the impact on existing businesses. Mr. Malpede concluded his remarks by stating that renters do not invest in the community, they are transients.

Ms. Amy Murphy, 180 N. Park approached the Board to state her is opposition to the proposed Opus Development. Ms. Murphy pointed out all of the parishioners who have signed petitions opposed to the proposed development and the parking deck. They oppose the 5 story building height and that 60% will be one bedroom apartments. This should not be on Main Street and the entry to downtown. Who would rent a one bedroom apartment? If there are vacancies what will happen then? The Village should have vision and creativity. Ms., Murphy suggested the development should be built behind the Civic Center.

Ms. Genell Scheurell, 454 Hill Avenue approached the Board to state her is opposition to the proposed Opus Development. Ms. Scheurell stated that she is an 18 year resident, she is not from St. Pet's but that she is opposed to this project as the plan is inappropriate for the space.

**Agenda Item F. - Consent Agenda:**

The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

1. May 18, 2015 Special Board Workshop Minutes.

2. Total Expenditures (Payroll and Vouchers) - $1,810,154.29. The vouchers have been reviewed by Trustee O'Shea and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

3. Approve the recommendation of Village President Alexander W. Demos that Michael P. Malone be appointed to the Environmental Commission for a term ending May 31, 2018.

4. Retroactively approve the Touch-A-Truck Special Event that was held on Saturday, July 11, 2015, from 10:00 a.m. to 12:00 p.m. in the commuter parking lot located at Duane Street and Lorraine Street.

5. Ordinance No. 6333, An Ordinance Approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow a One-Story Addition for Property at 448 Oak Street.

6. Ordinance No. 6334, An Ordinance Approving Variations from the Rear Yard Setback, Front Yard Setback, and Front Porch Setback at the Corner Side Yard Requirements of the Zoning Code to Allow a Two-Story Addition and a One-Story Front Porch Addition for Property Located at 229 Crest Road.

7. Ordinance No. 6335, An Ordinance Granting Approval of a Special Use Permit for Rise, Inc. to be Located at 505 Pennsylvania Avenue.

8. Approve the remaining two years of a contract for the Cottage Avenue Water Tower, with Utility Service Co., Inc., of Perry, Georgia, at $24,055 per year for a total of $48,110, to be expensed to the Water Fund.

9. Approve the remaining second year of a contract for the Newton Avenue Tower, with Utility Service Co., Inc., of Perry Georgia, in the amount of $135,260, to be expensed to the Water Fund.

Trustee Ladesic asked about Consent Agenda Items 8 and 9 with regards to the warranty. Director Hansen responded that in 2009 the warranty was void and now we have a maintenance contract.

Trustee Senak asked about the perpetual warranty and what that means. Utilities Superintendent Greenburg responded originally there was a 1 year warranty with a different company. With the Utilities Services they pay up front 3-5 years with some of the funds going toward future painting. The next paining is scheduled for 2018 and it is almost funded. Trustee Senak asked if there was a failure in the coating if the painting would be done prior to when scheduled. Superintendent Greenburg responded yes.

Consent Agenda Items 8 and 9 were removed from the Consent Agenda for additional discussion.

A motion was made by Trustee O'Shea and seconded by Trustee Kenwood to approve Consent Agenda Items 1-7, including Payroll and Vouchers totaling $1,810,154.29.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Trustee Ladesic thanked Rise Fitness for their continued investment in Glen Ellyn and offered his best wishes for their continued success at their new location.

**Consent Agenda Items 8 and 9:**

> **8. Approve the remaining two years of a contract for the Cottage Avenue Water Tower, with Utility Service Co., Inc., of Perry, Georgia, at $24,055 per year for a total of $48,110, to be expensed to the Water Fund.**
>
> **9. Approve the remaining second year of a contract for the Newton Avenue Tower, with Utility Service Co., Inc., of Perry Georgia, in the amount of $135,260, to be expensed to the Water Fund.**

Trustee Senak asked about liability for any damage to homeowners or the Village. Attorney Mathews responded this is an ongoing service contract and there are standards and provisions set forth in the contract.

Trustee Senak sked about the industry standard for the maintenance schedule. Director Hansen responded they are the largest company; they set the industry standard.

A motion was made by Trustee O'Shea and seconded by Trustee Kenwood to approve Consent Agenda Items 8 and 9.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

**Agenda Item G. - 525 Emerson Right-of-Way Vacation: (Planning and Development Director Hulseberg)**

Ms. Katie Baker, owner of property at 525 Emerson Avenue, is requesting vacation of the unimproved 16-foot wide alley located immediately south of, and adjacent to, her property. In May of 2015, Ms. Baker purchased the property with the intention of building a new single-family residence. Ms. Baker subsequently submitted her request to have the adjacent right-of-way vacated to her in its entirety. She has requested the vacation so that the property will conform to the minimum buildable lot requirement for a new single family dwelling. The petitioner also anticipates requesting a variance to allow a rear yard setback of less than 40 feet.

Trustee Senak asked about the original purpose of the right-of way and if there is any current useful purpose. Director Hulseberg responded that the Village has been vacating them for decades. Trustee Ladesic commented that the price per square foot seems low. Director Hulseberg responded that ROW land is less expensive than buildable land.

A motion was made by Trustee O'Shea and seconded by Trustee Elliott to approve Ordinance No. 6336, An Ordinance Vacating Right-of-Way to 525 Emerson Avenue.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

**Agenda Item H. - 344 Pennsylvania New Leaf Row House Development Zoning Variations: (Planning and Development Director Hulseberg)**

New Leaf Development Company, owner of property located at 344 Pennsylvania Avenue, has submitted requests for exterior appearance and zoning variation approvals. The requests are being made to accommodate the construction of a new 4-unit row house development on the site. The subject property is located at the northwest corner of Newton Avenue and Pennsylvania Avenue in the R4 Residential zoning district. In order to accommodate the project, the petitioner is specifically requesting approval of the following:

A. Exterior appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

B. The following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-11(D)1(a) to allow a front yard setback of 20 feet along Pennsylvania Avenue in lieu of the minimum front yard setback of 30 feet required.

2. A variation from Section 10-4-11(D)2 to allow a rear yard setback of 22 feet 11 inches adjacent to the public alley to the north in lieu of the minimum rear yard setback of 30 feet required.

3. A variation from Section 10-4-11(D)8(a) to allow 4 attached dwelling units on the property in lieu of the maximum number of 2 attached units permitted.

4. A variation from Section 10-4-11(D)8(b) to allow a lot width of 79.5 feet in lieu of the minimum lot width of 90 feet required.

5. A variation from Section 10-4-11(E)1 to allow a building height of 41 feet in lieu of the maximum building height of 35 feet permitted.

6. A variation from Section 10-5-5(B)4 to allow a proposed balcony in the front yard where one would not otherwise be permitted and to allow said balcony to have a 16 foot setback from the front yard property line and to allow a balcony to be located 18.92 feet from the rear property line in lieu of the minimum setback of 26 feet required and to allow all of the proposed balconies to have covered roofs.

7. A variation to allow a proposed chimney to have an 18 foot setback from the front property line in lieu of the minimum setback of 28 feet required.

Mr. Jim Morange addressed the Board, on behalf of his grandmother, a neighbor to express their opposition to the variances. Mr. Morange pointed out that variances should only be granted if there is a hardship or a unique circumstance. Mr. Morange believes the purpose is to make more money and the character of the neighborhood should not be altered for that. He added this is in conflict with the Comprehensive Plan. This project is too big for the lot.

Trustee Clark inquired about the height. Mr. Perry Janke, President of New Leaf Development responded the strong topography of the lot requires the variance. Trustee Senak asked where potential future development might be. Mr. Morange responded 491 and 495 Newton.

Trustee Ladesic stated that the developer created his own hardship due to the scope of the project. Director Hulseberg responded that the Plan Commission felt all factors were met. Trustee Ladesic commented that he is marginally concerned with the density. Trustee Kenwood added that the density came up with the Architectural Review Commission. Director Hulseberg responded there is no variation for density; we do not have a density standard.

President Demos asked what if there were 3 units instead of 4. Director Hulseberg responded that would not change the number of variances.

Trustee Senak asked Mr. Morange how this would affect him and his grandmother. Mr. Morange responded that this is a big square box in a neighborhood of single family homes. This would fit in Chicago but not in Glen Ellyn. Trustee Senak asked about his concerns about the property. Mr. Morange responded no, the concerns are about more cars and people.

Trustee Elliott stated he is in favor of this project. While he understands the concerns, this project is appropriate for this lot. He will not however support the neighboring lots being developed.

A motion was made by Trustee Senak and seconded by Trustee Clark to approve Ordinance No. 6337, An Ordinance Granting Approval of Zoning Variations and the Exterior Appearance of a 4-Unit Attached Single Family Development to be Located at 344 Pennsylvania Avenue.

Upon roll call, Trustees Clark, Elliott, Kenwood and Senak voted "Aye." Trustee O'Shea voted "Nay". Trustee Ladesic abstained. Motion carried.

**Agenda Item I. - Glenbard South High School Annexation: (Planning and Development Director Hulseberg)**

Trustee Elliott announced that he would be abstaining from this discussion and subsequent vote due to a professional conflict.

Glenbard School District #87 is the owner of property at 23W200 Butterfield Road, which is occupied by Glenbard South High School. School District #87 entered into an annexation agreement with the Village of Glen Ellyn on January 25, 2010, by the adoption of Ordinance No. 5847 to annex a strip of Glenbard South's property located along Park Boulevard. The total width of the property to be annexed is 350-feet and includes 300-feet of "school" property and 50-feet of Park Boulevard as the school's property line extends to the centerline of the road. In accordance with State Statute, upon annexation, the entire portion of Park Boulevard adjacent to property would nonetheless be annexed.

Although this property has been contiguous to the Village limits since the approval of the annexation agreement, the Village has not acted on the annexation as the Village also has an annexation agreement with the property immediately to the south known as 2S678 Park Boulevard which required the Village to annex that property upon contiguity. There is little benefit to annexing the 350-foot strip of Glenbard South's property other than to achieve continuity with other properties in the area. There have been concerns over previous development proposals for 2S678 Park Boulevard. Therefore, holding off on the annexation of the Glenbard South property allowed 2S678 Park Boulevard to remain unincorporated and gave the Village more development control over the 2S678 Park Boulevard than if it was annexed and granted certain zoning rights.

The property at 2S678 Park Boulevard has a contract purchaser interested in redeveloping the property as a memory care facility and annexing to the Village. The proposed project has been reviewed by the Architectural Review Commission and Plan Commission, both of who unanimously recommended approval of the development. The proposed use of 2S678 Park Boulevard is compatible with the area and appropriate for the site. Therefore, it is recommended that the Village Board proceed with the annexation of the 350-foot strip of Glenbard South's property to accommodate the development of 2S678 Park Boulevard and its annexation to the Village.

Trustee Senak asked about any consequences for this action. Director Hulseberg responded there are none; this is for the fields only; the remainder will continue to be unincorporated.

A motion was made by Trustee Clark and seconded by Trustee Kenwood to approve Ordinance No. 6338, An Ordinance Annexing a 350-Foot Strip of Land Located Along Park Boulevard and Occupied by Glenbard South High School at 23W200 Butterfield Road.

Upon roll call, Trustees Clark, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Trustee Elliott abstained. Motion carried.

**J. Memory Care Facility Located at 2S678 Park Boulevard Annexation, Special Use Permit and Zoning Variations: (Planning and Development Director Hulseberg)**

Trustee Elliott announced that he would be abstaining from this discussion and subsequent vote due to a professional conflict.

The Village has an annexation agreement for the property at 2S678 Park Boulevard which is located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road (see attached map). The agreement calls for annexation of the property to the Village of Glen Ellyn upon it becoming contiguous to the Village limits and designates the property as C2 Community Commercial district zoning upon annexation.

With the annexation of a portion of the Glenbard South High School property located directly adjacent to and north of 2S678 Park Boulevard, which is discussed in a separate memorandum, the property will now be contiguous to the Village limits. In accordance with the previously approved annexation agreement, the Church of God Great Lakes Regional Board of Trustees, current owner of the property, has therefore submitted the required annexation petition to the Village. The request for annexation is being made at this time to facilitate the sale of the property to RJ Development LLC who is planning to construct a new 33,947 square foot memory care facility on the site.

RJ Development LLC, contract purchaser of property located at 2S678 Park Boulevard, is requesting approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a new 33,937 square foot 46-unit/65-bed memory care facility on the property. The subject site is located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road in unincorporated DuPage County. The site is made up of 3.84 acres. As part of the project, the property is to be annexed to Glen Ellyn and zoned C2 Community Commercial zoning district.

A motion was made by Trustee Ladesic and seconded by Trustee Clark to approve the following in a single vote:

1. Ordinance No. 6339, An Ordinance Annexing and Zoning Property Commonly Known as 2S678 Park Boulevard.

2. Ordinance No. 6340, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a Memory Care Facility to be Located at 2S678 Park Boulevard.

Upon roll call, Trustees Clark, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Trustee Elliott abstained. Motion carried.

**K. Village Links/Reserve 22 Clubhouse Generator: (Assistant Village Manager Stonitsch)**

At the March 23, 2015 Board meeting, staff presented a recommendation to award a contract to furnish and install a new Koehler 150kW, natural gas stand-by generator (including a 1200 Amp transfer switch) at the Village Links/Reserve 22 facility. Two contractors submitted responsive bids for the project (Attachment 1 & 2). The lowest responsible bid came in at $127,972.89 from Dreisilker Electric Motors Inc. (Glen Ellyn, IL). The price breakdown was $81,986 for the generator itself, and $45,986.89 for the site work and installation. This bid price was below the Village's initial cost estimate of $145,000.

The Board elected to table the item at the March 23rd meeting, as Board members expressed concern for the overall cost of the project. The Board directed staff to conduct additional research, including obtaining a second opinion from other vendors, and also exploring alternative generator brands, in order to identify opportunities to reduce the overall cost of the project.

Staff is recommending that the Village Board reject all bids associated with the March 6, 2015, Links Generator Bid Letting, and authorize staff to solicit new bids that would include amending the bid document to also include an optional bid for alternative generator brands.

President Demos stated that he and Trustee Ladesic will review the rebid of this project.

A motion was made by Trustee Elliott and seconded by Trustee Ladesic to reject all bids received from the March 6, 2015 Village Links/Reserve 22 Clubhouse Generator Bid Letting, and authorize staff to competitively re-bid the project.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

**L. 2015 Solid Waste Collection and Disposal Rates: (Assistant Village Manager Stonitsch)**

The Village's existing five-year waste hauling contract with Republic Services was approved in 2012 after a competitive RFP process. As part of the contract, Republic continued the refuse and recycling collection services, which included Monday collection, weekly yard waste collection April - November, use of refuse and recycling carts with stickers for additional needs. Under the contract, the Village is required to adjust the monthly billing rates on an annual basis (for an August 1 effective date). Billing rates include a monthly base rate (rates from Republic Services for refuse and recycling), as well as a supplementary rate for branch and brush collection, toter replacement, billing administration and a recycling rebate.

Staff recommends adjusting the refuse and recycling base rate by 1.7% and update the supplementary rate to $4.50 (i.e. increase the toter fee from $0.75 to $1.00) after deducting the $0.08/account/month recycling credit.

Trustee Ladesic commented that he thinks the toters are holding up well. Trustee Kenwood asked if the Village paid extra for the 10 year warranty. Assistant Village Manager Stonitsch responded the warranty is standard. Director Coyle responded the cost to replace the toters is $177,000.

Trustee Elliott asked how toter replacement is evaluated and if all toters will need to be replaced in 2017. Director Coyle responded they have a 10 year warranty and they are not sure about the replacement schedule. Trustee Clark asked who decides to replace the toter under the warranty. Director Coyle responded that is up to the refuse hauler.

President Demos asked if a decision has to be made tonight. Trustee Coyle responded yes, the rate takes effect on August 1.

Trustee Senak referenced an article that painted a dim picture for municipalities on recycling. Director Coyle responded the Village is still receiving some revenue. Trustee Senak responded we need to get in front of this. Director Coyle responded it is all based on the bulk rate the recycling companies pay us.

Trustee Elliott added there are a number of factors for the reduction in the recycling rebate. There is a lack of discipline in recycling but we are blessed with a good environmental commission. He would love to have the Chairman provide a presentation. For example there is a lack of newspapers as people are reading online but there is a lack of sorting. We should have a video on the Village website to deliver a message and to set a trend for other municipalities.

Trustee Ladesic asked about sorting. Mr. Tim Linter, Municipal Services Manager, Allied Waste/ Republic Services responded that the days of curbside sorting are over. Trustee Senak asked about composting. Mr. Linter responded that compost is classified as yard waste. There are some problems with yard waste but they are licensed for yard waste from April to November.

Trustee Elliott stated he was struggling with the lack of data available with regards to toter replacement. Trustee Ladesic suggested they can face anomalies when they happen and keep the rate the same.

A motion was made by Trustee Kenwood and seconded by Trustee O'Shea to approve the annual contractual increase in the monthly refuse/recycling rates with Republic Services, Inc., effective August 1, 2015, including a $0.25/month/account increase to the Village's supplemental rate to meet the Village's cash reserve policy in the Solid Waste Fund.

Upon roll call, Trustees Clark, Elliott and, O'Shea voted "Aye."

Trustees Kenwood, Ladesic, Senak and President Demos voted "Nay". Motion failed.

A motion was made by Trustee Kenwood and seconded by Trustee Ladesic to approve the annual contractual increase in the monthly refuse/recycling rates with Republic Services, Inc., effective August 1, 2015, excluding a $0.25/month/account increase to the Village's supplemental rate to meet the Village's cash reserve policy in the Solid Waste Fund.

Upon roll call, Trustees Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Trustee Clark voted "Nay". Motion carried.

**Agenda Item M. – Reminders:**

1. A Village Board Meeting is scheduled for Monday, August 10, 2015 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

2. A Village Board Workshop is scheduled for Monday, August 17, 2015 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

**Adjournment**

At 9:18p.m. a motion was made by Trustee Elliott and seconded by Trustee Kenwood to adjourn. Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk

Village Board Members, I am here tonight to protest the recommendation to approve the proposed development at 344 Pennsylvania, which actually faces Newton Avenue. This property is zoned R-4.

The R-4 zoning district states *"all permitted and special uses must also comply with all applicable, as well as all other pertinent regulations in the zoning code"*. I would think the R-4 bulk regulations fall under the pertinent regulations in the zoning code, which should be applied to this development.

This project has requested several variations. The criteria for variations generally boil down to three things the applicant must prove:

1. That there is a UNIQUE CIRCUMSTANCE. –None exists.
2. That there would be a PARTICULAR HARDSHIP if the applicant is required to meet the regulation. -- The developer is proposing to seek variations to the regulations to make more money. This should not be considered a valid reason for granting variations from those zoning standards.
3. That granting the variation would not ALTER THE CHARACTER of the surrounding area. --The developer has not demonstrated that the character of the neighborhood would not be altered by this project. The project would create a cluster of more dense housing than currently exists or is allowed by zoning. Residential density is one of the key elements that determine the character of an area. The point of zoning is to say that only certain uses, subject to certain zoning regulations, may take place in a certain area. If this development is granted, the character of the neighborhood WILL CHANGE. This project also conflicts with the Village's Comprehensive Plan, its objectives for Glen Ellyn are to maintain the predominant single-family character of the village, maintain the scale, quality and character of existing single-family neighborhoods and protect residential areas from encroachment of incompatible land uses and ADVERSE IMPACTS.

As you can see, THIS project as proposed meets NONE of these criteria. Because THIS application DOES NOT meet the criteria for granting variations, the variations should be DENIED.

By basing their decision on one criterion, density, the Plan Commission is overlooking the OTHER applicable requirements established by the *Glen Ellyn Zoning Code*.

By recommending this project for approval, the Plan Commission is promoting density with no respect to maintaining the character of the existing residential neighborhood. Our fear is--that THIS development is the preamble to the future approval for development of two additional properties on Newton Avenue which may then ask for the granting of similar variations, based upon the precedence set by the approval of this project.

Due to its additional mass this project will obtain landmark status and this will not be evident, until it is built and then it will be too late. This is something the neighborhood will have to live with for decades.

The only variation needed to develop this property, and to satisfy the zoning code, is lot width. *This property can support two dwellings – not four.* With no additional variations two (2) 3,000 square foot units could be built. This would create a more functional residence and reduce the number of access points to the property creating a more aesthetically pleasing transition, and also increase the density for this property by 100%.

The owners of R-2 zoned property, neighboring this proposed development have a right to expect that what is built on this land will abide by the regulations that existed at the time they purchased THEIR lots.

In conclusion, because THIS application DOES NOT meet the criteria for granting variations, the variations should be DENIED.

Thank you.

Dawn Morange

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