



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

May 11, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Schaeffer called the meeting to order at 6:32 PM
- Commissioners Present:** Chair Nichole Schaeffer, Brian James, Dan Knieriem, Will Markunas, David Hogan, Paula Wallrich
- Commissioners Absent:** Jessica Jakubowski
- Staff Present:** Director of Community and Economic Development Mike Schwarz, Senior Planner Christopher Gruba
- Elected Officials Present:** Adam Borrelli

A. Approval of the Minutes from April 27th, 2023

Motion (#1): To approve the minutes from April 27th, 2023.

Motion by: Knieriem Seconded by: Markunas

Approved: (4-0, Commissioners Hogan and Wallrich Abstained)

Chair Schaeffer swore in members of the public who wanted to provide testimony.

B. Public Hearing: 99 N. White Street – Quinlan/Aarts Residence

Chris Gruba presented the staff report.

Chair Schaeffer invited the applicants to the podium. Kimberly Quinlan approached the podium.

Commissioner Wallrich stated that she noticed a discrepancy in the architecture for the front entry and inclusion of stone between the rendering and the plans.

Kimberly Quinlan responded that the front entry had been widened. The Commission/Board may not have the most current plans.

Commissioner Wallrich stated that she liked the window above the front entry with the additional mullions. She also liked the addition of the stone along the base of the home as indicated in the rendering.

Kimberly Quinlan confirmed that the 3D rendering is what they are proposing.

Commissioner Wallrich asked about the Village's desire for installing sidewalk on Bowen Street.

Mike Schwarz stated that he will confirm with the Department of Public Works that cash in lieu of a sidewalk will be acceptable versus installing the sidewalk as part of the construction of the home.

Commissioner Markunas asked the applicant if any exterior walls were moving on the lot due to the widening of the front entry.

The applicant stated that they were not making any changes to the proposed exterior walls.

Chris Gruba stated that a condition could be attached to the 1st floor masonry variation that the elevations be updated to match the rendering.

Commissioner Schaeffer asked if there were any other members of the public wanting to speak. There were none.

Motion #2: Close the public hearing.

Motion by: James

Seconded by: Wallrich

Approved: (6-0)

Chair Schaeffer asked the members if there were any comments on the first variation request related to first floor exterior materials. Commissioner Markunas stated that the proposed building elevations look nice. There were no other comments.

Chair Schaeffer asked the members if there were any comments on the second variation request related to a reduction in the minimum lot area as required by the Zoning Ordinance. There were no comments.

Chair Schaeffer asked the members if there were any comments on the third variation request related to a reduction in the minimum lot area as required by the Subdivision Ordinance. There were no comments.

There was a brief discussion about whether or not the last two variations should be combined. It was decided that separate motions were preferred.

Motion (#3): To approve a variation related to 1st floor building materials subject to the condition that the building elevations be updated to match the color building rendering

Motion by: Knieriem Seconded by: James

Approved: (6-0)

Motion (#4): To approve a variation related the minimum lot area per the Zoning Ordinance

Motion by: James Seconded by: Wallrich

Approved: (6-0)

Motion (#5): To approve a variation related the minimum lot area per the Land Subdivision Regulations

Motion by: Markunas Seconded by: Wallrich

Approved: (6-0)

Motion (#6): To approve the Benjamin's Way Plat of Subdivision, subject to the condition that the applicants shall either install a public sidewalk along the Bowen Street property frontage as required by the Land Subdivision Regulations, or shall provide the equivalent cash-in-lieu amount of said sidewalk, subject to the approval of the Department of Public Works.

Motion by: Wallrich Seconded by: Hogan

Approved: (6-0)

C. Public Hearing: 8563 Stone Creek – Maida Residence

Chris Gruba presented the staff report.

He further explained the landscape height limitation of 4' and stated that perhaps the plantings can be swapped out to comply.

The applicant Jordan Snapp Maida stated her request. She stated that she received special approval from the HOA. This fence is in what she perceives as her back yard.

Chair Schaeffer asked if there were any initial questions from the other members.

Commissioner Markunas asked if she received any of the Certified Mail green cards back.

The applicant responded yes just today. She submitted these for the record. She added that several neighbors were not able to send her letters of support today.

Commissioner Hogan asked staff to clarify the fence height requirement.

Chris Gruba provided a response stating that as this is a corner lot it has two front yards and therefore a fence is limited to a 4' open decorative fence unless it respects the front yard setback of 30'.

Commissioner Wallrich asked about the scale of the plan in the packet versus the aerial exhibit. She has requested staff to prepare an exhibit identifying where a 5' fence could be erected.

Chris Gruba responded that the survey in the packet was to scale whereas the Landscape Plan or Fence Plan was not exactly to scale.

Commissioner Wallrich discussed the need to meet the Findings of Fact. She does not believe that there is a hardship. She stated that the 4' fence and landscaping could deter a dog. She found other homes in the neighborhood that met Code. She asked why her property is any different than those.

Ms. Snapp Maida stated that her request is for the safety of her child. There is a property near the park that has a taller fence at the SWC of High Stone and Pine Ridge (8581).

Chair Schaeffer asked if there were any other initial questions from the members.

Commissioner Markunas asked if the applicant would be comfortable with a 4' fence.

Ms. Snapp Maida replied that she would not.

Commissioner Markunas asked if the home to the north has a fence.

Ms. Snapp Maida stated that they just installed one. The neighbor has a pitbull.

With no other initial questions, Chair Schaeffer asked if there was anyone from the public that wanted to provide testimony. There was no response.

Motion #7: Close the public hearing.

Motion by: Markunas

Seconded by: Hogan

Approved: (6-0)

Commissioner Knieriem stated that this is a civil matter. Adults should have conversations. If there is an issue with the dog, she can contact the Police.

Commissioner James stated that he also has a neighbor with a Pitbull. He and his neighbor do not have fences. He does not see that there is a hardship.

Commissioner Wallrich suggested that an invisible fence might be an option even though it would add an expense for the neighbor.

Commissioner Hogan asked the applicant if landscaping could be used for a barrier instead.

Ms. Snapp Maida responded that she prefers not to go with that option.

Chair Schaeffer summarized that there is no hardship. She stated that they could try to work with her on a combination of fence and landscaping.

Commissioner Wallrich clarified that if the applicant can comply with Code, then there is no need for the PC/ZBA to take action.

Chris Gruba stated the voting options for the PC/ZBA.

Commissioner Markunas suggested that the applicant request to table.

Commissioner Wallrich questioned the need to table since there appeared to be a consensus that there is no hardship and if she complied with code there would be no reason to return. There was general discussion as to when she could reapply for a variance if it were denied.

Motion (#8): To re-open the Public Hearing.

Motion by: Markunas

Seconded by: James

Approved: (6-0)

Motion (#9): To keep open and continue the Public Hearing to June 8, 2023.

Motion by: Knieriem

Seconded by: James

Approved: (6-0)

D. Public Hearing: 7654 W. Lincoln Highway – Circle K Redevelopment

Mike Schwarz presented the staff report.

The PC/ZBA paused the meeting for a break at 8:04 pm.

The PC/ZBA reconvened at 8:12 pm.

The applicant, Ryan Swanson, approached the podium to provide additional information.

Commissioner Knieriem asked what the relationship is between Circle K and Shell. Mr. Swanson noted that in the Chicagoland area, Circle K uses Shell branding and sell Shell fuel. Commissioner Knieriem questioned whether Circle K usually stands alone and Mr. Swanson responded yes.

Mr. Swanson noted that since the last workshop meeting, they had been refining the engineering for the property and they think they have settled on a good product and design. He noted the following:

- Due to the existing drive-through for the bank to the east, it did not make sense to connect the two properties with a vehicle connection, which would have been awkward.
- There are currently 5 gas dispensers in an odd configuration.
- The gas station is very busy on any given day and that it is profitable.
- A sidewalk connection was added to the building, added many more trees and greenspace.
- The closing of two of the four driveways helped add more greenspace, albeit mostly in the right-of-way.
- The monument sign would replace the pylon sign.
- There is no on-site detention now, but that underground stormwater chambers would be installed on site.
- The site meets and exceeds the landscaping requirements.
- The traffic circulation is much improved and motorists would no longer be blocked in as they are currently.
- There would be minimal diesel sales.
- They looked into masonry columns at the corners of the building but that it didn't look right so they didn't include it.
- The design is a newer prototype for Circle K. The building does have full parapets to screen rooftop mechanical units.

- Substantial right-of-way was dedicated to Route 30 which reduces the depth of the site. From the back of the curb of Lincoln Highway to the paved area under the canopy is approximately 32' of greenspace, although mostly within the right-of-way.
- They looked at purchasing some land from the bank to the north of the subject property, but there is a water and sewer line in this small strip, making this land somewhat unusable for their needs.
- Regarding the size of the ground sign, it was the height of the gas price numbers that determined the rest of the size of the sign. They wanted the numbers to be at least 3' tall to be clearly visible to motorists, giving them enough time to see the price and decide to make the turn to enter the gas station.
- The Shell branding "red bars" are very important for the canopy.

Chair Schaeffer asked the Commission for comments regarding the use of the property per the 2019 Comprehensive Plan. All commissioners agreed that it complied with the 2019 Comprehensive Plan. Commissioner Wallrich asked staff what the land to the north was designated for in the 2019 Comprehensive Plan. Staff noted that it was slated for single-family residential. Commissioner Wallrich noted that because it was residential that there should be more of a landscape buffer provided between the gas station and the land to the north. She thought that the applicant should investigate purchasing land from the bank, which may be of very little value to the bank, to use for a wider landscape buffer. This would provide a better separation between the gas station and any future residents when the land to the north is developed.

Chair Schaeffer asked whether this 20' wide easement owned by the bank is buildable.

Commissioner Knieriem noted that landscaping could still be planted in the utility easement but that it may need to be removed in the future if utility work were required. He noted that there is already over 30' of greenspace between the gas canopy and the street, so even though it's mostly located in the right-of-way it still functions as greenspace.

Commissioner James asked whether there was actually enough room to construct single-family homes on the property to the north. Commissioner Hogan agreed that single-family homes to the north is likely unfeasible.

Chair Schaeffer noted that although the 2019 Comprehensive Plan should be followed as much as possible, conditions are subject to change and that there is not a high likelihood that the property to the north would be developed for single-family homes.

Schwarz noted that the bank may not want to sell this 20' wide strip of land at all.

Commissioner Knieriem asked if the applicant still had room to plant additional trees on the subject property along the north property line. Chair Schaeffer agreed with this recommendation. Mr. Swanson noted that there is a gap behind the building in which additional landscaping could be planted, although there is a significant drop off on the north side so they may need to be creative with plantings. Chair Schaeffer thanked Mr. Swanson for all the additional landscaping that was included since the workshop.

Chair Schaeffer asked the Commission for comments regarding the proposed zoning and Special Use permits, specifically about liquor sales and the proposed use as a gas station.

Commissioner Knieriem said that there have been some policing issues in the past in the area of Route 30 and Harlem. He does not support the sales of liquor until 1 am. Mike Schwarz noted that the Village would not allow liquor sales as late as 1 am, nor are they seeking 24-hour sales. Chair Schaeffer said she thought that the County allows 24-hour liquor sales and that the property is currently located in the County.

Commissioner Wallrich said that she was involved with the annexations for properties on Laraway and Wolf, both of which included liquor sales.. At the time, the Village was not in a strong position to negotiate all of the terms of the annexation agreements. She feels that the Village is in a stronger position to negotiate with Circle K's current request.

Mr. Swanson said that Circle K is willing to negotiate the hours of operation. However, this location currently does very well revenue-wise and that they may opt to remain in the County if the Village requested too much. Commissioner Wallrich said that both the Village and Circle K should be able to work together to the benefit of both parties. She said that Circle K has made a lot of concessions already.

Mike Schwarz stated that in the proposed building, no more than 10 percent of the customer floor area, or 324 square feet, may be devoted to the sale of alcohol. As proposed, they would have refrigerated section of 301 square feet with the remaining 23 square feet non-refrigerated, complying with the maximum area which is permitted.

Chair Schaeffer next asked for comments regarding the site plan.

Commissioner Hogan said that the size of the proposed entrance along Route 30 seemed a little narrow. Mr. Swanson said that the widest driveway permitted by IDOT is 35', which is what they are proposing (inside the curbs). He noted that this width does make it wide enough for fuel trucks to enter. Commissioner Hogan said he was worried about the speed of traffic on Route 30 and if motorists could safely slow down to enter the site considering the width of the driveway.

Commissioner Wallrich said it was great that they reduced the number of access points from 4 to 2. Mr. Swanson said that they have conceptual approval from IDOT.

Commissioner Wallrich asked that since there are 36 proposed parking spaces, there

should be at least 2 ADA (handicap) spaces. Mr. Swanson responded that there were less than 25 spaces not including those spaces at the fuel pumps, but when the fuel pump spaces were included, the total rises to 36. He said that he could turn one of the other regular spaces into an ADA space for a total of 2 ADA spaces.

Commissioner Wallrich asked if staff determined the number of employees working on site. Mr. Swanson said that there are typically 2-3 employees on site at any given time. Commissioner Wallrich said she'd like the Commission to comment on the amount of merchandise to be displayed outside. She said that staff had spent a lot of time discussing where outdoor merchandise could be displayed for Home Depot and BP Gas. She wants to have a clear idea for display area and stacking height. She said that in the past, the outdoor display merchandise could not be stacked higher than the bottom of the window on the building (to not obstruct the view of inside the building or looking out of the building). Commissioner Knieriem agreed with this recommendation.

Commissioner Wallrich asked the applicant if they agreed with staff's recommendation for the relocation of the vacuum and air machines as currently depicted on the Site Plan; Mr. Swanson responded that he did.

Chair Schaeffer noted that the applicant is proposing wood fencing around the trash enclosure. Commissioners Wallrich and Knieriem both said they thought that the enclosure should be masonry to match the building.

Commissioner Knieriem asked if the Commission could further clarify the location and height of the outdoor display of merchandise. Chair Schaeffer asked the applicant for his opinion of where and how outdoor merchandise could be displayed. Mr. Swanson said that Circle K is amenable to the Commission's suggestions. He said that they typically display seasonal items and don't have the larger palletized items as much.

Mike Schwarz noted that as an annexation agreement, the outdoor display of merchandise could be more stringent than what the Code allows. He noted that because the proposed building is larger than the existing one, more items for sale could be stored inside the building. He did note that the sales of propane (in tanks within a cage) could be placed outside the building, perhaps on the east side and less visible than in front of the building; Commissioner Markunas agreed with this suggestion. Commissioner Knieriem asked the applicant if they would be amenable to storing bulk materials on the west side of the building instead of the south (front) side. Mr. Swanson said that he would discuss this with Circle K.

Chair Schaeffer said that she would prefer that the propane tanks for sale should only be on the east side of the building. Commissioner Knieriem agreed. Commissioner Hogan said that he's noticed very little merchandise for sale outside of nicer gas stations in the Village. Commissioner Knieriem reiterated his preference for not storing merchandise in front of the building (south elevation). Mike Schwarz noted that the revised site plan

would outline the exact places where outdoor merchandise could be displayed. Chair Schaeffer said that the typical Blue Rhino propane tanks should be stored on the east side and could be taller; they don't have to try to find an undersized cage for the propane.

Chair Schaeffer next asked the Commission for comments regarding landscaping. Mr. Swanson said that there is an underground "chamber" system for stormwater storage in the center of the site. There is also some surface stormwater detention at the southwest corner near the street intersection. Commissioner Knieriem asked if the underground chamber system drained into the storm sewer with a restrictor. Mr. Swanson responded yes.

Commissioner Wallrich noted that some elements on the landscape plan seemed incorrect, such as having the right key codes for the plantings. She also noted that Burning Bushes are now considered invasive species and these should be replaced with something else which is native. She said that the existing landscaping along Route 30 looks full on the landscape plan but looks a little sparse/sickly in reality and that an inventory should be done to ensure the existing plants are viable. She also asked the applicant not to use red mulch. She asked the applicant if the existing overhead ComEd electric service line would be buried; Mr. Swanson responded yes.

Chair Schaeffer asked for more evergreens on the landscape plan.

There were no comments regarding the proposed engineering.

Chair Schaeffer asked the Commission for comments regarding the architecture. Commissioner Knieriem said he was comfortable with the proposed "Nichiha" paneling on the building, which is not a cheap material. Commissioner Markunas asked the applicant if Nichiha is a cement board panel. Mr. Swanson responded yes and that it is extremely durable. Chair Schaeffer asked what the lifespan is of Nichiha. Mr. Swanson was not sure but he would investigate that. Mike Schwarz stated that according to a Google search, Nichiha has a 30-year warranty. The Commission also asked Mr. Swanson to check on the lifespan of the proposed wood paneling as well.

Commissioner Wallrich said that she has big concerns about the proposed building materials and that they don't meet the standards for the Village. She said that all other gas stations use solid brick, not thin brick. She said that in the past, the Commission has approved alternate materials for accent features only. She said that the building should be stone or brick, like most other commercial buildings in the Village. She said that the faux stone paneling will show visible seams and it doesn't look as good as real brick. She noted that Walgreen's and McDonald's in the Village have real masonry exteriors. She is not in favor of the red band along the top of the building in the front. She also thought that the trash enclosure should be full masonry to match the building. She asked the applicant why they are proposing the materials as noted. Mr. Swanson said that this was mainly a function of cost, especially in light of the large costs for the underground

stormwater detention system, pedestrian crossing devices, etc. Commissioner Wallrich said that the Village does not typically accept prototype architecture. For example, Walgreen's and Steak & Shake, Taco Bell, Aldi, Home Depot and Kohl's in the Village are not their prototype architecture. She said that it is the preference of the Village to have architecture unique to the Village – not prototypical architecture.

Commissioner Markunas didn't believe that the Village has ever approved thin brick or non-masonry products in the past and that not using regular masonry is a concern. He said that Nichiha is typically used for accent features and not entire façades. Commissioner Wallrich asked the applicant to provide a cost comparison for the proposed materials and regular brick. Commissioner Markunas thanked the applicant for proposing a full parapet height to screen mechanical units completely.

Commissioner Schaeffer then asked the Commission for comments regarding lighting. She asked staff if the proposed lighting met Code or whether a variation was being sought. Mike Schwarz responded that the proposed lighting complies with the Zoning Ordinance. Commissioner Markunas asked staff to provide details for the light poles and that they should incorporate stone bases to match the design of the building.

Commissioner Schaeffer asked the Commission for comments regarding signage. Commissioner Wallrich asked staff if the height of the ground sign was being increased from 6 to 7 feet, not 7 to 8 feet. Mike Schwarz responded that it was from 6 to 7 feet. Commissioner Wallrich asked if this height included the base; Mike Schwarz responded yes. She was concerned that if Shell Gas stopped branding with Circle K, that the Shell logo would be replaced with an image of product sold in the building such as Polar Pop. She was not in favor of advertising products on the ground sign and that this should be a future condition of approval.

Commissioner Knieriem noted that it was the height of the digital display for the gas price numbers that was driving the overall height and dimensions of the ground sign. Commissioner Markunas said that the applicant should revise the sign to meet the standards of the Sign Code. Commissioner James said that at the workshop meeting, the Commission asked the applicant to comply with the Sign Code and that he's not in favor of a 7' tall ground sign.

Commissioner Wallrich noted that BP was allowed a taller ground sign. She said that she's less concerned about height and more concerned about the sign area.

Commissioner Hogan noted that the amount of proposed landscaping would soften the appearance of the size of the sign.

Commissioner Wallrich asked the applicant if they could add a masonry component around the ground sign. She said that if a masonry frame were added around the sides and top of the ground sign, that it would not be counted toward the area or height of the

sign. Mike Schwarz confirmed this to be true. Commissioners Schaeffer, Markunas and Knieriem expressed their preference for this masonry framing. Commissioner Knieriem said that adding a masonry frame around the ground sign could be a compromise for the height and size of the ground sign.

Chair Schaeffer asked for comments regarding the red bar banding and backlighting on the gas pump canopy. All commissioners were in agreement that the red bar should not be backlit.

Commissioner Hogan said that Circle K is proposing the colors for the canopy and that not having it may be a deal-breaker for Circle K.

Commissioner Wallrich noted that the Shell logo would still be placed on the canopy. For comparison, she noted that BP does not have a green band on all sides of the gas pump canopy.

Commissioner James said that this gas station would be one of the first commercial buildings that motorists see when they enter the Village and that it should have a more subdued canopy. Commissioners Schaeffer and Markunas agreed with this statement.

Commissioner Wallrich asked about having the wording “V-Power” at the top of the gas pumps. She said she was ok with this and the other commissioners also agreed.

Commissioner Shaeffer said that she doesn’t consider the proposed red banding at the top of the building’s front façade to be signage but asked the Commission for their opinions. Commissioner Wallrich said that it wouldn’t look good to incorporate a red band on masonry. Chair Schaeffer asked the applicant to investigate wrapping the building completely in brick. There was consensus among the Commission to remove the red band at the top of the front façade.

Motion (#10): To continue and keep open the Public Hearing until June 22, 2023.

Motion by: Wallrich

Seconded by: James

Approved: (6-0)

E. Workshop: 742 Franklin Avenue – Raimondi Residence Corner Side Yard Variation

Mike Schwarz presented the staff report. He noted a correction in the staff report that the pool would actually be an above-ground pool, not inground pool.

The applicant, Steve Raimondi, approached the podium. He indicated that if the pool were placed behind the required 30’ corner side yard setback, it would block the line of sight from the rear of his house to the end of his lot. He also believed that locating the

above-ground pool in the center of the backyard would depreciate the value of his property. He stated that there was once an above ground pool on the property, perhaps around 1996 and asked if there was a pool there before, if it could be reinstalled.

Mike Schwarz noted that there is an existing underground electric service line that runs diagonally across the rear of the lot as illustrated on the site plan. This electric service line would be located approximately 5' from the base of the pool.

Chair Schaeffer asked for comments from the Commission regarding the proposed setback of the pool and proposed landscaping for screening.

Commissioner Markunas clarified that the main hardship that the applicant was claiming was the line of sight in the backyard. The applicant confirmed this. Commissioner Markunas asked if there could be a different location for the proposed pool. He asked staff what the width of the property is at the location of the proposed pool. Mike Schwarz noted that the lot width meets the R-2 zone standard. Commissioner Markunas asked staff what the required setback is for an underground electric service line to a pool. Mike Schwarz noted that the minimum separation requirement is 5'. There was some discussion that due to the location of the underground electric service line, the foundation for the pool would need to be dug by hand.

Mr. Raimondi asked if the presence of the underground electric service line could be considered a hardship. Commissioner Markunas responded that it would be considered a hardship if he had to relocate the electric service line, but that he may not end up needing to relocate it.

Commissioner Hogan asked whether the pool could be angled on the property to meet both the 30' setback from Elsner and avoid the underground electric service line.

Chair Schaeffer noted that the applicant has already purchased the above-ground pool and that this fact should not be considered a hardship.

Mr. Raimondi asked if the line of sight was a hardship. The commission responded that it was not. Commissioner Wallrich noted that the recent renovations to the façade of the house are impressive and appreciated.

Commissioner James asked if the minimum 5' separation requirement was measured from the electric service line to the water of the pool or the pool decking. Staff responded that the separation is measured to the water's edge. Commissioner James responded that the decking could therefore be placed closer to the electric service line. Commissioner Wallrich noted that the decking is considered part of the pool and is therefore subject to the setback requirements for the pool as an accessory structure.

Chair Schaeffer noted that the existing landscaping along Elsner Road is technically located in the right-of-way and that it may need to be removed by the Village in the future, or the vegetation could suffer blight and die. Commissioner Knieriem asked if the applicant could plant some evergreens on his property to screen the above ground pool from Elsner Road.

The applicant was asked if he was given clear direction and he concurred.

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz notified the Plan Commission of two recent Village Board approvals:

- On May 1st, the Village Board approved the entitlements for 7 N. White Street (Integrus) including the Major Change to the PUD, four Special Use Permits, one variation to waive all required parking and the Preliminary/Final Plat of Subdivision.
- On May 1st, the Village Board approved the Plat of Dedication for the Pfeiffer Road Extension.

H. Other Business

There was no other business.

I. Attendance Confirmation (May 25th, 2023)

Chair Schaeffer asked the members of the Plan Commission to notify staff if they know they would not be able to attend the May 25th meeting.


Motion (#11): Adjournment 10:27 P.M.

Motion by: Markunas Seconded by: Wallrich

The motion was unanimously approved by voice vote.

Approved May 25th, 2023

As Presented _____ As Amended

 /s/ Nichie Schaeffer, Chair

 /s/ Secretary