

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

**HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 13, 2024**

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair
Kirsten Kingsley
Ted Eckhardt
John Fitzgerald

Members Absent: Scott Seyer

Also Present: John Timpe, Pavlovcik Architecture for 217 E. Foster St.
Robert Lisk, Lisk Homes for 739 N. Belmont Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JANUARY 23, 2024

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO
APPROVE THE MEETING MINUTES OF JANUARY 23, 2024. ALL WERE IN FAVOR. MOTION CARRIED.**

ITEM 1. SINGLE-FAMILY NEW RE-REVIEW**DC#23-062 – 217 E. Foster Ave.**

John Timpe, representing *Pavlovic Architecture*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The project does comply with all R-3 zoning requirements. The property is part of a subdivision that was approved in 2004. This lot was never developed and has remained vacant. This project was reviewed by the Design Commission on January 9, 2024, at which time it was continued for re-review due to concerns regarding the appearance of the proposed new house.

At the previous review, Staff raised the following concerns regarding the design of the proposed new house:

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is on a street where all of the existing homes have a very consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed design has a non-traditional appearance with large format fiber cement siding panels, plain casement windows without grids, and a contemporary black & gray color palette. The low hipped roof looks out of place with the scale and proportion of the other homes on the street. The large amount of wall space above the windows and below the eaves has an odd appearance, which is especially prominent on the second-story. The joint pattern in the siding is not centered horizontally or vertically on any of the walls, which looks random and unrefined. Staff recommended a more traditional appearance to better complement the character of the existing homes on the block. However, if a contemporary design is the goal, then it was recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes.

Overall, the Design Commission was not opposed to the proposed modern design concept fitting in with the existing context. However, numerous issues were raised regarding the materials and detailing as follows:

- There were numerous comments about the proposed Hardie panels, the coordination of joint locations, and detailing of the joints. It was recommended that the joints be carefully laid out and coordinated with the edges of the windows, and that metal Hardie trim pieces be used at all joints and corners.
- It was commented that the stone base should have a bigger and more pronounced cap, which should be aligned with the window sills.
- The color palette was discussed. There was concern about the proposed two-tone stone colors, which the Design Commission felt looked checkered and should be simplified. There was concern about the mismatch of the warm siding color and the cool stone colors. There was concern about the black garage door and black soffits possibly being too bold.
- Bigger light fixtures to fit the scale of the home was recommended.
- It was commented to study the four large windows on the front elevation, to break down the scale of the wall, similar to the windows on the sides of the home.

In response to the comments on January 9, the petitioner has made changes to the proposed design as follows:

- **Hardie Panels.** The layout of the Hardie panels has been coordinated with the windows. Three layout options have been provided for review. In regards to the panel joints, a complete set of Hardie Board connection details has been provided.
- **Stone Cap.** A pronounced stone cap has been added to the stone base, and the height has been coordinated to align with the window sills.
- **Color Palette.** Four new options of stone and siding colors have been provided for review. The stone in all options has a more cohesive appearance. Actual samples will need to be provided to confirm the best color scheme. The garage door is still shown as black, but the soffits have been changed to a lighter, unspecified color.
- **Light Fixtures.** The light fixtures on the garage wall are no longer shown on the drawings.

- Windows. The size of the windows on the front elevation have been slightly increased for a more balanced appearance.

Staff still feels that a more traditional design would be a better fit in this location due to the uniform appearance on this street. As a modern design, the scale, massing, colors and materials could still be improved to better complement the surrounding homes. However, understanding that the Design Commission does not object to the overall design concept, Staff feels that the majority of the Design Commission's concerns have been addressed. Staff recommends "Exterior Elevations Study One" as the most successful panel layout. Actual samples of the color options are required to make a recommendation, but a warm earth tone palette is recommended as the best fit with the neighborhood. Staff is requesting the Design Commission's evaluation of the revised design.

Mr. Timpe said that samples of the four new color options for the stone and siding have been ordered but not yet received. They can be provided to Staff once they receive them, and their client is happy with any of the four options. With regards to the design, their client is very insistent about keeping the more modern look and not enlarge the home any further to increase the volume as suggested; however, they did take into account all the other suggestions that were given. One comment they addressed is options for the coach lights, which their client selected cut sheets for the commissions' review tonight.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the audience.

The commissioners summarized their comments. **Commissioner Fitzgerald** thanked the petitioner for making the changes. He said he is okay with the scale of the home, which is appropriate for the neighborhood, and the modern aesthetic will blend in with the other homes. He is completely okay with not every home looking the same. In terms of the panel joints, he liked Option1, which makes a big difference, and he is okay with the new siding color if the color is lighter on the gutters and the trim, although he is also okay with black. He likes the larger windows and suggested going taller with the windows and taking them up to the soffit. With regards to the colors on the home, the 'Rustic Road' or the 'Weathered Cliffs' are good selections because they are modern, yet warm, and he appreciated that the stone was lowered and a cap was put on it. He was also okay with all four options for the light fixtures; however, he had concerns about the long fixtures that may not fit on the wall above the stone base.

Commissioner Eckhardt agreed with Commissioner Fitzgerald's comments about the light fixtures; the really tall option will probably not work well because of the limited space on the wall, and his preference is for the 'Oxford' or the 'Edith' light fixture. In terms of the colors, he agreed that a warmer color is better, specifically either the 'Rustic Road' or the 'Weathered Cliffs', with his preference being the 'Rustic Road'.

Commissioner Kingsley concurred with the other commissioners about the preference for 'Rustic Road', which is a warmer tone than the other colors; however, although she preferred the warmer color, she had concerns about the black doors, the black trim, and the black windows and gutters. She asked if the petitioner would consider changing the black color to a dark bronze, and **Mr. Timpe** replied that this has been one of the sticking points with his client who really wants the black; however, it is something he can suggest to his client. **Commissioner Kingsley** asked if the windows are available in a dark bronze color, and **Mr. Timpe** said he was unsure. **Commissioner Kingsley** said that changing the black color would really help soften the look of this home, and she was okay if the color changed to a dark bronze, to include the gutters, the roof, the doors, and the trim. For her, that is the only way that it goes with the 'Rustic Road' color palette. With regards to the joint patterns of the Hardie siding, **Commissioner Kingsley** said her preference is for Option1; however, she felt this should have been thought of prior to finalizing the plan because it has resulted in a missed opportunity to redo the interior a little bit to really help the exterior look nice. She also agreed that taller windows would look so much nicer and she encouraged the petitioner to compare the costs to increase the door from 6'8" to either 7' or 8', which would really help with both the exterior and the interior space looking bigger.

Mr. Timpe said that the size of the door was upgraded from 6'8" to 7', the windows were raised 4-inches on the first-floor, and on the second-floor they were increased from 24 x 24 to 30 x 30. **Commissioner Kingsley** supported this

change.

Chair Kubow really liked the home but felt the black color was a bit unnecessarily bold, although he understood why the client likes it; however, he felt the black somewhat detracts from what could otherwise be a classy, modern home. He agreed with the comments from the other commissioners and had no further comments.

Commissioner Fitzgerald asked about the color of the roof, and **Mr. Timpe** said it is the same dark grey color that was shown at the last review, although he did not have a sample tonight. **Commissioner Kingsley** stated her strong preference for the 'Edith' light fixture. She agreed with the other commissioners that the long light fixture is too large. She felt that the up/down light fixture was too harsh, and the 'Oxford' with exposed lamp will be blinding, and **Chair Kubow** agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 217 E. FOSTER AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 1/30/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT FOR 'OPTION 1' AS THE SELECTED SIDING PANEL JOINT ELEVATION.
2. A REQUIREMENT FOR THE 'RUSTIC ROAD' COLOR SCHEME.
3. A REQUIREMENT FOR THE 'EDITH' LIGHT FIXTURE
4. ACKNOWLEDGE THE ASPHALT SHINGLE COLOR AS SUBMITTED.
5. A RECOMMENDATION TO RESEARCH AND STUDY INCREASING THE HEIGHT OF THE WINDOWS.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that if the black color of the trim, windows, door, and roof are not changed, she would have a difficult time supporting the design. She asked the petitioner about the soffit color and **Mr. Timpe** replied it would be white ventilated aluminum; however, they are open to making them Hardie if the commission prefers. He added that this will be the only white on the entire home. **Commissioner Kingsley** said the motion should include the soffits matching the color of the house, because she had concerns about the visibility of the soffits and how much they will stand out because ventilated aluminum soffits are not as attractive as the Hardie. **Commissioner Fitzgerald** had an issue with the white color of the soffits being the only white on the entire home. He said the soffit color should match either the house trim or the black/bronze color, and **Chair Kubow** agreed. **Commissioner Eckhardt** said that aluminum comes in a lot of different colors and it is possible to get a grey tone color that would be compatible with the Hardie; he agreed with the concerns about the white color for the soffits that will pop more than the renderings even show. **Commissioner Eckhardt** also asked about the color of the Hardie reveal trims, and **Mr. Timpe** said the trims will be hidden behind the panels and would be the same color to match the Hardie siding.

Mr. Hautzinger said that he had concerns about the Design Commission motion specifically requiring the 'Rustic Road' color and the 'Edith' light fixture. He encouraged revising the motion to make it a requirement for one of the warmer color palettes proposed, or similar, to be approved by Staff. This will allow the petitioner some flexibility to finalize these selections once they obtain the actual color samples of the materials. The same goes for the light fixture,

to allow some flexibility for similar light fixtures to allow the petitioner some flexibility to study each light fixture's scale on the elevation before locking them in to just one option. Staff can approve the petitioner's final selections.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION AS FOLLOWS:

- 1. A REQUIREMENT FOR 'OPTION 1' AS THE SELECTED SIDING PANEL JOINT ELEVATION.**
- 2. A PREFERENCE FOR A WARMER TONE SIDING COLOR SUCH AS THE 'RUSTIC ROAD' COLOR, SUBJECT TO REVIEW OF ACTUAL COLOR SAMPLES, TO BE APPROVED BY STAFF.**
- 3. A PREFERENCE FOR THE 'EDITH' LIGHT FIXTURE OR SIMILAR, TO BE APPROVED BY STAFF.**
- 4. ACKNOWLEDGE THE ASPHALT SHINGLE COLOR AS SUBMITTED.**
- 5. A RECOMMENDATION TO RESEARCH AND STUDY INCREASING THE HEIGHT OF THE WINDOWS.**
- 6. A REQUIREMENT FOR A DIFFERENT SOFFIT COLOR, OTHER THAN BRIGHT WHITE, TO BE TONED DOWN, CLOSER TO THE SIDING COLOR, TO BE APPROVED BY STAFF.**

Commissioner Fitzgerald seconded the motion.

**FITZGERALD, AYE; ECKHARDT, AYE; KUBOW, AYE; KINGSLEY, NAY.
MOTION CARRIED.**

ITEM 2. SINGLE-FAMILY NEW REVIEW**DC#24-003 – 739 N. Belmont Ave.**

Mr. Robert Lisk, representing *Lisk Homes*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with an attached, three-car garage on an existing vacant lot. The project does comply with the R-3 zoning requirements, with the exception of the driveway which needs to be adjusted to comply with code. The surrounding context in this location is primarily traditional style, two-story houses with a mix of attached and detached garages. Overall, the scale, massing and style of the proposed house is nicely designed and will generally fit very well in this location. The only concern with the proposed design is that the three-car garage will be the only three-car garage on the block, and the front load design takes up the majority of the first floor on the front elevation, which the Design Commission should evaluate. The single-story massing of the garage and the stepped back layout does help to address this concern. One option to consider would be to set the garage back a few more feet from the front wall to minimize the appearance. Staff recommends approval of the design, keeping in mind Staff's suggestions regarding the garage.

Mr. Lisk said he was previously before the Design Commission for this lot and is now proposing a scaled down design from the previous one. He has built this style of home many times in the Village and it seems to be predominant up and down the area. Addressing the garage concern from Staff, he spent time going between Oakton and Miner and St. James to Dryden, and found a wide range of homes that include older homes, one-car garages, two-car garages, sometimes a carport, and newer homes on lots over 65' wide that have a 3-car garage. This block of Belmont happens to be a very nice area consisting of older homes that are not teardown worthy, with predominately 2-car garages; however, within the overall area he looked at he found over 30 homes, with 70% of the newer homes having a 3-car garage. Buyers typically ask him for a 3-car garage if possible. Of the 3-car garages he found in the area, there are two that are straight across, one that is facing forward, 3 that step back like this home, 1 that went 6' back, and another that is about 2' or 3' back. He pointed out that there is not enough room to accommodate a side load garage on this particular lot.

Chair Kubow asked if there was any public comment on this project and there was no response from those in the audience.

The commissioners summarized their comments. **Commissioner Kingsley** asked if the petitioner has presented this home for another location and **Mr. Lisk** said no. **Commissioner Kingsley** said that in general, the traditional style of this new home works really well, although in a perfect world she would like to see it a little bit shorter because the 2 homes are either side are essentially 1-1/2-story. The massing of the home, especially on the south elevation is pretty tall, the colors are fine, and she liked the covering over the back door. She asked if the windows are vinyl with grills between the glass and **Mr. Lisk** said yes, and **Commissioner Kingsley** said she preferred SDLs in this type of traditional home; it would make this home look a lot more authentic. She asked about the light fixtures shown on the front of the home and **Mr. Lisk** said the style of lights shown are only a place holder at this time. **Commissioner Kingsley** said that the bulbs should be hidden in the fixtures and not shine in your eyes. She asked about the stone and **Mr. Lisk** presented a sample of the natural stone that will have a limestone cap. **Commissioner Kingsley** also stated that it would be nice if more windows could be added on the north (left) elevation where the kitchen is, which is a good selling point and a nice gesture to the adjacent neighbor. She also said that the third car garage here could be pushed back.

Commissioner Eckhardt had no issues with the new home and supports Commissioner Kingsley's comments about adding windows on the left side of the home. He loves the contrast between the white and the blue on the front of the home, but having both garage doors white makes the front elevation substantially all white, and he questioned if changing the single garage door color to blue would take away the impact of the 3-car garage. He would not make this a requirement, but felt it was an interesting way to faux paint and study what might be unattractive for some. Other than this comment, he is okay with the home.

Commissioner Fitzgerald said he is okay with the scale of the home, he loves the color and is okay with the garage as shown, although pushing it back a little is okay as well. He liked the white color of the garage doors, and he agreed that more windows are needed on the north elevation, otherwise the kitchen is going to be dark. He also commented that the muntins shown on the patio doors in the rear are unusual. He had no further comments.

Chair Kubow liked the home and the blue color on the home. He also liked the additional architectural fenestration on the rear elevation, which is helpful and usable. His only concern is with the third car garage; every foot goes a long way in reducing the impact on the front elevation, and he suggested pushing the third car garage back 3-feet without much impact to the window above. **Mr. Lisk** was not opposed to pushing the third car garage back 1 more foot for a total of 3-feet.

Commissioner Kingsley recommended keeping the garage doors the same color, but suggested eliminating the stone on the single garage bay, which will be a cost savings and bring some nice balance to the front elevation. The stone would then finish as it turns into the garage, and will not have to extend on the north elevation. She said that the commissioners usually ask that stone wrap from the front elevation around to the sides of a home, but on the south elevation of this home the stone does not continue. She also felt it should be a requirement that the LP trim be smooth to make it more traditional.

Chair Kubow and **Commissioner Fitzgerald** agreed with Commissioner Kingsley's suggestion about the garage, and **Commissioner Eckhardt** felt either way about it. **Mr. Lisk** said he would start with the rendering if any change was to be made to see how it would look, but he had concerns that the single-garage would look less like a garage and more like storage. He preferred to be consistent with what is consistently seen in town and keep the garage as currently proposed. **Commissioner Kingsley** had an issue with that and asked the petitioner what is consistently seen in town, and **Mr. Lisk** replied that he has not looked closely enough to say how all 3-car garages dealt with the stone base, but he has not seen stone just stop at a certain point on the front elevation and then try to treat a portion of the home as an added-on element. **Commissioner Kingsley** said that is more of a traditional way to end stone at an inside corner, rather than stopping it on the north elevation. There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 739 N. BELMONT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/5/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE GARAGE BE PUSHED BACK 1 TO 3-FEET, AND A DRAWING SUBMITTED TO STAFF FOR APPROVAL.
2. A REQUIREMENT TO ELIMINATE THE STONE BASE ON THE THIRD CAR GARAGE, OR SUBMIT A COLOR RENDERING WITH THE STONE REMOVED ON THE THIRD CAR GARGE FOR STAFF'S DECISION TO KEEP OR REMOVE THE STONE.
3. A REQUIREMENT THAT THE TRIM BE SMOOTH.
4. A REQUIREMENT THAT THE LIGHT FIXTURES ON THE FRONT ELEVATION HAVE A CONCEALED BULB.
5. A RECOMMENDATION THAT THE PETITIONER LOOK AT ADDING WINDOWS TO THE NORTH SIDE ELEVATION IN THE KITCHEN, OR SOMEWHERE ALONG THE FIRST-FLOOR ON THE NORTH SIDE ELEVATION.
6. A STRONG RECOMMENDATION FOR SIMULATED DIVIDED LIGHTS FOR THE WINDOWS.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS

THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Fitzgerald questioned the lamp requirement for the light fixtures on the front elevation; that the light source cannot be seen, only the output of it. **Mr. Hautzinger** commented that it is common to see the bulb on a typical carriage light on a home. **Commissioner Eckhardt** said that some of the light fixtures seen today have a laser-flickering bulb inside that really catch the eye; the lamps are the key element that might be objectionable. He questioned if frosted carriage lights are even available. **Commissioner Kingsley** amended the motion to clarify.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO AMEND THE MOTION AS FOLLOWS:

4. A REQUIREMENT THAT THE STYLE OF LIGHT FIXTURES ON THE FRONT ELEVATION BE REVIEWED BY STAFF FOR APPROVAL.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. OTHER BUSINESS**Public Comment**

Keith Moens commented on the recent VB meeting for the appeal of the teardown at 716 N. Dunton Ave, to reverse the decision of the Design Commission to deny a teardown. He said the appeal included a negative motion from this commission, which was confusing, and that this commission should follow procedure very carefully so motions are clear for both the petitioner and the public. He suggested the book 'Robert's Rules of Order' as a clear guide. This will eliminate the risk of a petitioner appealing this commission's decision to the Village Board on procedure.

Mr. Hautzinger respectfully disagreed with Mr. Moens. He said the Design Commission's motion for denial of that teardown was very clear and it was a unanimous vote. The petitioner claiming that there was confusion about the Design Commission's motion was not the issue; the motion was not even a matter of discussion at the Board meeting.

Commissioner Eckhardt commented that Robert's Rules of Order are a guideline for this commission, and he watched the Board meeting for the appeal and he did not hear words or feel any concern from the Board about this commission's behavior regarding the motion that was made or the clarity of their negative motion. He understands Mr. Moen's concerns about clarity and this commission wants to be very clear for both the public and the petitioner with regards to motions that are made. Mr. Moens asked how a resident can communicate with the Design Commission, and **Mr. Hautzinger** replied that Staff can forward any communication from a resident to the Design Commission when requested.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.