

ORDINANCE NO. 2139-22

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR BUILDING ADDITION TO AN EXISTING SCHOOL – LAKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT NO. 95

WHEREAS, on or about November 17, 2021, Lake Zurich Community Unit School District No. 95, as applicant (“Applicant”), filed an application for a special use permit for the construction of an addition to the existing middle school on the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the Applicant’s plans for the construction of said addition are attached hereto as Exhibit “B” and incorporated herein; and,

WHEREAS, Notice of Public Hearing with respect to the special use permit was published on or about December 22, 2021, in the Daily Herald, being a newspaper having general circulation within the Village of Hawthorn Woods, all as required by the statutes of the State of Illinois and the ordinances of the Village, and,

WHEREAS, all other notices required by the statutes of the State of Illinois and the ordinances of the Village have been given; and,

WHEREAS, pursuant to said Notice, the Planning, Building, and Zoning Commission of the Village of Hawthorn Woods conducted a Public Hearing regarding the special use permit on or about January 11, 2022, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Planning, Building, and Zoning Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on or about January 11, 2022, a copy of which is attached hereto as Exhibit “C” and incorporated herein; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That there is hereby granted a special use permit for the construction of a building addition to the existing middle school on the SUBJECT REALTY as set forth on Exhibit "B".

SECTION TWO: That the recommendations and Findings of Fact of the Planning, Building, and Zoning Commission attached hereto as Exhibit "C", be and the same are hereby adopted by the Mayor and Board of Trustees as and for its Findings of Fact.

SECTION THREE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of the Ordinance are, to the extent of such conflict, expressly repealed.

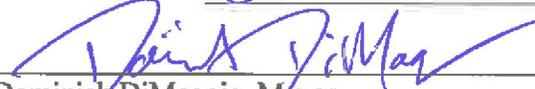
SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

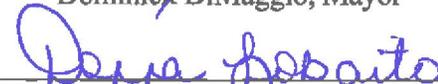
The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Kaiser, Riess, Bauer, David, McCartney, Kyschick

NAYS: 0

ABSENT AND NOT VOTING: 0

APPROVED:   
Dominick DiMaggio, Mayor

ATTEST:   
Donna Lobaito, Village Clerk

PASSED: January 24, 2022

APPROVED: January 24, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

OVERALL PROPERTY DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT THEREFROM THE SOUTH 970.0 FEET THEREOF) AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, 39.40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, 1647.70 FEET TO A POINT 970 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST ALONG A LINE 970.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, 895.50 FEET TO A POINT 500 FEET WEST OF THE EAST LINE OF THE WEST 1/8 OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 40 MINUTES WITH THE LAST DESCRIBED COURSE EXTENDED (MEASURED FROM EAST TO NORTH) FOR A DISTANCE OF 857.00 FEET TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY DESIGNATED AS STATE AID ROUTE 32, (PLAT OF SAID HIGHWAY BEING RECORDED UNDER DOCUMENT 524177 IN SAID COUNTY); THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID PUBLIC HIGHWAY, 1473.5 FEET TO THE POINT OF BEGINNING, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER, SAID CORNER ALSO BEING A CORNER IN LAKEWOOD ESTATES OF HAWTHORN WOODS PHASE I] RECORDED AS DOCUMENT NO. 2899205; THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, SAID WEST LINE ALSO BEING AN EAST LINE OF SAID LAKEWOOD ESTATES OF HAWTHORN WOODS PHASE II, 773.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES 50 SECONDS EAST, 156.86 FEET  
THENCE SOUTH 86 DEGREES 30 MINUTES 18 SECONDS EAST, 85.08 FEET  
THENCE NORTH 85 DEGREES 51 MINUTES 56 SECONDS EAST, 101.85 FEET  
THENCE SOUTH 86 DEGREES 25 MINUTES 39 SECONDS EAST, 112.34 FEET  
THENCE NORTH 86 DEGREES 53 MINUTES 40 SECONDS EAST, 84.95 FEET  
THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, 72.85 FEET  
THENCE NORTH 86 DEGREES 10 MINUTES 58 SECONDS EAST, 63.22 FEET  
THENCE SOUTH 77 DEGREES 15 MINUTES 31 SECONDS EAST, 39.42 FEET  
THENCE SOUTH 53 DEGREES 35 MINUTES 59 SECONDS EAST, 56.31 FEET  
THENCE SOUTH 57 DEGREES 57 MINUTES 47 SECONDS EAST, 93.17 FEET  
THENCE SOUTH 69 DEGREES 42 MINUTES 34 SECONDS EAST, 57.31 FEET  
THENCE SOUTH 89 DEGREES 52 MINUTES 35 SECONDS EAST, 59.82 FEET  
THENCE NORTH 74 DEGREES 50 MINUTES 11 SECONDS EAST, 114.83 FEET  
THENCE NORTH 68 DEGREES 09 MINUTES 21 SECONDS EAST, 134.59 FEET  
THENCE NORTH 57 DEGREES 19 MINUTES 51 SECONDS EAST, 54.00 FEET  
THENCE NORTH 82 DEGREES 04 MINUTES 01 SECONDS EAST, 89.93 FEET  
THENCE NORTH 84 DEGREES 34 MINUTES 51 SECONDS EAST, 124.04 FEET  
THENCE NORTH 88 DEGREES 11 MINUTES 20 SECONDS EAST, 65.81 FEET  
THENCE SOUTH 64 DEGREES 25 MINUTES 56 SECONDS EAST, 32.84 FEET  
THENCE NORTH 86 DEGREES 47 MINUTES 30 SECONDS EAST, 53.60 FEET  
THENCE SOUTH 89 DEGREES 51 MINUTES 34 SECONDS EAST, 201.66 FEET  
THENCE NORTH 71 DEGREES 07 MINUTES 47 SECONDS EAST, 46.15 FEET  
THENCE SOUTH 85 DEGREES 34 MINUTES 49 SECONDS EAST, 84.54 FEET  
THENCE SOUTH 64 DEGREES 14 MINUTES 14 SECONDS EAST, 77.97 FEET  
THENCE SOUTH 79 DEGREES 47 MINUTES 07 SECONDS EAST, 85.23 FEET  
THENCE NORTH 79 DEGREES 03 MINUTES 23 SECONDS EAST, 56.79 FEET  
THENCE NORTH 77 DEGREES 05 MINUTES 50 SECONDS EAST, 47.79 FEET  
THENCE NORTH 69 DEGREES 38 MINUTES 07 SECONDS EAST, 97.46 FEET  
TO THE WESTERLY LINE OF SAID PUBLIC HIGHWAY; THENCE NORTH 37 DEGREES 03 MINUTES 27 SECONDS EAST, 40.00 FEET TO THE TERMINUS OF SAID LINE, EXCEPT THAT PART OF OLD MCHENRY ROAD PER DOCUMENT 4963521, IN LAKE COUNTY, ILLINOIS.

**EXHIBIT "B"**



⊕ FIRST FLOOR PLAN- STEAM ADDITION  
1/16" = 1'-0"

**STEAM ADDITION**  
LAKE ZÜRICH CUSD 95 - MIDDLE SCHOOL NORTH  
JANUARY 11, 2022  
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EXTERIOR PERSPECTIVE FROM NORTHWEST

**STEAM ADDITION**

LAKE ZURICH CUSD 95 - MIDDLE SCHOOL NORTH  
JANUARY 11, 2022  
© 2021 DLA ARCHITECTS, LTD.





EXTERIOR PERSPECTIVE FROM WEST

**STEAM ADDITION**

LAKE ZURICH CUSD 95 - MIDDLE SCHOOL NORTH

JANUARY 11, 2022

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EXTERIOR PERSPECTIVE FROM SOUTHWEST

## STEAM ADDITION

LAKE ZÜRICH CUSD 95 - MIDDLE SCHOOL NORTH

JANUARY 11, 2022

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**DIA**  
ARCHITECTS  
form follows  
learning™



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

December 8, 2021

Village of Hawthorn Woods  
2 Lagoon Drive  
Hawthorn Woods, IL 60047

Attention: Erika Frable, Director of Public Works/Village Engineer

Subject: Lake Zurich Community Unit School District 95  
Middle School North Steam Addition  
95 Hubbard Lane  
(CBBEL Project No. 02-65H267)

Dear Erika:

Christopher B. Burke Engineering, Ltd. (CBBEL) has completed its review of the following submittal:

- Site Improvement Plans prepared by Gewalt Hamilton Assoc. dated November 4, 2021

The following comments are provided for your use:

**Site/Civil Review**

1. Title Sheet: The plans shall be signed and sealed by the design engineer.
2. Title Sheet: The sheet index lists twelve sheets. There are only eleven sheets in the plan set.
3. General Notes: Correct the project specific notes referencing the Village of Lake Zurich.
4. Existing Conditions/Demolition Plan: Indicate whether the existing school service line or any irrigation connections are within the section of existing main being removed.
5. Utility Plan: The utility plan notes reference the General Notes Sheet for watermain information. This should be corrected to the Aqua General Notes.
6. Utility Plan: The Demolition Plan shows the removal of an existing fire hydrant and main valve and vault but this sheet does not show the installation of replacements.
7. The plans shall be reviewed by Aqua and the fire department.

**Stormwater and Floodplain Review**

1. A stormwater report with exhibits and calculations should be provided documenting the new impervious area and the stormwater detention volume or water quality volume that may be required for the improvements. More comments may be generated upon review of this additional information.

2. The following comments pertain to the Soil Erosion and Sediment Control Plan:
  - a. The location of the inlet filters should be shown on the plans.
  - b. The storm sewer system should be shown on the SESC plan.
  - c. It is recommended temporary ditch checks be placed downstream of the storm sewer FES system prior to water entering the detention basin.
  - d. The construction fence in the grassed area should be replaced with silt fence and a detail meeting the AASHTO M288-00 standard provided on the plans.

If you have any questions or comments, please do not hesitate to contact us.

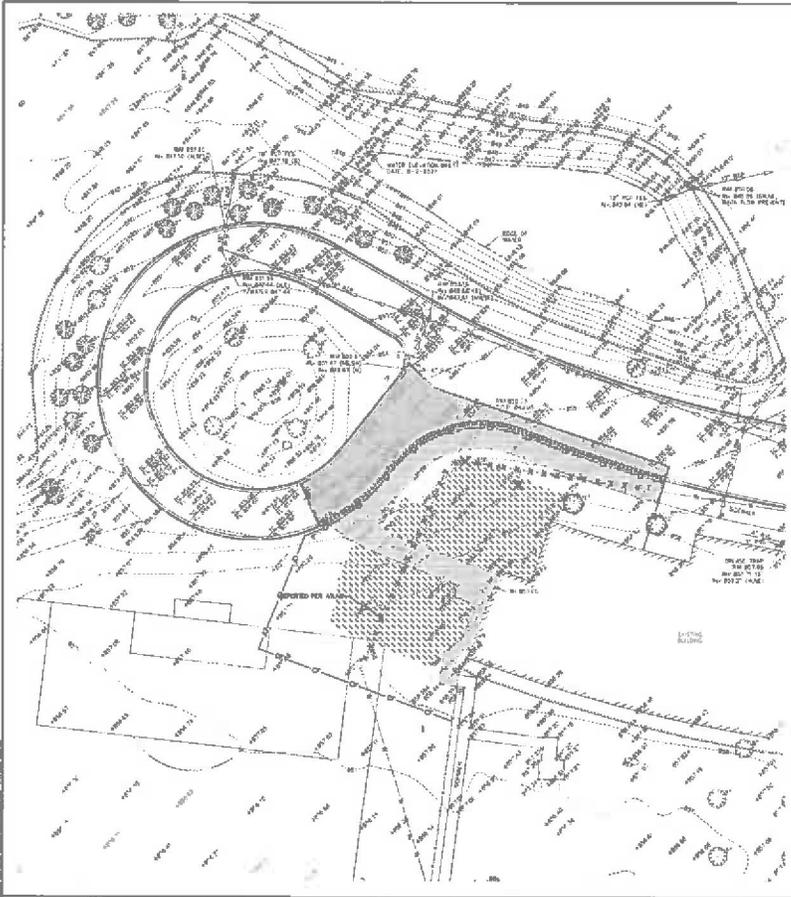
Sincerely,

  
Robert T. Jungwirth, PE, CFM  
Senior Civil Engineer

cc: Pam Newton, VHW  
Lee Fell, CBBEL  
Darren Olson, CBBEL







**REMOVAL LEGEND**

- PAVED/DIRT REMOVAL  
FILL DITCH
- EARTH/GRAVEL REMOVAL
- STRUCTURAL REMOVAL
- 6" DIA. TRUNK PROTECTION  
FENCE
- SAND/CONCRETE CURB  
AND BUTTER REMOVAL
- UTILITY TO BE REMOVED
- PAVED/DIRT REMOVAL  
STRUCTURE REMOVAL

**EXISTING CONDITION AND DEMOLITION NOTES**

1. Prior to starting any construction, provide and install and maintain control devices as shown on the plan and as required per I-911 NCCS guidelines. Refer to notes and details throughout the entire plan set.
2. Prior to starting any excavation work, provide face protection, dewatering and rest-pooling as shown on the plans and notes throughout the entire plan set.
3. Contractor shall refer to subsurface soil exploration report.
4. The contractor shall be responsible for locating the utility work zone from the public and protecting the public from any construction related hazards. At a minimum, all excavation, demolition areas and other areas potentially hazardous to pedestrians and vehicles must be isolated.
5. At all times, walk ways, loading docks, and dumpster areas shall remain open and unobstructed. Temporary walk ways of one (1) foot wide of a turn will be permitted for short term periods and shall be constructed with approved Property Owner construction detail. Street lane openings shall be completed within 144 hours and returned to unobstructed access by the close of the work day.
6. Temporary storage of material and equipment shall be provided as needed throughout the course of construction to facilitate safe possession and vehicular movement. The maximum height of such piles shall not exceed 25' and areas around shall not exceed 25'. Provide 6" CA-8 base and 2" surface asphalt.
7. The existing facilities will remain open and actively used. Contractor shall refer to mechanical, electrical and structural plans and coordinate with utility companies to ensure continuous utility services during demolition and construction of services.
8. The contractor is responsible for the demolition and disposal of all existing improvements unless necessary to complete the job. These improvements include, but are not limited to, existing pavements, curbs, sidewalks, utility, lighting, sign bases, manholes, fences, handrails, and other structures within the work zone. Curbs and grade to proposed pavement and existing sidewalks grades (refer to foundation plans for proposed building subbase profiles). These items shall be completely removed and legally disposed of off-site.
9. Remove or abandon existing utilities as shown. Utilities that are removed, unless otherwise noted, shall be located with CA-8 crushed stone in 7 1/2" of 6" or less and compacted to 95% Modified Proctor density. Piles shall be abandoned shall be placed at both ends with a minimum of 2' tall long non-reinforced concrete/curb blocks. Existing structures to be demolished shall have the top section removed, where indicated with concrete and bracing with CA-8 crushed stone.
10. Temporary removal, signs and control signs and vests within affected work zone for safety. Coordinate with Property Owner.
11. The Contractor shall include all associated costs with the removal, transport, storage, testing and verification of "Uncontaminated Soil" or material under 1/2" BCS 0/2.100 including any fees, taxes or surcharges charged by or through the owner(s) of State Construction or Demolition Detail 718 Operation or Uncontaminated Soil 718 Operation for the acquisition of Uncontaminated Soil.

**GHA GENSLY HAMILTON ASSOCIATES, INC.**  
625 Forest Edge Drive • Vernon Hills, IL 60061  
781.847.418.9780 • Fax 847.418.9721

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**EXISTING CONDITIONS/DEMOLITION PLAN**  
MIDDLE SCHOOL NORTH STEAM ADDITION  
LAKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT 86  
VILLAGE OF HAWTHORN WOODS, ILLINOIS 60047

NO.	DATE	REVISION	NO.	DATE	REVISION

PLS CALL OR E-MAIL  
DRAWN BY: PVL  
DATE: 11/20/21  
CHECKED BY: DWH  
DATE: 11/20/21  
SCALE: 1"=30'  
SHEET NO: 3  
OF 11 SHEETS

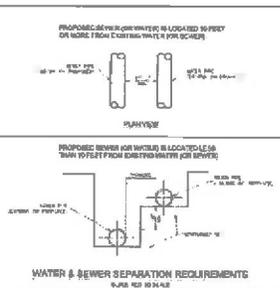
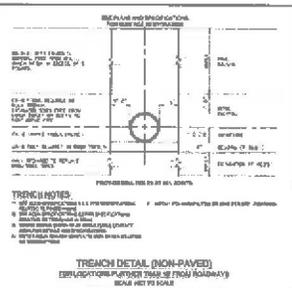
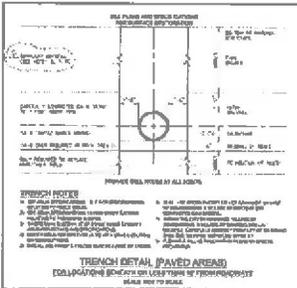








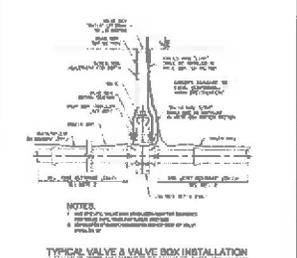
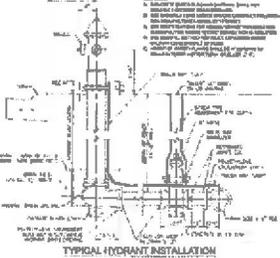
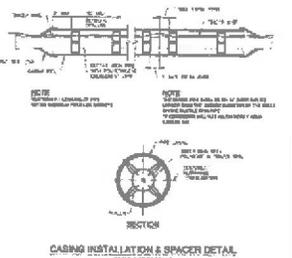




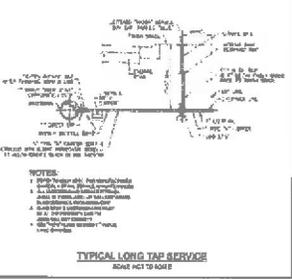
**GENERAL NOTES**

1. ALL TRENCHES SHALL BE 18" WIDE UNLESS OTHERWISE NOTED.
2. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
3. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
4. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
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**AQUA ILLINOIS**



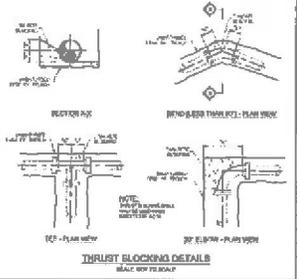
**AQUA ILLINOIS, INC.**



PIPE SIZE	HORIZONTAL FITTING		VERTICAL FITTING	
	MIN.	MAX.	MIN.	MAX.
1/2"	12"	18"	12"	18"
3/4"	12"	18"	12"	18"
1"	12"	18"	12"	18"
1 1/4"	12"	18"	12"	18"
1 1/2"	12"	18"	12"	18"
2"	12"	18"	12"	18"
2 1/2"	12"	18"	12"	18"
3"	12"	18"	12"	18"
3 1/2"	12"	18"	12"	18"
4"	12"	18"	12"	18"
4 1/2"	12"	18"	12"	18"
5"	12"	18"	12"	18"
5 1/2"	12"	18"	12"	18"
6"	12"	18"	12"	18"
6 1/2"	12"	18"	12"	18"
7"	12"	18"	12"	18"
7 1/2"	12"	18"	12"	18"
8"	12"	18"	12"	18"
8 1/2"	12"	18"	12"	18"
9"	12"	18"	12"	18"
9 1/2"	12"	18"	12"	18"
10"	12"	18"	12"	18"

**CONDITIONS USED TO CALCULATE RESTRIINED LENGTH**

1. ALL TRENCHES SHALL BE 18" WIDE UNLESS OTHERWISE NOTED.
2. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
3. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
4. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
5. ALL TRENCHES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
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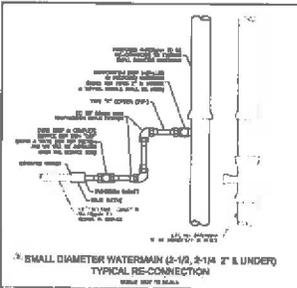
**AQUA ILLINOIS, INC.**

**GHA GENIAT HAMILTON ASSOCIATES, INC.**  
 615 Forest Edge Drive # Vanuon Hill, IL 60061  
 Tel. 847.478.9700 Fax 847.478.9701

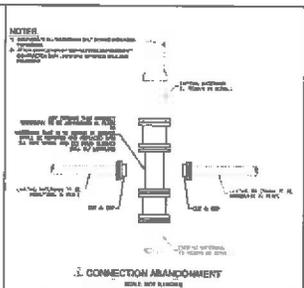
**DETAILS**  
 MIDDLE SCHOOL NORTH STEAM ADDITION  
 LAKE ZURCH COMMUNITY UNIT SCHOOL DISTRICT 88  
 VILLAGE OF HAWTHORN WOODS, ILLINOIS 60067

NO.	DATE	REVISION	BY	CHKD.	REVISION	BY	CHKD.

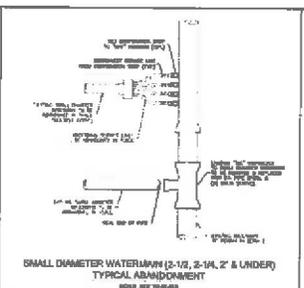
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**ISSUED BY:** [ ]  
**DATE:** 1/15/19  
**SCALE:** N.T.S.  
**PROJECT:** [ ]  
**SHEET:** 11 OF 11 SHEETS



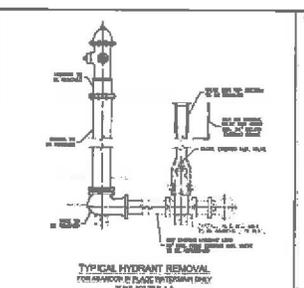
1. SMALL DIAMETER WATERMAIN (2-1/2, 2-1/4, 2\"/>



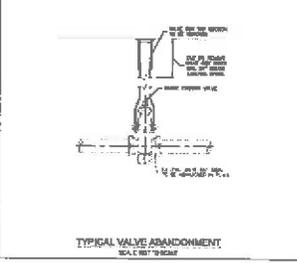
2. CONNECTION ABANDONMENT



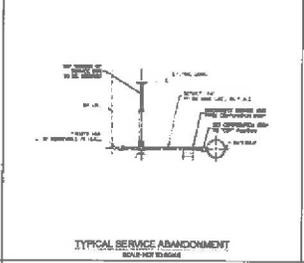
3. SMALL DIAMETER WATERMAIN (2-1/2, 2-1/4, 2\"/>



4. TYPICAL HYDRANT REMOVAL



5. TYPICAL VALVE ABANDONMENT



6. TYPICAL SERVICE ABANDONMENT

1000 S. SCHUYLER AVE  
 DEERFIELD, ILL. 60015  
**AQUA**  
 ILLINOIS

DATE	BY	CHKD	APP'D

**AQUA ILLINOIS, INC.**  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS STANDARD SPECIFICATIONS FOR WATERMAIN IMPROVEMENTS  
 STANDARD DETAILS & GENERAL NOTES

**GHA GENNET HAMILTON ASSOCIATES, INC.**  
 625 Forest Edge Drive • Vernon Hills, IL 60061  
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**DETAILS**  
 MIDDLE SCHOOL NORTH STREAM ADDITION  
 LAKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT 66  
 VILLAGE OF HAWTHORN WOODS, ILLINOIS 60047

DESIGNED BY	DATE	REVISION	DESIGNED BY	DATE	REVISION

RES. 1564275-PL-104  
 DRAWN BY P.L. 08/10/07  
 DATE 11/01/07  
 CHECKED BY N.T.S.  
 DATE 11/01/07



**EXHIBIT "C"**



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

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## FINDINGS OF FACT

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**Public Hearing Date:  
January 11, 2022**

**Lake Zurich School District – Request of Special Use for a Building Addition at the Existing Middle School**

*Based upon the evidence presented to the Planning, Building, and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested special use permit in connection therewith.*

**9-14-4.B**

1. **That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

**Finding:** The PB&Z Commission find that the building addition will benefit the school operations and will contribute to the general welfare of the community.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.**

**Finding:** The PB&Z Commission finds that the building additional will not be detrimental to the health, safety, morals or general welfare of the surrounding properties. Since this is an existing school, the minor addition will not be injurious to the property values or improvements in the vicinity.

3. **That the proposed use will comply with the regulations and conditions specified in this Title for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

**Finding:** The PB&Z Commission finds that the special use will comply with the regulations set forth in this Title.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on January 11, 2022.

Respectfully submitted,

Dante Tisci, Acting Chairperson

CMH