

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name. Kindly limit your remarks to three (3) minutes.**

VILLAGE OF VILLA PARK
Village Hall, Board Room Chambers
20 S. Ardmore Avenue
Villa Park, IL 60181

Planning and Zoning Commission

October 10, 2024

7:30 PM

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Louis LeMieux, Eric Luedtke,
Michael Orlowski, Dominick Romano, Justin Shlensky

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. September 12, 2024 Minutes
- 3. Public Hearing - New Business**
 - a. **PZ-24-17** / 320 E. Wildwood Avenue / Variation / **Petitioner:** Greg Gola
- 4. Discussion Items**
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Village of Villa Park
Planning and Zoning Commission
September 12, 2024

I. CALL TO ORDER BY THE CHAIRMAN

Chairman Jarrett called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

II. ROLL CALL AND DECLARATION OF A QUORUM

Commissioners Present: LeMieux, Luedtke, Hofstra, Calvert, Shlensky, Chairman Jarrett

Commissioners Absent: Jackson, Orłowski, Romano

Staff/Liaison Present: Community & Economic Development Director Marc McLaughlin, Community & Economic Development Deputy Director Michelle House, Village President Nick Cuzzone.

A Quorum was present.

III. MINUTES

a. Planning & Zoning Commission - August 8, 2024

Commissioner Hofstra moved to approve the minutes from August 8, 2024, as presented.

The Motion was seconded by Commissioner Shlensky.

On voice vote the ayes have it.

The motion carried.

IV. NEW BUSINESS

a. PZ-24-13 - 1110 S Villa Ave - Special Use - Petitioner: Matthew Toepper FGM Architects.

Michelle House summarized the plan to build additions on the east and west side of the building on the Albright Middle School located at 1110 S. Villa Avenue. The east addition would include a new public entry with secure check in. The western addition would remove and replace the gym. There will be 3 additional accessible

parking spaces installed on the east side of the building and new landscaping. A new sign will be placed on the façade of the east addition.

Amy Zaher summarized that they are looking to do upgrades. They will upgrade bathrooms and create a secure vestibule for safety screening. The old gym was outdated and the locker rooms need to be redone.

Matthew Toepper summarized that District 48 has a 3-year master plan that aligns with curriculum. ADA ramps will be installed, and they will bring the office to the front of the building. Both the gym and front addition are within the setbacks. The building will be fully set up with a fire sprinkler. They are in the process of getting approval for a sign. Construction will start in November of 2025.

John Jasik stated he lives across the street and wanted to speak on how important a new entryway is for security. He is concerned about the gym going towards the street. He would like to see trees to shield the brick building.

Chairman Jarrett asked if there were any questions.

Commissioner LeMieux asked if there would be demolition.

Matther Toepper confirmed that there would be.

Commissioner LeMieux was concerned about the safety and security of the students during the demolition. Chairman Jarrett asked if the demolition would be going on during the school hours and if they would have an emergency egress if they were removing one point of exit. He would like to see an emergency plan and dustproof protection for the school and emergency locks with no free access during the school hours.

Matthew Toepper responded that the builder was on board with Villa Park reviewing emergency plans. He laid out a construction timeline. Life safety items will be taken care of. Fire systems and dust remediation will be written into specs.

Commissioner LeMieux asked if there will be any change for the buses or parents at pick up/drop off.

Matthew Toepper stated that there will be a small shift with the buses.

Commissioner LeMieux asked if there will be a staging area for the construction trucks and equipment.

Matther Toepper stated that the equipment would be located close to the gym and kids will not be close to the construction.

Chairman Jarrett asked if there would be a reestablishment of a curb cut showing grass.

Matthew Toepper stated that they will be returning the existing parallel parking spaces on the western side of the school to grass and landscape.

Chairman Jarrett stated that with the addition of the gym there would be opportunity for street trees and landscaping.

Commissioner Hofstra asked if they would be regrading.

Matthew Toepper stated that they will be regrading to provide less than a 2% slope to make it more accessible and a retaining wall will be built.

Commissioner Hofstra asked if the parallel parking spots on Myrtle will be maintained.

Matthew Toepper stated that they will probably be abandoned as they did not factor them into the parking calculations. They have 58 stalls and are only required to have 41.

Commissioner Luedtke asked if this was for a special use and no variances would be required.

Michelle House stated that this was correct.

Marc McLaughlin stated that there was a 27-inch pipe under the western parkway and that would be the reason there are no trees planted however, they can plant trees on the private side of the property.

Motion

Commissioner Shlensky moved to recommend approval of PZ-24-13 for a Special Use for a School as shown in Exhibit A located at 1110 S Villa Avenue with a condition that landscaping be provided where appropriate within the 15-foot setback on the west side of the property.

The motion was seconded by Commissioner Hofstra.

On Roll Call:

AYES: Commissioners LeMieux, Luedtke, Hofstra, Calvert, Shlensky, Chairman Jarrett (5)

NAYS: None (0)

ABSTAIN: None (0)

The motion carried.

b. PZ-24-14/ Text Amendment for Article 6, 13 and 14/Text Amendment/Petitioner:
Village of Villa Park

Michelle House presented the following sections are proposed to be amended:

Article 6 “Uses”, Section 6.10 “Accessory Uses and Structures”

- Correction of staff titles to be consistent with prior changes made.
- Changes to permit nonresidential accessory structures greater than 100 square feet.
- Remove quantity restriction from one (1) to many.
- Addition of requirements to clarify where nonresidential accessory structures can be placed onsite.

Article 13 “Nonconformities”

- Correction of staff titles to be consistent with prior changes made.
- Nonconforming lots
 - Clarification that nonconforming lots can be used for Household Living uses to be consistent with other terms utilized in the Zoning Ordinance.
 - Clarification that nonconforming lots may include use(s) that are compliant with the subject zoning district.
 - Removal of compliance with lot requirements for nonconforming lots.
 - Confirmation that nonconforming uses cannot be expanded, enlarged, or increased in intensity and removal of other specifications for expansion.
- Renaming of moving to relocation for both structures and uses
- Revision to specify that nonconforming uses cannot be relocated on any portion of the same lot or another other lot.
- Loss of nonconforming status of uses
 - Reduction of time period for loss of nonconforming status
 - Elimination of period of discontinuance for acts of God or accidental fire
 - Elimination of the Planning and Zoning Commission authorization to approve re-establishment of nonconforming uses through the Special Use procedures
- Damage and destruction of uses
 - Revised to establish replacement is permitted when the damage to the structure is less than 50% of the replacement value
 - Revision of the time frame for receiving a building permit

- Establishment of the replacement value of a legal nonconforming structure
- Damage and destruction of structures
 - Established that when damage is greater than 50% of the replacement value that the structure may not be repaired or replaced and must then meet the requirements of the subject zoning district
 - Revised to establish replacement is permitted when the structure has been damaged or destroyed less than 50% of the replacement value
 - Establishes how replacement value is calculated

Article 14 “Definitions”

- Removal of “Accessory Structure or Use”
- Addition of “Structure, accessory” and clarification to “Structure, principal”
- Creation of “Use, accessory”

Commissioner Luedtke asked about the side yard setback vertical wording in Section 13.4.3.

Michelle House stated that it meant that permitted second story expansions would be able to build straight up on the foundation if it was nonconforming setback by less than 12 inches, they can expand straight up on the foundation within the 6-foot setback dimensions.

Chairman Jarrett stated under Alterations and Expansions Section 13.4.3 he would like to see the wording as a positive rather than a negative. He gave the example of what they can do instead of what they cannot do.

Marc McLaughlin stated that the whole section was written in the negative and if wording was changed in this part, it would lose the flow.

Chairman Jarrett commented that he was happy that the 50% damage replacement value was added to the code and was surprised that it was not added sooner.

Marc McLaughlin showed a slide of the clean version of 13.4.3- Alterations and Expansions pointing out that the Village Attorney has made changes to make it more positive wording.

Chairman Jarrett commented that staff does not have an issue with the size or limits of accessory structures.

Marc McLaughlin stated that was correct he said there are other factors that limit the structures that can be on the site. He gave an example that a pergola and patio would count as two accessory structures.

Chairman Jarrett was concerned about warehouses that wanted outside storage.

Marc McLaughlin said that would help offices that would like a cleaner space to build an outside garage for storage.

Michelle House explained the verbiage that would limit lot coverage.

Marc McLaughlin said that there was verbiage added about outdoor dining to make it conform.

Chairman Jarrett asked if accessory structures must be set back 10 feet from rear and side and whether that included where it is abutting residential district.

Michelle House responded yes.

Marc McLaughlin stated that there is a permit pending approval upon change in Code language to permit second story additions within a nonconforming side yard setback.

Michelle House stated that the code amendment was tracking faster than the variation process through the Planning & Zoning Commission and Village Board.

Commissioner Shlenski asked regarding 13.4.5 Loss of Nonconforming Status 3C Replacement Value. He asked what other methods of assessing value would be used other than homeowners' insurance.

Marc McLaughlin stated that appraisal market value it would be at the discretion of the director.

Commissioner Shlenski stated you would want to take the liability off the Village and have it be at the discretion an expert of the market.

Marc McLaughlin said we can use a CMA. It is about how we can work with the homeowner to help them.

Nick Cuzzone asked where it says 50% of structural value the structure shall not be repaired or replaced what are you going to do.

Chairman Jarrett said that is if it was a nonconforming structure you can replace it but it would just have to be built to code. Same with the use.

Motion

Commissioner Shlensky moved to recommend approval of PZ-24-14 for a Zoning Ordinance Text Amendment as outlined in Exhibit A with the conditions upon acceptance of verbiage revisions from the Village Attorney.

The motion was seconded by Commissioner Hofstra

On Roll Call:

AYES: Commissioners LeMieux, Luedtke, Hofstra, Calvert, Shlensky, Chairman Jarrett (5)

NAYS: None (0)

ABSTAIN: None (0)

The motion carried.

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

VI. ADJOURNMENT

Motion

Motion to Adjourn made by Commissioner Luedtke.

Seconded by Commissioner Hofstra.

Voice vote:

AYES have it.



Village of Villa Park

Community & Economic Development
11 W Home Avenue, Villa Park, IL 60181

TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 10, 2024
RE: **Petition PZ-24-17 | 320 E. Wildwood Avenue | Variation**

PETITIONER	OWNER
Greg Gola, Director of Parks and Recreation Village of Villa Park 20 S. Ardmore Avenue Villa Park, IL 60181	Village of Villa Park 20 S. Ardmore Avenue Villa Park, IL 60181

Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Variation for two (2) wall signs greater than 32.0 square feet in area on a nonresidential use in a residential zoning district.

Background

The Subject Property is being developed as the Villa Park Recreation Center. The property previously received approval of a Special Use, Variations, and a Final Plat of Subdivision for the development of the recreation center. At that time, signage had not been considered for new recreation center. The Petitioner wishes to install two (2) illuminated wall signs. The Petitioner may consider an illuminated ground sign at a later date.

Site Information

Present Zoning: Residential Single Dwelling District - 7,500 sq. ft. (RS-7.5)
 Present Land Use: Recreation
 Property Size: 4.5 acres
 PINs: 06-10-104-017; 06-10-104-014

Surrounding Zoning

North: Mixed-Use Corridor District (MX-3)
 West: Residential Single Dwelling (RS-7.5)
 East: Mixed Transitional (Office-Residential District (MX-T)
 South: Mixed Residential District 2 (MX-R2)

Surrounding Land Use

Commercial
 Detached Single Dwelling Residential
 Commercial
 Vacant/Attached Multi-Dwelling Unit

Comprehensive Plan Designation – Single-Family Residential

This land use category is intended for detached single-family residential dwellings of generally one to two stories in height. This classification encompasses most of the Village’s established residential neighborhoods.

Zoning Request

The Petitioner is requesting approval of a Variation from Section 8.5.2 “Signs Allowed” for two (2) illuminated wall signs greater in area than 32.0 square feet. The proposed wall sign on the north façade is 46.3 square feet, 14.3 square feet greater than Code would permit. The proposed wall sign on the south façade is 201.5 square feet, 149.5 square feet greater than Code would permit.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The maximum permitted signage area for the VPRC would be 32.0 square feet per public building entrance leading to a lobby or other common area. If the property was located within a nonresidential zoning district, the signage would be permitted by right. Exhibit A includes the proposed signage exhibits and plan for installation on the north and south elevations of the building. The Plat of Survey is provided as Exhibit B.

Findings

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 8, Section 8.5.2 of the Zoning Ordinance:*

1. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:

Due to the size of the building, larger letters are needed to be able to distinguish from a reasonable distance away. The size of the letter were determined based on the existing layout of the building to provide for an architectural pleasing look.

2. A reasonable return or use of your property is not possible under the existing regulations because:

The existing property was a recreational building and park, and the property is maintaining the same use.

3. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

The size of the recreational facility is now larger demanding larger sizing for letters and signage to make the sign feel appropriate. All other current buildings are smaller.

4. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

The proposed signs are utilizing LED back lights. Therefore the Village can control the brightness of the signs as not to create a nuisance for neighboring properties.

Notification

Legal Notice was published in the Daily Herald on September 23, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

Village staff has reviewed the petition and is supportive of the request.

Recommended Action

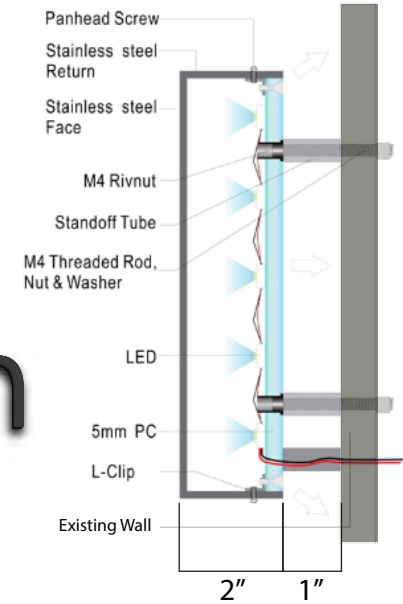
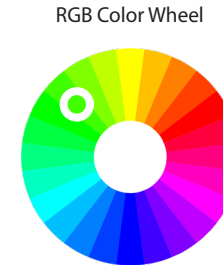
To recommend approval of PZ-24-17 for a Variation from Section 8.5.2 Signs in R Zoning Districts to allow two (2) illuminated signs on the north and south elevations greater than 32.0 square feet in area as depicted on Exhibit A for 320 E. Wildwood Avenue.

Exhibit List

- A. Sign Exhibits
- B. Sign Visibility Drawing
- C. Plat of Subdivision

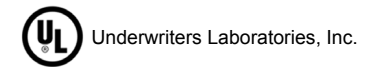
RGB Back-Lit Routed Steel Letters on Standoffs - Brushed Black Finish

Total SQ FT 201.5'



Sign Specs

Face Material	Steel
Face Color	Brushed Black
Trim Color	N/A
Back Material	Acrylic
Return Material	Steel
Return Width	2"
Return Color	Brushed Black
LED Color	RGB
Raceway Color	N/A



Site Surveyed	<input checked="" type="checkbox"/>
Site Installation Ready	<input checked="" type="checkbox"/>



4752 N Avers Ave
Chicago, IL 60625
Tel: (847) 508-9907
Website: neonartchicago.com
Phone: (773) 588-5883
Neonartchicago@gmail.com

Client: Villa Park Recreation Center
Date: 10/02/24
Address: 320 E Wildwood Ave
City: Villa Park, IL 60181

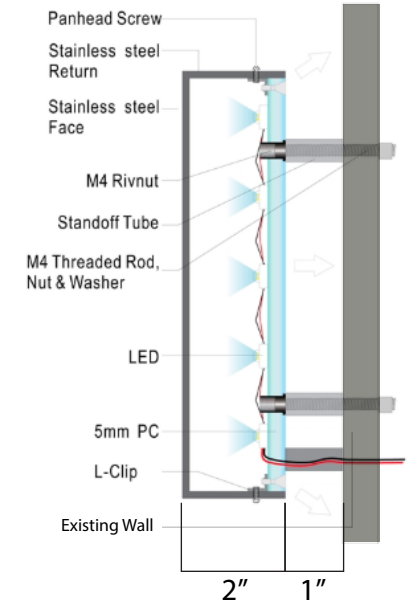
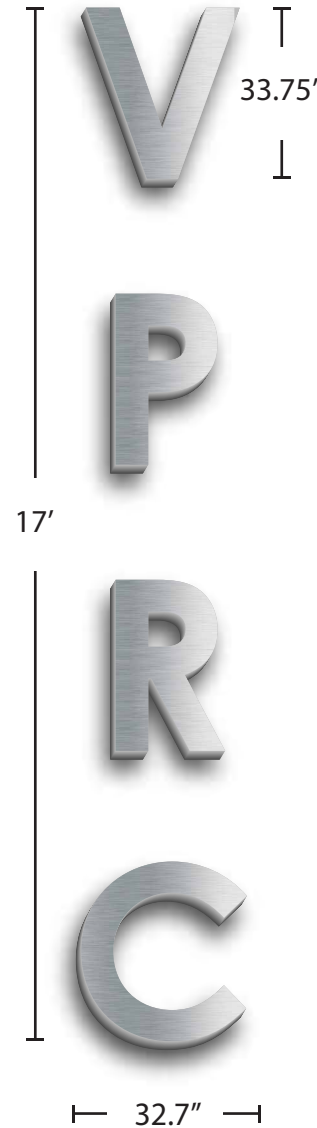


This drawing is the property of Neon Art Sign Company. No reproductions or exhibitions are permitted without the express written consent of Neon Art Sign Company. An assessment of up to \$2,500 will be charged for any misuse of this drawing. By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein. I also understand that color reproductions on this print are approximate and may not match.

X

RGB Back-Lit Routed Steel Letters on Standoffs - Brushed Silver Finish

Total SQ FT 46.3'

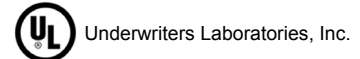


RGB Color Wheel



Sign Specs

Face Material	Steel
Face Color	Brushed Silver
Trim Color	N/A
Back Material	Acrylic
Return Material	Steel
Return Width	2"
Return Color	Brushed Silver
LED Color	RGB
Raceway Color	N/A



Site Surveyed	<input checked="" type="checkbox"/>
Site Installation Ready	<input checked="" type="checkbox"/>



4752 N Avers Ave
Chicago, IL 60625
Tel: (847) 508-9907
Website: neonartchicago.com
Phone : (773) 588-5883
Neonartchicago@gmail.com

Client: Villa Park Recreation Center
Date: 10/02/24
Address: 320 E Wildwood Ave
City: Villa Park, IL 60181



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X _____



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT

- 2" HMA SURFACE COURSE, MIX C, N50
- 4" HMA BINDER COURSE, IL-19, N50
- 8" AGGREGATE BASE COURSE - CA6

HEAVY DUTY CONC PAVEMENT

- 6" P.C. CONCRETE PAVEMENT WITH (6X8/2.9=H/2.9) W.W.F.
- 8" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

- 5" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE - CA6

PERMEABLE PAVERS (HEAVY DUTY)

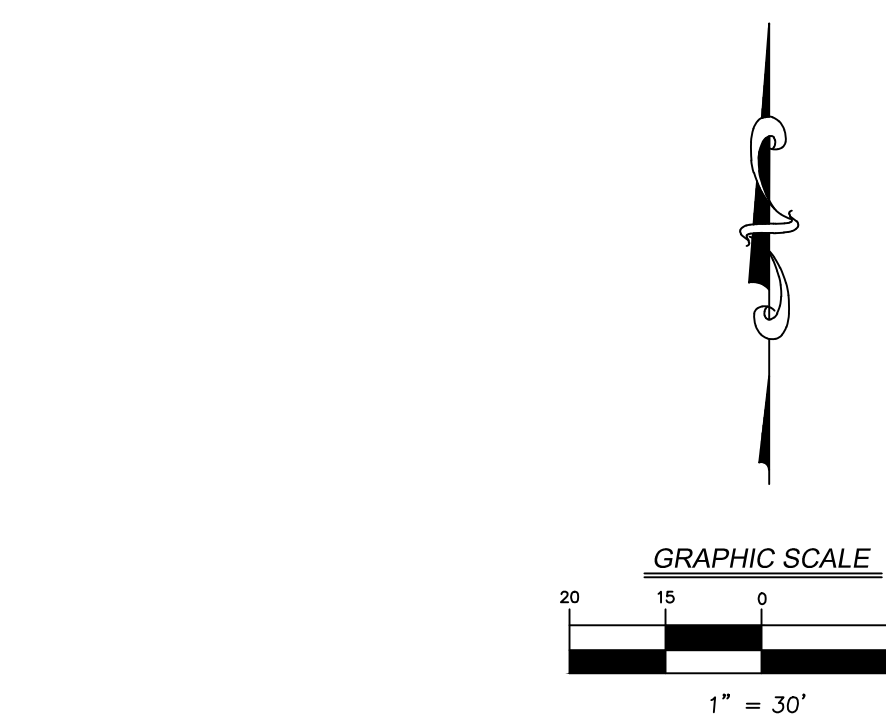
- UNILOC ECO-PRIOA PERMEABLE PAVER OR APPROVED EQUAL
- 2" AGGREGATE BASE COURSE - CA-16
- 7" AGGREGATE BASE COURSE - CA-7
- 12" AGGREGATE BASE COURSE - CA-1

PERMEABLE PAVERS (PEDESTRIAN)

- 3.125" PERMEABLE CONCRETE PAVER
- 1.5" AGGREGATE BASE COURSE - CA-16
- 4" AGGREGATE BASE COURSE - CA-7
- 6" AGGREGATE BASE COURSE - CA-1

PARKING SUMMARY

PROVIDED STALLS	
STANDARD STALLS PROVIDED	= 70
ACCESSIBLE STALLS PROVIDED	= 3
TOTAL PARKING PROVIDED	= 73



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Williams Associates/Architects, Ltd.

7322 James Avenue
Chicago, IL 60617
630.724.8200
www.williams-arch.com

WILLIAMS ARCHITECTS
ARCHITECTURE PLANNING INTERIORS
500 N. Dearborn Street, Suite 400, Chicago, IL 60610
Phone: 630-221-1212 / Fax: 630-221-1220

**LIONS RECREATION CENTER
VILLAGE OF VILLA PARK
320 EAST WILDWOOD AVENUE
VILLA PARK, ILLINOIS 60181**

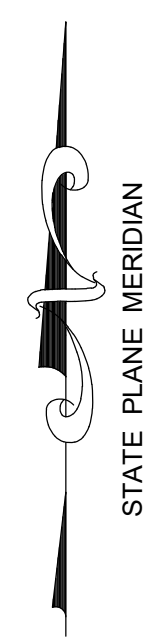
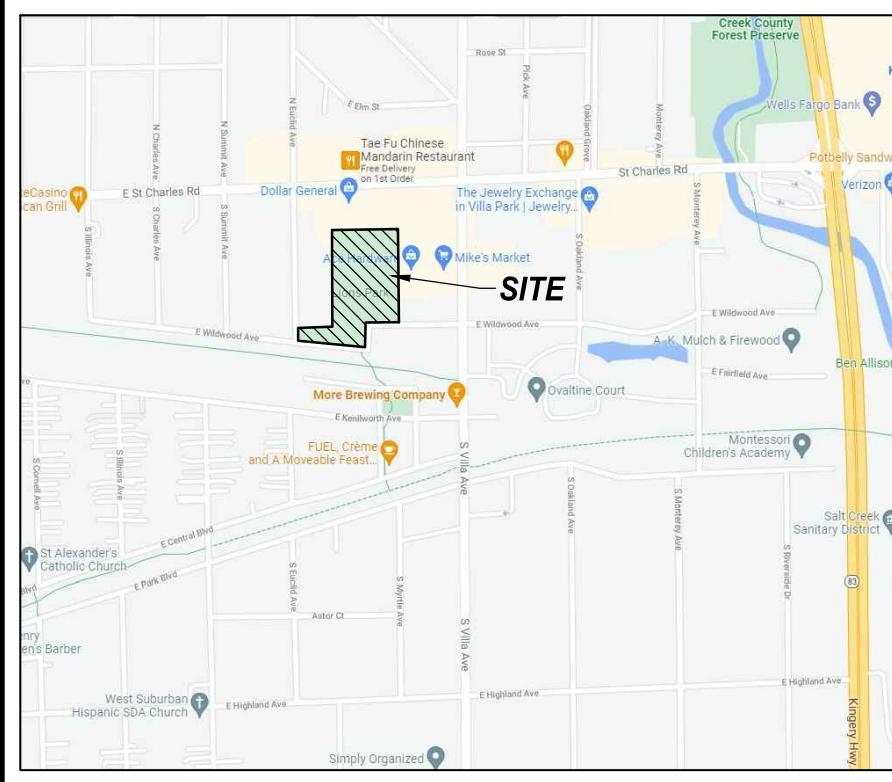
NO.	DATE	DESCRIPTION
1	07 JUNE 2022	WORK PACKAGE #7 / ISSUE FOR BID
2	19 JULY 2022	PER ZONING COMMENTS

WA No. 2021-5003
Date 2023-06-07
Drawn NRS
Checked SAK

GRAPHIC NORTH

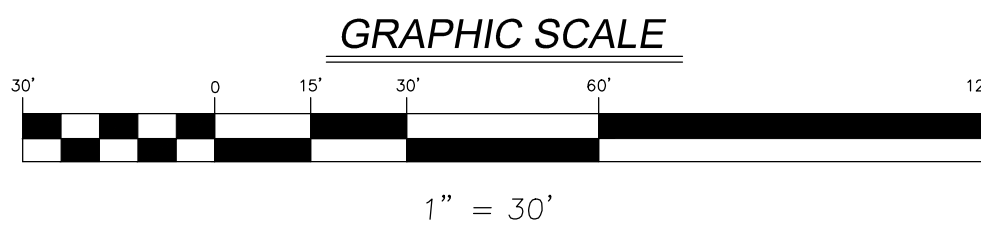
**DRAWING TITLE:
SITE LAYOUT AND
PAVING PLAN**

**DRAWING NO.
C3.0**



FINAL PLAT OF SUBDIVISION OF LIONS RECREATION CENTER

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS



SUBMITTED BY AND RETURN TO:
VILLAGE OF VILLA PARK,
20 ARDMORE AVE,
VILLA PARK, ILLINOIS 60181

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 53' 14.807111" N LONGITUDE 87° 58' 14.14847" W ELLIPSOIDAL HEIGHT: 573.955 SFT GROUND SCALE FACTOR 1.0000412399 ALL MEASUREMENTS ARE ON THE GROUND.



AREA

195,969 SQ. FT.
4.4988 ACRES

SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.

OWNER/DEVELOPER

VILLAGE OF VILLA PARK
20 Ardmore Ave,
Villa Park, Illinois 60181
630 834 8500

SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Edward Murray
emurray@v3co.com

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

B.S.L. BUILDING SETBACK LINE

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- FIP ○ FOUND IRON PIPE
- FIR ○ FOUND IRON ROD
- SCM SET CONCRETE MONUMENT

PIN NUMBERS:

- 06-10-104-017
- 06-10-104-014

PREPARED FOR:

Williams Architects
500 Park Boulevard, Suite 800
Itasca, IL 60143
630.221.1212

REVISIONS

NO.	DATE	DESCRIPTION
1.	07/17/23	REVISED COMMENT LETTER DATED 07/14/23

FINAL PLAT OF SUBDIVISION

LIONS RECREATION CENTER, VILLA PARK, IL

DRAFTING COMPLETED: 05-19-23 DRAWN BY: SPK PROJECT MANAGER: EJM
FIELD WORK COMPLETED: N/A CHECKED BY: EJM SCALE: 1" = 30'

Project No: 220616

Group No: VP04.1

SHEET NO. 1 of 2



Engineers 7325 Janes Avenue, Suite 100
Woodridge, IL 60517
Scientists 630.724.9200 voice
Surveyors 630.724.0384 fax
v3co.com

2023-05-16 09:56:00 AM C:\Users\jv\OneDrive\Documents\220616_VP04_1\PLAT220616_VP04_1.dwg - 7/17/2023 9:28:37 AM emurray