



# City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## **AGENDA** **PLAN COMMISSION** **February 5<sup>th</sup>, 2026**

**A meeting of the Plan Commission will be held on Thursday, February 5th, 2026, at 7:00 PM, at The Mill located at 1311 20<sup>th</sup> St, Granite City, Illinois.**

- 1). Pledge of Allegiance & Swear In**
- 2). Roll Call – Comments**
- 3). Approval of Minutes dated April 10<sup>th</sup>, 2025 & this evening's Agenda**
- 4). City Council Approval : Date---February 17<sup>th</sup>, 2026**
- 5). Council Report**
- 6). Public Comments**
- 7.) Petition**

**The purpose of this meeting is to consider an amendment to Zoning Ordinance No. 3818, specifically Sections 4-1620 (M-3 Heavy Industrial District) and 4-1820 (M-5 River/Port Industrial District), to permit the establishment and operation of Data Centers within these zoning districts; establish Article 17 to set standards and requirements for Data Center developments.**

- 8). New Business:**
- 9). Old Business:**
- 10). Unfinished Business:**
- 11). Adjournment**

**Copies: Mayor  
City Clerk / Posting  
Member of Plan Commission**

**Section 4-1600 "M-3" HEAVY INDUSTRIAL DISTRICT**

**Section 4-1610 LOT AND BUILDING REQUIREMENTS**

Every principal building erected in any "M-3" district shall conform to the applicable requirements indicated below:

REQUIREMENTS

A. Minimum lot area	None
B. Minimum lot width (at established building line)	None
C. Minimum lot depth	None
D. Minimum setbacks	
1. from front lot line	None
2. from side lot line	None
3. from rear lot line	None
E. Maximum building height	None

**Section 4-1615 RESTRICTIONS**

Any building or premises may be used for any purpose not in conflict with any ordinance of the City of Granite City regulating nuisances. Provided that no building shall be erected, reconstructed, converted, enlarged or structurally altered for residential purpose except for resident watchmen and caretakers employed on the premises. Further provided that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use is approved by the City Council after report by the Chief of the Fire Department, the Health Officer, and the Planning Commission.

**Section 4-1620 PERMITTED USES**

- A. Any use permitted in the "M-2" Light Industrial Manufacturing District
- B. Cement, lime, gypsum or plaster manufacture
- C. Fuel manufacture
- D. Petroleum and its products (refining of)

- E. Smelting of tin, copper, zinc or iron ores
- F. Wholesale storage of gasoline
- G. Basic iron and steel products and manufacturing
- H. Recycling facility
- I. Junk yard, auto salvage
- J. Data Centers

**Section 4-1800 "M-5" RIVER/PORT INDUSTRIAL DISTRICT**

**Section 4-1810 LOT AND BUILDING REQUIREMENTS**

Every principal building erected in a "M-5" district shall conform to the applicable requirements indicated below:

REQUIREMENTS

A. Minimum lot area	None
B. Minimum lot width (at established building line)	None
C. Minimum lot depth	None
D. Minimum setbacks	
1. from front lot line	10 ft.
2. from side lot line	10 ft.
3. from rear lot line	10 ft.
E. Maximum building height	120 ft.

**Section 4-1820 PERMITTED USES**

- A. Any use permitted in the "M-2" Light Industrial District
- B. Manufacture, storage and distribution of food products, textiles and pharmaceuticals
- C. Assembly plants
- D. Coal or coke storage or transfer
- E. Fertilizer manufacturing, storage or transfer
- F. Grain handling, storage and transfer
- G. Iron, steel, aluminum or related product processing, manufacturing, or transfer

- H. Kennels per Article 5, Section 5-800 of this ordinance
- I. River related equipment (cranes, conveyors, lifts etc.) necessary for port/river transfer
- J. Storage, transfer and distribution of petroleum and chemical products
- K. Warehousing and storage buildings
- L. Accessory buildings, structures and facilities and uses customarily incident to above uses.
- M. Telecommunications Towers and Related Equipment, as defined in Section 5-1400, with no height restrictions. All other restrictions and conditions of use as described in Section 5-1400 are applicable, except that no Special Use Permit is required, and the equipment is not required to be of a monopole type.
- N. Medical heliport.
- O. Data Centers

Plain Text = Existing Ordinance Language

Underlined Text = Proposed New Language

## **ARTICLE 17 – DATA CENTERS**

### **Section**

#### **17-100 PURPOSE AND INTENT**

#### **17-200 DEFINITIONS**

#### **17-300 APPLICATIONS**

#### **17-400 REQUIREMENTS**

### **Section 17-100 PURPOSE AND INTENT**

The regulations for data center districts are designed to provide for the establishment and governance of data centers. Adequate provisions for the expansion of data center facilities are essential for attracting a new industry which will create growth and development of the City and provide a variety of employment opportunities for its labor force.

### **Section 17-200 DEFINITIONS**

**DATA CENTER.** A data center is a physical facility that houses computer systems, servers, storage devices, and networking equipment. The facilities are designed to support the storage, processing, and distribution of large amounts of data for organizations. Data centers play a crucial role in enabling various online services and applications, including cloud computing, e-commerce, and social media.

### **Section 17 – 300 APPLICATION**

- A. Completed PUD – Planned Unit Development application.
- B. Copy of recorded deed (s) showing ownership of the subject property.
- C. Electronic copy of the legal description that is editable.
- D. Plat of survey (to scale) from a professional land surveyor. Survey must include scale, north arrow, and dimensions of the subject property.
- E. Affidavit of owner's consent (if applicable).
- F. Disclosure of beneficiaries (if applicable).
- G. The application fee shall be calculated in accordance with the city's current commercial permit fee calculation schedule.
- H. The results and recommendations from the consultation with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCAT) or a comparable successor tool.
- I. The results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable tool.
- J. Evidence of consultation with the Illinois State Historic Preservation Office to assess potential impacts if any state-registered historic sites under the Illinois State Agency Historic Resources Preservation Act are present on-site or in the vicinity (if applicable).
- K. Proof of compliance with noise regulations of the Illinois Pollution Control Board (if applicable).
- L. Preliminary site plan identifying the following:
  1. Subject property including the property lines, setback lines, and right-of-way

- lines.
2. Physical features, including but not limited to roads, floodplain(s) with baseline flood elevations (if applicable), wetland(s) (if applicable), existing and proposed building(s) (if applicable), solar panels and equipment (number, location, and spacing of solar panels/arrays), proposed locations of underground or overhead electric lines and utility poles, landscaping, and detention fencing.
  3. Identification of proposed construction and ongoing maintenance routes from the nearest arterial road as detailed on a map.
  4. Visual screening report that includes the following:
    - i. A map of homes within 500 feet of the facility.
    - ii. Locations and type of existing vegetation that provides screening of views of the facility.
    - iii. Topographic features that provide screening of the facility.
- M. Interconnection service agreement or evidence of filing required interconnection service applications with the electric utility.
- N. Operation and maintenance plan including measures for maintaining safe access to the installation, storm water controls, landscaping maintenance, as well as general procedures for operation and maintenance of the installation.
- O. Proof of liability insurance.
- P. Preliminary emergency services plan, including but not limited to the project summary, electrical schematic and means of shutting down energy systems throughout the life of the installation, and fire protection and response plan.
- Q. Copies of all leases for the subject property (if applicable) (the parties to and amount(s) of rent in any such lease may be redacted).
- R. Executed copy of the owner/operator's Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture.
- S. Road maintenance agreement.
  1. Shall be executed between the developer, the city, and any affected township or road district prior to construction.
  2. The agreement shall outline responsibilities for maintaining, repairing, and restoring all public roadways used for equipment delivery, construction traffic, and ongoing operations associated with the project.
  3. The agreement must include provisions for: pre-and post-construction road condition assessments, required repairs or upgrades to accommodate construction traffic, ongoing maintenance during the construction period, and financial security (such as a letter of credit) to guarantee roadway restoration and compliance with the terms of the agreement.
- T. Federal and state compliance. Must demonstrate compliance with applicable federal and state safety standards, including but not limited to those administered by OSHA, NFPA, UL, and the Illinois Commerce Commission.

### **Section 17-400 REQUIREMENTS**

- A. PUD – Planned Unit Development. Data center facilities, as defined herein, require submission to the Plan Commission Committee in the respective districts in which they are allowed.

- B. The following components of the data center facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the property:
1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
  2. Proposed structure in which the facility will be located.
  3. Anticipated parking demand and available private parking supply.
  4. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
  5. Anticipated utility demand and confirmation by the provider that facilities are adequate.
  6. Noise study to demonstrate environmental impact on surrounding properties.
  7. Site design, including access points and internal site circulation.
  8. Proposed signage plan.
  9. Compliance with all requirements as provided in the design guidelines in division (C) below.
- C. Design guidelines. The following design guidelines are the basis for reviewing and approving projects within The PUD districts. They illustrate key elements and design strategies for planning approval, design, construction, and landscaping of the development. They are designed to ensure compatibility with surrounding areas by minimizing noise, dust, traffic, light, and other negative environmental impacts.
1. Lot and dimensional standards shall be as required by the zoning district except as amended herein:
    - a) Setbacks from public rights-of-way. There shall be a 100-foot minimum setback from the principal and accessory structures adjacent to a public right-of-way.
    - b) Minimum building side and rear setback. Fifty feet.
    - c) Residential setbacks. There shall be a 200-foot building setback from any district where residential dwellings are a permitted use.
  2. Building design:
    - a) Building height. Height requirements shall comply with the permitted use zoning with additional height considerations with additional setbacks as approved as a condition of the PUD.
    - b) Building elevations. 75 ft max. All primary and accessory structures shall be constructed with complementary materials on all elevations, employing a consistent design approach, harmonious character, and matching facade colors.
    - c) Accessory buildings. Accessory or ancillary buildings, whether attached or detached, shall be constructed with similar design, materials, and construction as the nearest primary structure.
    - d) Roof-mounted equipment. All roof-mounted equipment shall be thoroughly screened on all four building sides with materials that are consistent and harmonious with the building's facade and character. This screening shall be provided to screen the equipment from off-site view and to buffer sound

generated by such equipment. Solar energy systems need not be screened to the extent that the screening prevents or limits functionality or accessibility to direct sunlight. The city shall permit additional exceptions for equipment that is not visible to the public and demonstrates compliance with noise regulations.

3. Landscaping and screening.

- a) Landscaping in setback areas. The first 50 feet of the minimum setback areas shall be landscaped with the following landscaping features. When a setback area abuts a natural amenity such as a stream, park, or other open space, the landscape plan should integrate with and respect the natural integrity of the amenity. Detention and retention ponds must be designed to be physically, functionally, and visually integrated into adjacent landscape areas.
- b) Berms. A minimum six-foot-tall berm planted with native species shall be provided within all minimum setback areas, excluding side and rear yard setbacks that are not wide enough to accommodate such a berm. A berm shall not exceed a slope of 3:1 (i.e., for every three feet of horizontal run, the vertical height is one foot) and should be graded to appear as a curvilinear, naturalistic form.
- c) Native woodland restoration. Setback areas shall be planted and restored with a combination of native trees and shrubs indigenous to the area and the property.

- Plant diversity. Plantings shall consist of a mixture of species native to the area, with no single species comprising more than 25% of the total plantings.
- Distribution. The distribution of plantings within the setback areas shall be designed and certified by a licensed landscape architect. Trees shall be planted at a density no less than one tree per 400 square feet of screening area. The Zoning Administrator may approve alternative compliance landscape plans for projects that implement low-impact development practices or seek sustainable development or green building certifications from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative, or SITES.
- Protection. All seedlings shall be protected with four-foot-high protective, biodegradable tree tubes.
- Maintenance. Newly installed plant material shall be properly maintained in the first two years after planting.
- Native seeding. Native seeding shall be planted surrounding all trees.

4. Fencing and Screening.

- a) No fence may exceed 12 feet in height.
- b) Screened fencing shall include solid masonry, pre-cast, or stone walls.
- c) Security fencing shall be limited to decorative metal fencing; barbed or razor wire may not be used within setback areas.

5. Mechanical equipment.

- a) Mechanical equipment such as meter boxes, utility conduits, roof and wall

- projections such as vent and exhaust pipes, and trash containers visible to the public shall be screened using parapet walls (when on rooftops), opaque fences or walls at least four feet in height located no further than ten feet away from the subject equipment. Solar energy systems are not included.
- b) Cooling towers, generators, and similar major equipment shall be screened from public view using fences, walls, landscaping, or buildings themselves. The method of screening should be architecturally integrated with the principal building in terms of materials, colors, shape and proportions.
6. Service and loading areas. All service and loading areas visible to the public shall be screened using opaque fences or walls at least eight feet in height, located no further than ten feet away from the subject area.
  7. Sound walls. A masonry or decorative concrete wall no taller than 24 feet in height may be installed surrounding utility areas or for noise mitigation purposes only.

Sound/noise.

    - a) Stationary noise levels shall not exceed 70dB (at all times day or night no matter the adjacent zoning).
    - b) If the stationary noise source emits noise containing a discrete tone, the permissible levels shall be 5dB lower than the applicable levels.
    - c) If the stationary noise source emits impulsive noise, the permissible levels shall be 5dB lower than the applicable levels.
    - d) If both a discrete tone and an impulsive noise are omitted, the permissible levels shall be 10dB lower than the applicable levels.
    - e) The Planning Commission may approve alternative noise mitigation measures if it is demonstrated that they are equivalent to or superior to the existing noise abatement measure stated in this section.
    - f) A sound study of the proposed property shall be submitted showing existing ambient noise levels at property line prepared to industry standards.
    - g) At the start of data center operations, if noise levels exceed the allowable thresholds, the developer or property owner shall implement mitigation measures, including but not limited to acoustically treated enclosures for generators, cooling systems, and other operational equipment, and shall design all measures to reduce or redirect sound impacts on adjacent properties, such as directing sound upward or through other effective methods.
    - h) Within six months of the issuance of a certificate of occupancy for each building, the city may obtain or require the data center operator to provide a post-construction sound study confirming continued compliance with these standards.
    - i) Noise levels may be adjusted based on recommendations by the Plan Commission based on pre-construction noise studies.
  8. Parking and circulation.
    - a) Parking shall be designed to minimize conflicts between automobiles and pedestrians and create a clearly organized system of entrances, driveways, and parking lots and facilities, while still providing adequate and convenient parking spaces.

- b) Parking lots and driveways shall be designed for sufficient movement to avoid conflict with vehicular traffic in the street.
- c) “Gated parking” is discouraged, but if required, shall be designed to prevent traffic queuing onto a public street. All gated parking areas shall be located in the rear of the building.
- d) Large parking areas shall have sidewalk connections to the building entry areas which are safe and attractive.
- e) Adjacent properties should be adequately screened from parking structures and lots.
- f) No parking shall be permitted on any public street or access road or at any place other than the paved parking spaces provided.

9. Lighting.

- a) Cut-offs and shielding. Property owners shall fully shield luminaires emitting more than 1,000 lumens. Those luminaires shall emit no more than 5% of their total lumen output above 80 degrees from the nadir.
- b) Accent and architectural lighting. Property owners shall recess and direct all accent lighting downward onto the illuminated object or area. They may not install accent light emissions visible above any roofline, building, or other associated structure.
- c) Fixture height. No property owner may install a freestanding fixture within 300 feet of a property line that exceeds 18 feet in height.
- d) Safety and utility structure lights. Strobes, emergency, safety, and utility lights are prohibited unless they are for safety; however, property owners may only utilize red strobe lighting at night.
- e) Construction lighting. The city permits temporary lighting that property owner’s shield for construction activities to prevent glare and light spillover and turn it off during nonconstruction hours.

# City of Granite City, Illinois

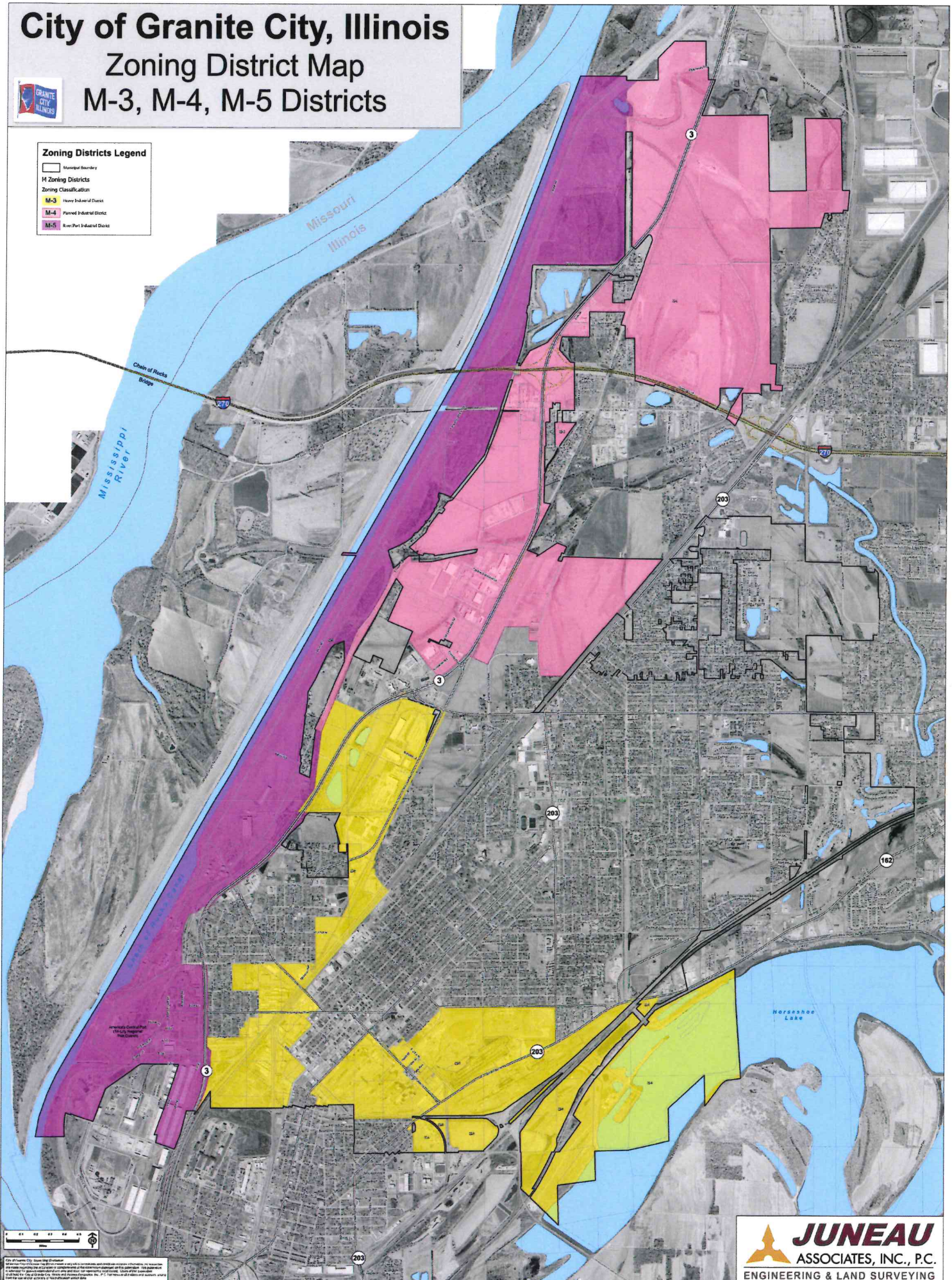
## Zoning District Map

### M-3, M-4, M-5 Districts



**Zoning Districts Legend**

- Municipal Boundary
- M Zoning Districts**
- Zoning Classification**
- M-3 Heavy Industrial District
- M-4 Medium Industrial District
- M-5 Low-Port Industrial District



City of Granite City Planning Department  
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# City of Granite City, Illinois

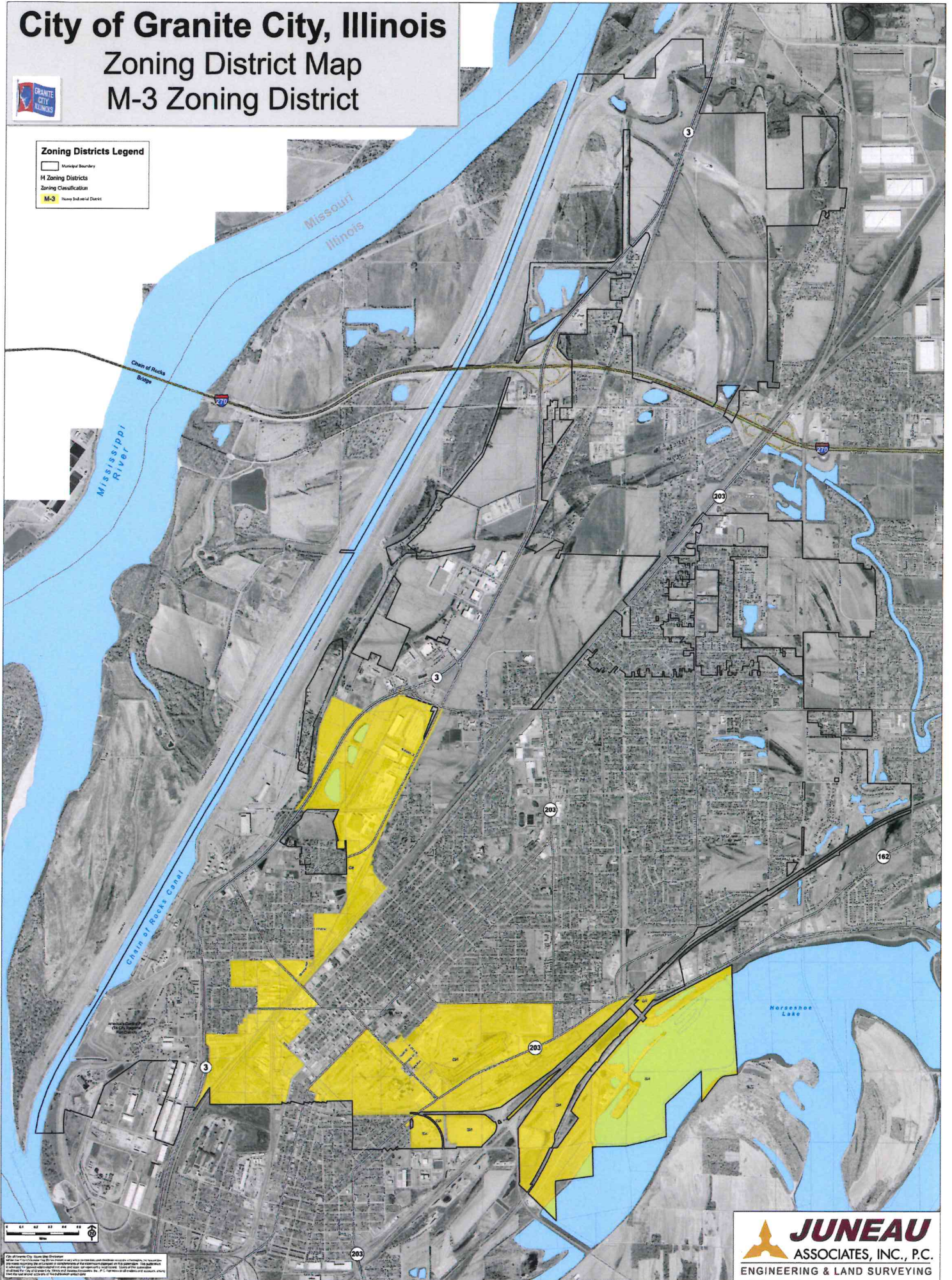
## Zoning District Map

### M-3 Zoning District



**Zoning Districts Legend**

- Municipal Boundary
- M Zoning Districts
- Zoning Classification
- M-3 Heavy Industrial District



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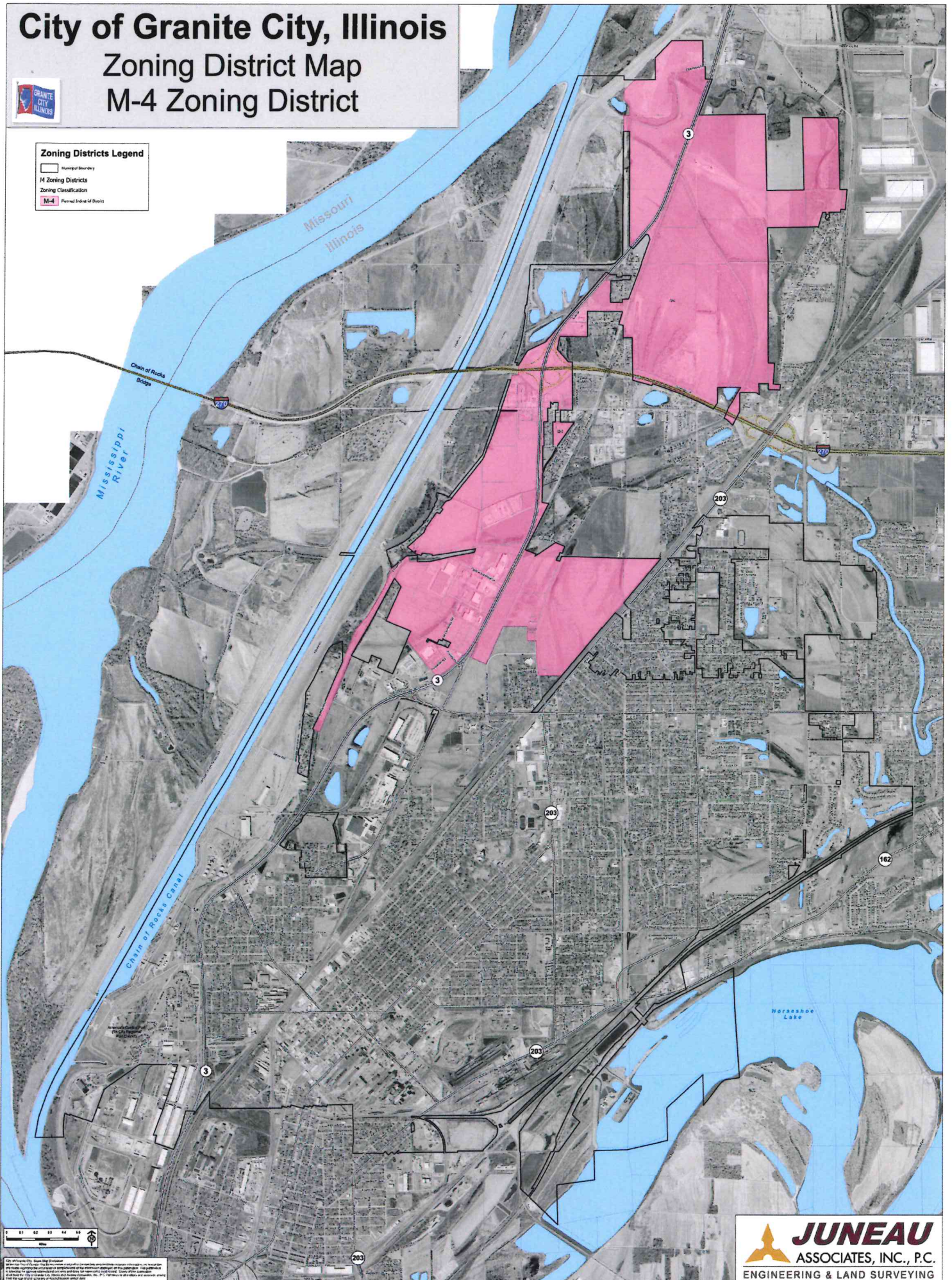
# City of Granite City, Illinois

## Zoning District Map

### M-4 Zoning District



Zoning Districts Legend	
	Municipal Boundary
	M Zoning Districts
	Zoning Classification
	M-4 Planned Industrial District



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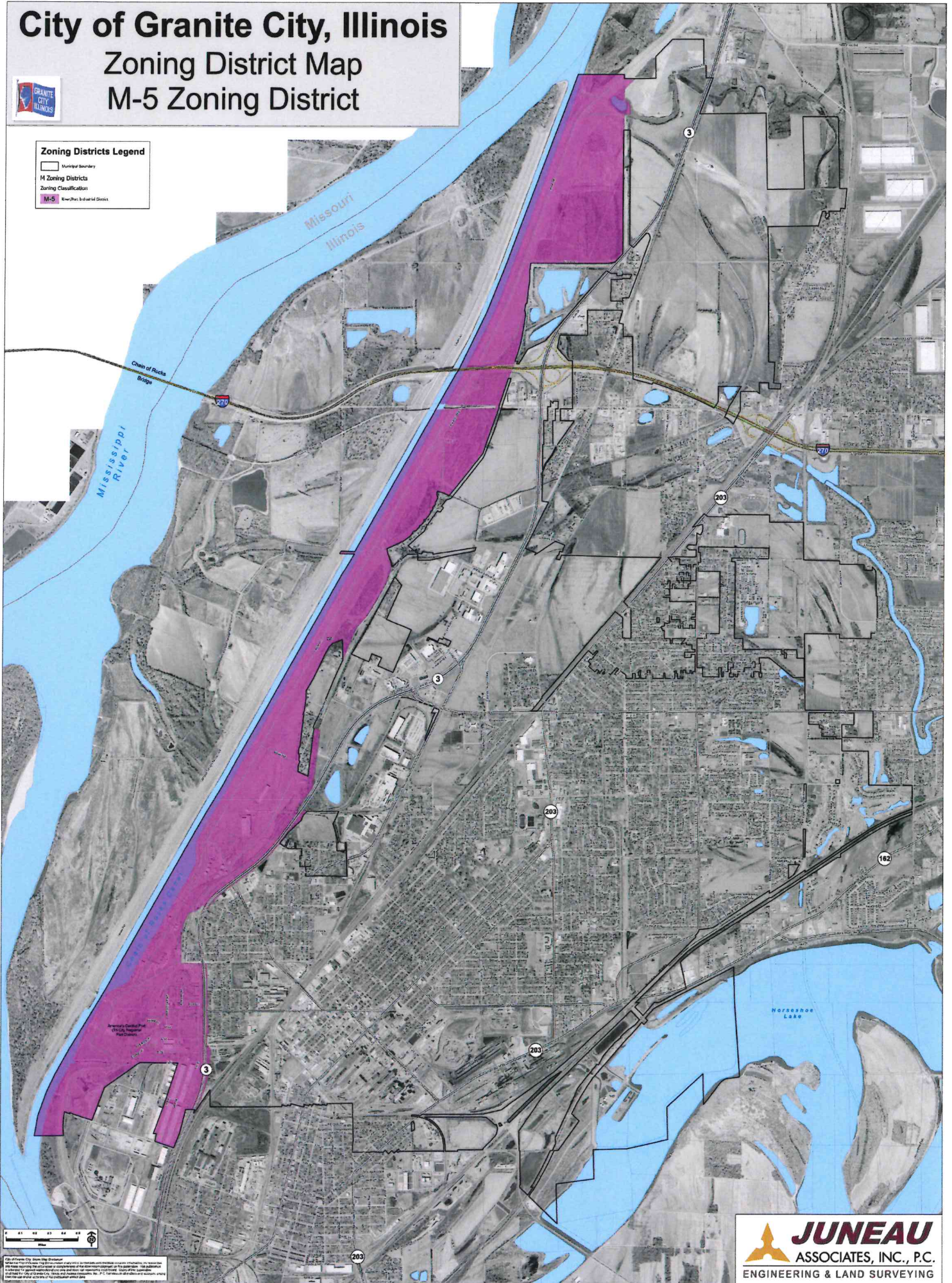
## Zoning District Map

### M-5 Zoning District

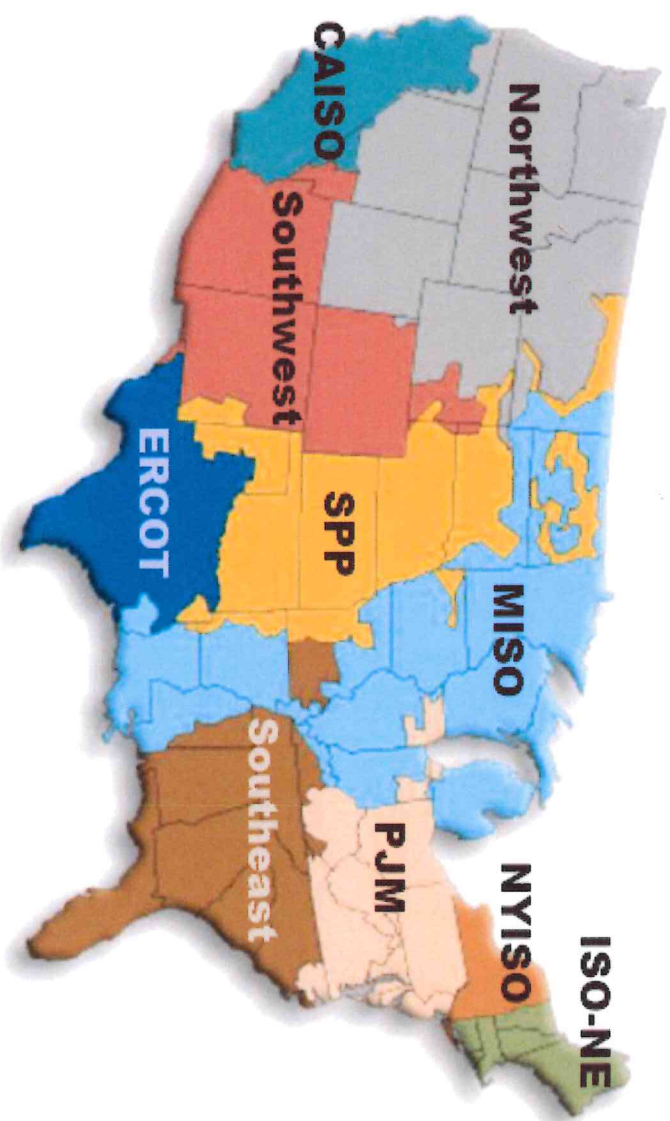


**Zoning Districts Legend**

- Municipal Boundary
- M Zoning Districts**
- Zoning Classification**
- M-5 Other Industrial District



City of Granite City Shows Map Boundary  
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## **PUBLIC NOTICE**

The City of Granite City Plan Commission will conduct a public meeting on Thursday, **February 5, 2026 at 7:00 P.M. at The Mill, located at 1311 20<sup>th</sup> St, Granite City.**

The purpose of the meeting is to consider an amendment to Zoning Ordinance No. 3818, specifically Sections 4-1620 (M-3 Heavy Industrial District) and 4-1820(M-5 River/Port Industrial District), to permit the establishment and operation of Data Centers within these zoning districts; and establish Article 17 to set standards and requirements for Data Center developments.

All interested citizens and stakeholders are invited to attend and provide input during the proceedings.

***Plan Commission Minutes***  
***April 10, 2025***

**CALL TO ORDER**

**Acting Chairman Dan Comer called the meeting of the Plan Commission to Order on Thursday, April 10, 2025, at 6:00 PM.**

**PLEDGE OF ALLEGIANCE & SWEAR IN**

**The Pledge of Allegiance was recited.**

**ATTENDANCE/ROLL CALL**

**Members Present: Dan Comer, Dan Monroe, Frank Orris, Shirley Howard and Mary Jo Akeman.**

**Excused absence: Don Scaturro, Joe Hackler, Greg Faulkner , Mark Davis , Scott Smith and Roger Tracy.**

**Also present were: City Attorney Derek Filcoff**

**Council Members: Dan McDowell, Kim Pierson**

**Acting Administrator: Don Lienemann**

**Petitioner: Chris Reeves with Sherrill Associates on behalf of SOHO Investments, Inc**

**MINUTES/AGENDA**

**Motion to approve the Minutes from the previous meeting September 5<sup>th</sup> , 2024 and this evening's Agenda was made by Mary Jo Akeman and second by Frank Orris. All in favor. Motion carried.**

**COMMENTS BY THE CHAIRMAN**

**The Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, April 22<sup>nd</sup> , 2025.**

**COUNCIL REPORT**

**No Report.**

**Petition # 1: Chris Reeves with Sherrill Associates  
On behalf of SOHO Investments, Inc  
3801 Nameoki Rd.  
22-1-20-08-06-101-029**

**Petitioner is requesting a Subdivision divide preliminary and final application for the approval of the subdividing 0.86 acres within the Richmond Plat Subdivision.**

**Petitioner Chris Reeves stated they are seeking approval to subdivide acreage from 3801 Nameoki Rd to the property of 3805 Nameoki Rd.**

**Derek Filcoff ask Chris if he is familiar with this project from doing surveys, as well as stating to show the final plot Chris was holding.**

**Frank Orris asked Chris Reeves to show the board the Final Plat Map.**

**Derek Filcoff stated this is the final lot size and measurements for the plot located at 3805 Nameoki Rd.**

**Derek provided a new legal for the properties known as 3801 Nameoki Rd and 3805 Nameoki Rd.**

**Chairman Dan Comer stated no questions.**

**Frank Orris then asked Petitioner what the plan was for this parcel if and or when the subdivision would be passed. Chris stated they were strictly hired for the division of parcels. Chris has no knowledge of future plans.**

**Council Member Dan McDowell stated with the Zoning of this parcel being C-5, whatever might be coming to that particular parcel will have to follow the Zoning specifications in Ord: 3818.**

**Motion By Dan Comer, second by Shirley Howard to approve the petitioner is requesting Subdivision divide preliminary and final application for the approval of the subdividing 0.86 acres within the Richmond plat Subdivision. Motion approved.**

**ROLL CALL VOTE**

<b>Shirley Howard</b>	<b>YES</b>	<b>Mary Jo Akeman</b>	<b>YES</b>	<b>Frank Orris</b>	<b>YES</b>
<b>Dan Comer</b>	<b>YES</b>	<b>Dan Monroe</b>	<b>YES</b>		

**NEW BUSINESS- Sharon Ryan retired, board appointed Dan Comer as Chairman. Derek Filcoff brought before the board a new ordinance for the Preliminary & Final Plat brought in front of the board and at a later date the council. It will be waving any conflicts with the remainder of the way the ordinance is written. Stating no more confusion with the City of Granite City and the citizens regarding this Ordinance.**

**Motion by Dan Monroe to wave the reading of the recommended ordinance second by Shirley Howard. Motion approved.**

**OLD BUSINESS-None**

**UNFINISHED BUSINESS-New Draft to update the existing Subdivision Ord: 1647**

**MOTION by Dan Comer, seconded by Frank Orris to adjourn the Plan Commission meeting. All in favor. Motion carried.**

**ROLL CALL VOTE**

**Shirley Howard YES**

**Mary Jo Akeman YES**

**Frank Orris YES**

**Dan Comer YES**

**Dan Monroe**

**YES**

**Respectfully submitted,**

***Katefyn Rozell***

**Secretary,**

**Plan Commission**

**PLAN COMMISSION ADVISORY REPORT**  
**Hearing Date: April 10, 2025**

**Petition # 1: Chris Reeves with Sherrill Associates**  
**On behalf of SOHO Investments, Inc**  
**3801 Nameoki Rd.**  
**22-1-20-08-06-101-029**

**Petitioner is requesting a Subdivision divide preliminary and final application for the approval of the subdividing 0.86 acres within the Richmond Plat Subdivision.**

**Petitioner Chris Reeves stated they are seeking approval to subdivide acreage from 3801 Nameoki Rd to the property of 3805 Nameoki Rd.**

**Motion By Dan Comer, second by Shirley Howard to approve the petitioner is requesting subdivision divide preliminary and final application for the approval of the subdividing 0.86 acres within the Richmond plat Subdivision. Motion approved.**

**ROLL CALL VOTE**

**Shirley Howard YES      Mary Jo Akeman YES      Frank Orris YES**  
**Dan Comer      YES      Dan Monroe      YES**

**\*\*\*\*\*End of Advisory Report\*\*\*\*\***