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REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

COMMISSION

RE: OPAL MASSAGE THERAPY - PC #23-019
LAND USE VARIATION TO ALLOW A MASSAGE ESTABLISHMENT IN THE O-T
DISTRICT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 14th day of February, 2024 at the hour of 8:03 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner

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ACTING CHAIRPERSON WARSKOW: All right, so, now we have our second Petitioner. If the Petitioner for the Opal Massage Therapy would like to step forward?
If I could first ask, first I'm going to ask Sam, have all public notices been given about this petition?

MS. PEREZ LEYVA: Yes. Yes, they have.

ACTING CHAIRPERSON WARSKOW: Okay, now I'll swear you in, so if you can raise your right hand?

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Okay. All right, so please go ahead and start your presentation, but beforehand if you could just say your name and spell your last name for the court reporter?

MS. PEREZ LEYVA: Okay, my name is Gabriela Perez Leyva. I have two last names; they're not hyphenated. First last name is P-e-r-e-z L-e-y-v-a.

ACTING CHAIRPERSON WARSKOW: Thank you.

MR. OLVERA: And my name is Samuel Olvera, last name is spelled O-l-v-e-r-a.

ACTING CHAIRPERSON WARSKOW: All right, feel free to begin.

MS. PEREZ LEYVA: All right, so I am the owner of Opal Massage Therapy. This is a little bit about us. We were founded in 2019 by myself and Sam Olvera here. I am Gabriela and I am a licensed massage therapist in the State of Illinois. I graduated from Harper College back in 2017, so I do have seven plus years of experience in the massage world, specifically spa and medical field as well. I do specialize in therapeutic and pregnancy massage, and I also have neuroma therapy background. So, that's a little bit about me, and then I'm going to step to the side and Sam will tell you a little bit about himself.

MR. OLVERA: Yes, so like I said, I'm Sam Olvera, graduated from UIC with an accounting degree. I do a lot of the stuff that Gabby doesn't do as in business side accounting, marketing, website development. Basically, any background stuff, that's what I take care. Gabby is the face of the business, does the hands work, and I do the boring work.

MS. PEREZ LEYVA: So, just a little bit of how we started. So, again, we were founded in 2019 and we began in Mount Prospect, and that's currently where we're at now. It really just started with a dream and a whole lot of passion for the wellness field. Opal has grown organically and with, let me start over. Opal has grown organically, and also because we have been involved with the community, we've sponsored events at the Mount Prospect Library. We have done marathon events, and we've also sponsored events with the American Legion Evanston Post 42. Then, that sketch to the right there, that was the sketch that I did for the logo. So, it was just a little small dream and we've come such a long way, and we're now ready for the next step.

These are services that I offer. So, I offer Swedish massage, therapeutic, pregnancy massage, hot stone massage. I do cupping therapy with massage, and I also offer CBD massage. CBD massage, I'd like to clarify, is just CBD oil that I apply and that's what makes it a CBD massage; it's a product that I use.

Then our business plan here, so first things first, we're looking to get approved for the land use variation. That's number one. Then once we hopefully get approved here, we're looking to relocate to Arlington Heights. We're looking to continue staying involved

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with the community and growing our online presence, and then hiring two to four massage therapists, and then also hiring front desk help. Our hours of operation would be Monday through Friday-8:00 a.m. to 8:00 p.m., Saturday-8:00 to 2:00, and then Sundays we are going to be closed. Then during the week, Monday through Friday, our last client will be taken at 7:00 p.m., so we will be closing at 8:00 o'clock, so we should be out of there by 8:15.

Then this is our floor plan. We are going to have a reception area, three massage rooms, and then a lounge area for clients to pop in and get some tea/coffee, you know, on the way out. Also, there is a potential maybe interest for that being a massage room number four, depending on how business is and how high in demand appointments are. So, potentially it could be a massage room number four.

Then I want to include this slide, this is kind of, with the lighting it's kind of hard to see, but there's a lot of neutral colors. I just wanted you guys to get a good feel for the aesthetic of what I'm looking for. We are meeting with an interior designer next week, so I'm hoping that she can kind of help my vision here come to reality, but this is just kind of what the aesthetics are going to look like. I'm shooting for inviting, welcoming, and very professional.

Then this is a little bit about the licensing and everything else that we are going to require. So, all massage therapists will hold a current license per the Illinois Department of Professional Regulation. All massage therapists will hold and maintain a malpractice insurance. All of the massage therapists will stay current with their continuing education hours that are required, so it's 25 every other year; two of them have to be in ethics, one in sexual harassment prevention, and one in domestic violence and sexual assault awareness.

Then we will require new clients to complete a health history form prior to any massage therapy session.

Then, last but not least, we will fully enforce a zero tolerance policy. So, we will have signs in every single massage room and throughout the office, just so that clients and anybody who walks in knows that we will fully enforce that zero tolerance policy. We know like the stigma of massage therapy. Some businesses are not legitimate, but I assure you that I will be running a professional business.

Thank you for your time.

ACTING CHAIRPERSON WARSKOW: Thank you. Okay, if you'll have a seat, we'll have the Staff presentation.

MS. NICHOLAS: Okay, thank you. So, the subject property is 825 East Golf Road, Suite 1530, which is located in the O-T Office Transitional District. The Comprehensive Plan designates this property as appropriate for office uses. The Petitioner is requesting a land use variation to allow a massage establishment in the O-T District, and at this time massage establishments are not permitted in any zoning district, and there are no variations requested.

This image provides an aerial view of the subject property which is located within The Mansions Planned Unit Development. The development was approved in 1978 which includes two office buildings, seven multi-family residential buildings, and then Premier on Golf Shopping Center. Access to the site comes from two curb cuts along a private road, which leads to a full-access signalized intersection with Golf Road. The Petitioner, as mentioned, currently operates their business in Mount Prospect and they're looking to open their new location in Arlington Heights.

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This is the floor plan proposed by the Petitioner. They're showing a couple of private massage rooms and a reception area. The space is 1,755 square feet. This unit was previously occupied by a medical office. Additionally, as indicated by the red line in between two of the massage rooms, the Petitioner does have plans to add a dividing wall in the unit to create two private rooms, which the Petitioner is aware would require a building permit.

To summarize their business operations, they will offer a variety of therapeutic massage services. They will have seven employees, and each massage therapist will possess a license from the State of Illinois and current malpractice insurance. The hours of operation would be 8:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 2:00 p.m. on Saturday, and closed on Sundays.

Staff calculated the required parking for both office buildings, so that would be 825 and 855 East Golf Road as these two separately owned buildings within the development share parking. This was established via a reciprocal parking easement in 1994. The buildings share 224 parking spaces, and Staff calculations indicate that 210 spaces are required per code; therefore, there is a surplus of 14 parking spaces on site. There are currently six vacant units between both buildings, and these were included in parking calculations using the parking ratio for general office uses.

The Petitioner provided a parking survey in which they surveyed the parking area adjacent to the 825 East Golf Road building which is outlined in red in this image. They surveyed the parking lot over a three-day period during their proposed hours of operation in half-hour increments. Pursuant to the study, the weekday peak parking demand occurred on a Monday at 4:30 p.m. in which 50 of the 132 parking stalls surveyed were occupied. That's about 38 percent of the parking area. So, with this provided survey and the parking surplus on site, Staff is of the opinion that there is sufficient parking to accommodate both the proposed and existing uses.

Bicycle parking is not required for this project as the tenant space was previously occupied a medical office which have a higher parking requirement than a massage establishment.

The Petitioner has provided responses to the criteria of approval for variation requests. As there are no zoning districts in the Village that allow massage establishments outright, a land use variation is the only way for the Petitioner to operate their business within the Village. Staff has found their responses to the approval criteria to be sufficient.

Overall, the Staff Development Committee recommends approval to this application with conditions as listed here and in the Staff report available as part of public record. The first condition is that all massage therapists must be licensed by the State of Illinois. The second, that this land use variation be limited to the Petitioners and not be transferred or assigned to any other user. The third and final condition, that the Petitioner must comply with all applicable federal, state and Village regulations.

That concludes the Staff presentation.

COMMISSIONER ENNES: I would make a motion to approve the Staff report.

COMMISSIONER DROST: And I'll second that motion.

ACTING CHAIRPERSON WARSKOW: Everyone in agreement?
(Chorus of ayes.)

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ACTING CHAIRPERSON WARSKOW: Yes, okay. Anybody opposed?
(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the Staff report is entered into the record. I'm sorry, Gabriela, I forgot to ask you if you agreed with the conditions that we have listed here.

MS. PEREZ LEYVA: Yes, I do.

ACTING CHAIRPERSON WARSKOW: Okay, great.

Fellow Commissioners, anybody have any questions for this petition?
Yes, Commissioner Green?

COMMISSIONER GREEN: I have a question for --

ACTING CHAIRPERSON WARSKOW: Gabriela?

COMMISSIONER GREEN: -- Gabriela. No, I'm just, maybe you know this, maybe you don't. Where are the bathrooms?

MS. PEREZ LEYVA: So, I believe there are, I know there's, I believe there's two. It's just as soon as you leave our suite, there's a bathroom across the hall. So, the hall is very narrow, and then, yes, it's basically kind of where the lounge room is. Actually, it's, let's see.

MR. OLVERA: So, the reception, so you exit the reception area, you take a right, there's the men's bathroom. So, you've got to get out --

COMMISSIONER GREEN: I see the men's bathroom.

MR. OLVERA: Yes, and then --

COMMISSIONER GREEN: Is this a condominium? How does that work with not having a bathroom in your part of the building?

MS. PEREZ LEYVA: Well, we do have a sink. There's a small kitchen area, but the other, I think the bathrooms are separated by gender, right? There is a women's bathroom; it's like super close.

MR. OLVERA: It's across the men's.

MS. PEREZ LEYVA: Yes.

COMMISSIONER GREEN: No, I'm just used to within your unit you have your own bathrooms. So, my question is, is it different that a bathroom is not part of their, within their walls?

COMMISSIONER CHERWIN: Yes, sometimes, actually years ago when I first started, I worked in this building next to it, the same one. So, it's like one of the, you know, buildings where it's just a community --

COMMISSIONER GREEN: Okay, I just was curious because we usually don't see that.

COMMISSIONER CHERWIN: Yes. It's on the hallway, yes. It's, you know, some of the buildings around here don't have them in the unit, they have them in the hallway. Yes, if it's an office, it's not too uncommon, depending on the size. You know, if it's --

COMMISSIONER GREEN: I just wondered if it was a condominium or something, you know, a different arrangement.

COMMISSIONER CHERWIN: I think that these buildings might have been initially built for, because it's part of The Mansions and I think, you know, the multi-family behind it, I always wondered if these buildings were architecturally designed to be residential and then were just at some point converted because I thought the same thing. It had this residential feel when you walk in, like some of these units have like fireplaces and stuff. I don't know if you guys

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have, but like my old office in here had a fireplace in it, which is sweet when you fired it up, but it had like all this, so it's kind of an odd thing. I don't know if they originally were going to put it in the unit and then when they turned to office they just left the community bathrooms, but that's hopefully something --

COMMISSIONER GREEN: Okay, no, I just was curious because we usually don't see that. You don't see a lot of that anymore. I don't anyway.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: So, no, no, it's no fault with you guys. I just was curious how it was set up.

MS. PEREZ LEYVA: Yes, no, that's --

MR. OLVERA: The lounge actually has a fireplace. That's kind of worked out.

COMMISSIONER CHERWIN: They just have to hold it, Bruce.

COMMISSIONER GREEN: That really wasn't aimed at you guys. I just was curious how it was going here, that's all.

MS. PEREZ LEYVA: Yes, no, that's a good question.

COMMISSIONER GREEN: No other questions, that was it.

COMMISSIONER LORENZINI: Just a comment. I've been to several doctor's offices where it's the same setup. You go outside the office to use a public common restroom.

COMMISSIONER GREEN: Into a public, yes, okay.

COMMISSIONER ENNES: So, along the same line if you're done, Bruce?

COMMISSIONER GREEN: Yes, sure.

COMMISSIONER ENNES: Is this a first floor office? Businesses are first floor in the building?

MR. OLVERA: Most of them are first floor. There is a second floor, but I believe it's vacant in that building.

COMMISSIONER ENNES: Vacant?

MS. PEREZ LEYVA: Yes, but we're on the first.

MR. OLVERA: We're on the first floor, yes.

COMMISSIONER ENNES: Okay, and this to my left, which would be your left, is that the entrance from the parking lot?

MR. OLVERA: No, so that's one of the entrances, but the main entrance is to my right. So, there's a long hallway to take you to the main lobby.

COMMISSIONER ENNES: Okay, so what we're seeing here isn't just your suite. Your suite would be the rooms with the red lettering and also that little closet area and maybe a lunch area?

MR. OLVERA: Right.

COMMISSIONER ENNES: And then the bathroom is part of common area along with the hallway.

MR. OLVERA: Right.

COMMISSIONER ENNES: And is there a business in the suite down below you, or not down below --

MS. PEREZ LEYVA: Across?

COMMISSIONER ENNES: -- on the lower part of the floor plan.

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MR. OLVERA: We believe there are, yes.

COMMISSIONER ENNES: That there's somebody in there?

MR. OLVERA: I'm not sure which exact one it is, but yes.

COMMISSIONER ENNES: Okay.

MS. PEREZ LEYVA: This lists all the tenants in the building. I believe it might be a general office unit across from them.

COMMISSIONER CHERWIN: Hailey, do you have the visual where it shows the aerial of the building?

MS. NICHOLAS: Yes. This one?

COMMISSIONER CHERWIN: Yes. So, isn't this one located all the way in the 825? Am I correct there?

MS. NICHOLAS: Yes, that's correct.

COMMISSIONER CHERWIN: So, you have that kind of the edge of the parking lot there. There's a door on the west side of that building.

COMMISSIONER ENNES: Yes, the corner is there.

COMMISSIONER SIGALOS: Yes, there's a corner there.

COMMISSIONER CHERWIN: Yes. So, you have the central access to the building on the northerly side, southerly side in the back, and then the westerly door goes out to --

COMMISSIONER ENNES: So, Gabriela, you've been in business since 2019?

MS. PEREZ LEYVA: Yes, on my own.

COMMISSIONER ENNES: On your own, and have you had other massage therapists working for you?

MS. PEREZ LEYVA: Currently, yes, I have one employee. She just started with us a couple of months ago.

COMMISSIONER ENNES: Okay, so it will be, being an expansion, you're going to add another one?

MS. PEREZ LEYVA: Yes.

COMMISSIONER ENNES: Which is why you're bringing in Samuel to run the business end?

MS. PEREZ LEYVA: Yes, I'm going to need more brain to help, yes.

COMMISSIONER ENNES: Okay, so the boring part is the business end which you're running, Samuel?

MR. OLVERA: Yes, that's what I'm doing.

COMMISSIONER ENNES: Okay, good.

COMMISSIONER CHERWIN: Are they going to be employees or like independent contractors?

MS. PEREZ LEYVA: Employees.

MR. OLVERA: Employees. The current lady we work with, she is an independent contractor.

COMMISSIONER CHERWIN: Got you.

ACTING CHAIRPERSON WARSKOW: Any other questions?

COMMISSIONER DROST: Yes, to Sam or to Hailey. What's sort of the population of massage offices in Arlington Heights? How many do we have that are the standalones? Do we know?

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MR. HUBBARD: It's very low. I think historically there were some concerns from the Police Department, so I know that this use has not been allowed in Arlington Heights for, you know, for many decades. But I think, you know, we've recently relaxed I think some of our standards and we've been able to vet these petitioners. Then most recently, there was a Massa Spa approved not too far from here, but there's really not too many.

COMMISSIONER DROST: No, I've remembered some of the, that we've had some petitions that have involved massage facilities and some in actual residential neighborhoods. The point I would make is that this is an opportunity to grow that kind of practice in the community.

Then the second question is, as far as any of the products that you sell, what portion of that percentage wise to the actual physical therapy or massage that you give would retail sales work out? What's your history been in your prior place and do you expect to increase retail sales? That's basically what I'm getting at.

MS. PEREZ LEYVA: Yes, I'm going to almost hand over that question to, he's the numbers guy, the accounting. So, he would have a better understanding of what the revenues are for retail.

MR. OLVERA: Yes, so retail, for the most part we saw e-commerce, not necessarily at the site. At the current place, we do have them displayed but not a lot of is sold via the actual retail spot. Most of that is through Amazon, Walmart, Etsy. Overall, I would say it's a small part of our business, maybe 10 percent of the actual retail.

MS. PEREZ LEYVA: Yes.

MR. OLVERA: And if we do expand that, we will expand it via the e-commerce side, not necessarily within the retail site.

COMMISSIONER DROST: Yes, and how do you attract your clientele? Is it through these community efforts that you have or is it through --

MS. PEREZ LEYVA: Yes. Yes, so --

MR. OLVERA: Word of mouth thing.

COMMISSIONER DROST: Yes.

MS. PEREZ LEYVA: Yes, so it is a little bit of both. I have been trying to like build my clientele. In the very beginning, I did Groupon. So, I can always go back to my humble beginnings if need be, but yes, just sponsoring and staying involved with the community. I try to be very present on social media. I do have a couple, I have like a YouTube channel and I will make videos, informational videos, just tips and tricks, all related to massage and essential oils. I just find that social media is huge for advertising, it's free and everybody is on their phone anyway, and I like to think I'm easy on the eye, you know. So, yes, just very, you know, educational videos.

Like you said, also, we're planning on continuing like sponsoring events within the neighborhood and the surrounding suburbs to just kind of get our name out there, and attending marketing meetings whenever I do get a chance to as well to network.

COMMISSIONER DROST: Yes.

MR. OLVERA: Yes, we've got a lot of --

COMMISSIONER DROST: Do you have any sort of, on percentage basis, what your business was in 2019 and how it's, presuming it's increased, do you have those percentages, Mr. Olvera?

MR. OLVERA: It's definitely decreased 2x. I mean, when we started --

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COMMISSIONER DROST: Decreased?

MR. OLVERA: Increased.

COMMISSIONER DROST: Oh, increased, okay.

MR. OLVERA: I know our revenues were \$30,000 the first year. This year, revenues are going to be 92. I actually just ran the numbers.

COMMISSIONER DROST: You're on a rocket ship then it sounds like.

MR. OLVERA: Yes, it's gone great.

COMMISSIONER DROST: Just trying to get an idea of what to expect.

MS. PEREZ LEYVA: Yes.

COMMISSIONER DROST: And it sounds like you're, you didn't need to provide the exact detail for us, that's why I wanted to use percentages sort of to mask, but --

MR. OLVERA: Yes.

MS. PEREZ LEYVA: Okay, yes.

COMMISSIONER DROST: -- thank you.

COMMISSIONER ENNES: Do you have relationships with chiropractors or surgeons or anybody?

MS. PEREZ LEYVA: Yes, so I do, that's another thing that I plan on doing, going to chiropractor offices that don't already work with massage therapists and just introducing myself to them and handing out business cards when I can. Going to acupuncturist, you know, offices, and I do work with one acupuncturist. She's currently in Mount Prospect. Then I do know a chiropractor in Arlington Heights, she has a big presence here. Then I do currently work with another chiropractor in Mount Prospect. So, we refer clients to each other and I continue to, I'm going to continue to keep networking with like medical professionals in the area.

COMMISSIONER DROST: Yes, you seem to have some potential neighbors that you can work with as well. So, there's maybe some synergy that you can bring to that site.

MS. PEREZ LEYVA: Most definitely, yes.

COMMISSIONER SIGALOS: Will you be keeping your Mount Prospect office open or close it and bringing those people, your clients here to this Arlington Heights location?

MS. PEREZ LEYVA: Yes, so we do plan on closing that location and starting a new chapter. Yes, clients are super eager and they're, you know, they're just saying keep me posted. Let us know how your process goes, and they're going to follow.

COMMISSIONER DROST: Yes, so what do you charge for a half hour?

MS. PEREZ LEYVA: So, for 30 minutes, it's \$50. For a 60-minute session, it's \$90. Then for a 90-minute, \$130. That's just for basic, like Swedish therapeutic. If we had a couple more add-ons like CBD, that's a little bit more. Hot stone massage is a little bit more. Deeper pressure work, deep tissue is a little bit more. So, just the very basics would be, yes, that.

COMMISSIONER DROST: Yes, and that sounds competitive.

ACTING CHAIRPERSON WARSKOW: Anybody else?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, I'll open it to the public then.

Do we have anyone in the public who would like to ask questions or

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comment on this petition?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, not hearing any requests, I will close that portion of the public commentary.

Do we have a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-019, a Land Use Variation to allow a massage establishment in the O-T District.

This recommendation is subject to resolution of the following:

- 1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.**
- 2. This land use variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER CHERWIN: Second.

COMMISSIONER ENNES: And that is subject to conditions one, two and three.

COMMISSIONER CHERWIN: Still second.

COMMISSIONER ENNES: Okay.

ACTING CHAIRPERSON WARSKOW: All right, Hailey, can we have a roll call, please?

MS. NICHOLAS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. NICHOLAS: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. NICHOLAS: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. NICHOLAS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. NICHOLAS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. NICHOLAS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. NICHOLAS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. NICHOLAS: Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

Congratulations, you have a unanimous recommended approval of your petition and you'll go before the Village Board next.

Hailey, do you have an estimated date when they would go?

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MS. NICHOLAS: It would also be March 4th.

ACTING CHAIRPERSON WARSKOW: Terrific. All right, best of luck to you.

MS. PEREZ LEYVA: Thank you.

MR. OLVERA: Thank you.

MS. PEREZ LEYVA: Thank you for your time.

COMMISSIONER CHERWIN: Good luck to your business.

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON WARSKOW: All right, so that's the end of the petitions.

Do we have anybody who would like to make general public comments?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, okay. So, I'm going to close all public commentary.

COMMISSIONER GREEN: I move we adjourn.

COMMISSIONER DROST: I'll second that motion.

MR. HUBBARD: I do have a few housekeeping items just to announce, sorry. First things first, I don't know if the Commissioners saw the e-mail I sent out today. If anyone accesses the website and uses our Wi-Fi, the password and Wi-Fi name is changing, so just make sure you're up on that.

Then, I believe Pat sent out two separate e-mails polling about future attendance, one for the end of March during what I think is spring break, and then one for a potential special meeting in early April. So, if everyone could please respond when they know their availability, that would be appreciated. Thank you.

ACTING CHAIRPERSON WARSKOW: Great. I think that's it.

We have a motion?

COMMISSIONER GREEN: I move we adjourn, again.

COMMISSIONER DROST: Second. It wasn't voted.

ACTING CHAIRPERSON WARSKOW: All right, everybody in agreement?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anybody opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, all right. So, the meeting, the hearing is closed.

(Whereupon, at 8:31 p.m., the public hearing on the above-mentioned petition was adjourned.)