

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: October 28, 2014 (B of T) Date: November 6, 2014

TITLE: PC 14-30: 649 E. Roosevelt Road – Conditional Use for a Bank and
Financial Institution (Springleaf Financial Services)

SUBMITTED BY: Department of Community Development *W*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

The Plan Commission recommended approval of this petition by a vote of 6-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: November 6, 2014

SUBJECT: **PC 14-30: 649 E. Roosevelt Road (Springleaf Financial Services)**

Please find the following items for Village Board consideration as part of the November 6, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-30;
3. Completed Standards for a Conditional Use; and
4. An Ordinance granting a conditional use, pursuant to Section 155.417 (G)(2)(b) of the Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District; and
5. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the November 6, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

November 6, 2014

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 14-30; 649 E. Roosevelt Road – Conditional Use for a Bank and Financial Institution

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 20, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner and the Petitioner, Mark Edison of Springleaf Financial Services.

Chairperson Ryan read the Plan Commissions procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.

Mr. Edison began by stating they are seeking a conditional use to allow for a bank and financial institution at 649 E. Roosevelt Road. Springleaf Financial Services participates in a midrange loan servicing. They offer loan opportunities in the \$40,000 and below range.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil presented the staff report, which was submitted to the public record in its entirety. He stated this petition is for a conditional use for a bank and financial institution in an existing retail center along the B4A Roosevelt Road Corridor District. Similar to PC 14-31, the bank and financial institution is going in a strip center with recent renovations.

Mr. Panfil said the Inter-Departmental Review Committee had no issues or concerns regarding the project at this time.

Staff finds that the project is complimentary to the surrounding land uses in consideration of the B4A Roosevelt Road Corridor District.

The proposed site location and use as a bank and financial institution is consistent with the Comprehensive Plan's recommendation of community commercial.

The subject property meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

The petitioner has not yet proposed any signage for the business. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

In conclusion Mr. Panfil stated staff finds that as the proposed bank and financial institution is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

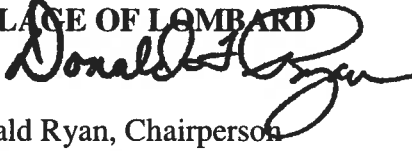
On a motion by Commissioner Sweetser, and a second by Commissioner Flint, the Plan Commission voted 6-0 to recommend that the Village Board approve the conditional use pursuant to Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District, associated with PC 14-30, subject to the following seven (5) conditions:

1. That this relief is limited to the operation of a bank and financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;

4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and
5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name.

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SPRINGLEAF FINANCIAL SERVICES OF ILLINOIS, INC. – 649 E. ROOSEVELT ROAD

OCTOBER 20, 2014

Title

PC 14-30

Petitioner

Daniel Brandon
601 NW Second St.
Evansville, IN 47708

Property Owner

621 E. Roosevelt Road, LLC
1015 Butterfield Road
Downers Grove, IL 60515

Property Location

649 E. Roosevelt Road
Trustee District #6
06-20-200-026

Zoning

B4A Roosevelt Road Corridor
District

Existing Land Use

Computer hardware and
software sales and service

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a
bank and financial institution
within the B4A Roosevelt Road
Corridor District.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing a bank and financial institution, Springleaf Financial Services of Illinois, Inc. No exterior site improvements are associated with the proposal.

APPROVAL(S) REQUIRED

Per Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, banks and financial institutions require a conditional use permit within the B4A Roosevelt Road Corridor District.

EXISTING CONDITIONS

The subject property is currently improved with a one-story brick and concrete building. The existing site has forty-eight (48) parking spaces, one (1) of which is accessible. There is one (1) full-access curb cut located along Roosevelt Road.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

PROJECT STATS

Lot & Bulk

Parcel Size:	101,358 sq. ft.
Building Area:	9,000 sq. ft.
Tenant Area:	1,361 sq. ft.
Lot Coverage:	Approx. 35%

**Reqd Setbacks & Lot Dimensions
– Existing (Proposed)**

Front:	30' (75')
Interior Side: (East)	10' (20')
Interior Side: (West)	10' (20')
Rear:	30' (70')
Lot Width:	150' (200.5')

Parking Spaces

Demand:	36 spaces (2 ADA)
Supply:	48 spaces (2 ADA)

Submittals

1. Petition for a public hearing, submitted September 11, 2014;
2. Response to Standards for a Conditional Use;
3. Land Title Survey, prepared by Professional Land Surveying, Inc., May 23, 2013 and submitted September 11, 2014; and
4. Shopping Center Site Plan and Floor Plan prepared by petitioner, dated August 22, 2014 and submitted September 11, 2014; and

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B4A	Mixed-use commercial shopping center
South	R-3 (DuPage Co.)	Vacant single-family residential lot
East	B4A	Village Plaza Shopping Center
West	B4A	O'Reilly Auto Parts

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, including nearby residential neighborhoods, staff finds that the project is complimentary to the surrounding land uses.

2. Comprehensive Plan Compatibility

The proposed site location and use as a bank and financial institution is consistent with the Comprehensive Plan's recommendation of community commercial which includes services extending beyond daily living needs.

3. Zoning Ordinance Compatibility

The subject property meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

4. Sign Ordinance Compatibility

The petitioner has not yet proposed any signage for the business. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

5. Site Plan: Access, Circulation, and Parking

The existing access point and parking lot design has proven sufficient for the subject property. The quantity of off-street parking spaces exceeds the projected demand.

SITE HISTORY

The existing multi-tenant building was constructed in 1987 and annexed into the Village on October 7, 2004.

PC 04-29

PC 04-29 approved the annexation and rezoning from the R1 Single-Family Residence District to the B3 Community Shopping District and to B4A after the establishment of the Roosevelt Road Corridor District in 2007, of the subject property. A conditional use for a motor vehicle rental establishment was also approved.

FINDINGS & RECOMMENDATIONS

Staff finds that as the proposed bank and financial institution is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

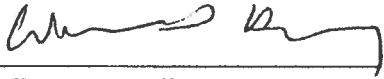
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a bank and financial institution and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-30:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-30, subject to the following conditions:

1. That this relief is limited to the operation of a bank and financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and

5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. **Petitioner**

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STANDARDS FOR CONDITIONAL USES

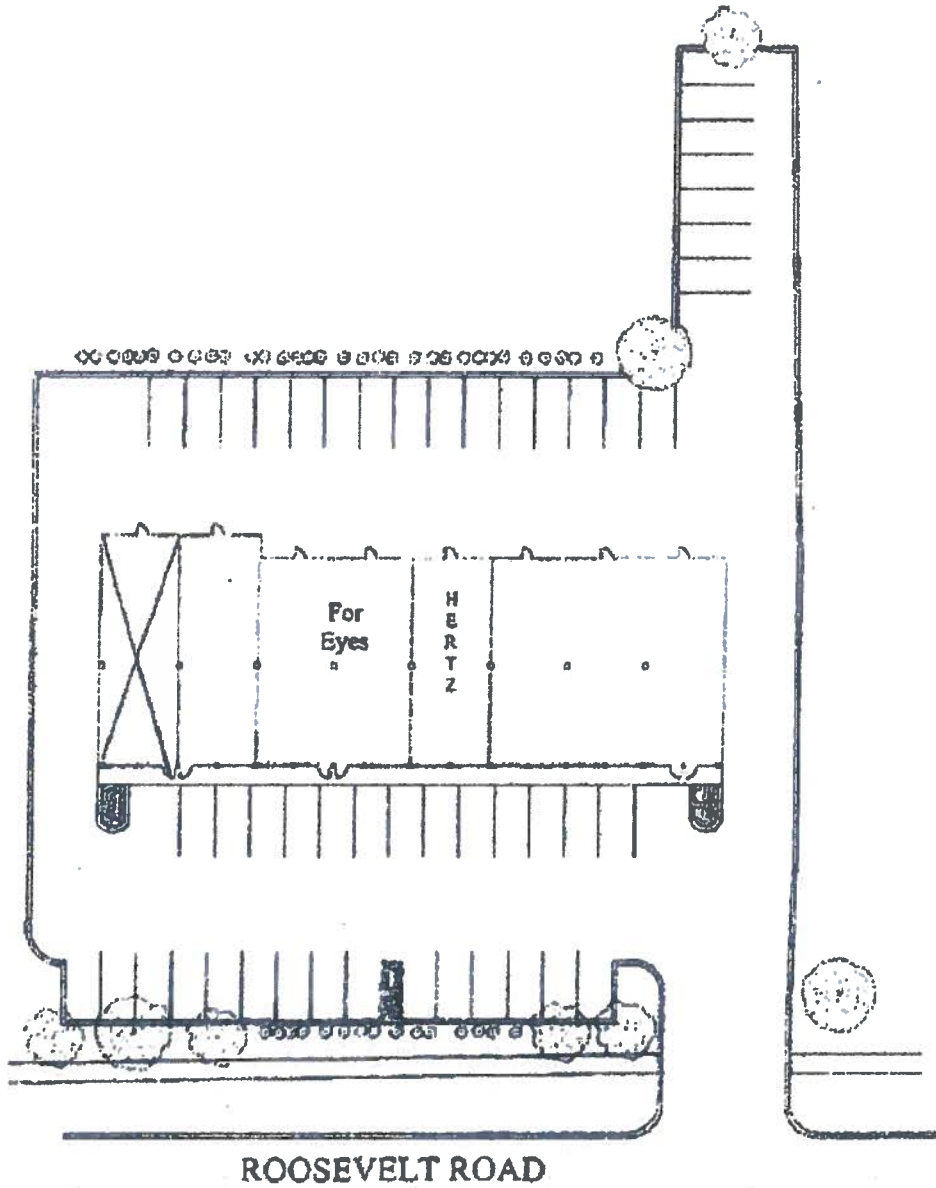
Standards for Conditional Use Response

**Springleaf Financial Services
649 E. Roosevelt Road
Lombard, IL 60148**

- 1) Springleaf Financial Services has been in the consumer lending business for over 90 years, and has a large presence in the Chicagoland area. Springleaf offers reasonable lending solutions to customers in 26 states through approximately 830 offices. We have a tradition of being good neighbors and building positive relationships in the communities we serve. Springleaf operates at the highest of standards and we strive to benefit our host municipality. Our office generally employs 3 to 4 team members as staff, and we consistently seek to employ the local community in any capacity possible. We offer training that helps accelerate all employees in the workforce beyond our employ. Our operations and model is not one that which would endanger or jeopardize the public health, safety or general welfare, and we operate and hold our staff to the highest moral standards in the industry.**
- 2) Springleaf Financial Services offices provide benefits to neighboring retail tenants, and we strive to establish permanence in our locations. By utilizing the target location, we will decrease the vacancy rates in the development, and our solid balance sheet helps to provide community stabilization. As a "destination business", customers come to our offices for specific services, and then frequently take advantage of our proximity to other businesses to attend to shopping or dining needs. Our customer flow does not experience heavy peaks, so we do not put stress on the parking facilities of the shopping centers. We pride ourselves in a professional appearance, which includes custom-made signage for our offices. Our use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it diminish or impair property values within the neighborhood.**
- 3) The Springleaf office will be a small part of the overall development at 649 E. Roosevelt Road, as we are renting 1,514 sf of space in an approximately 9,000 sf shopping center. This still leaves ample space in the shopping center and the Roosevelt Road corridor for retail and restaurant uses. Allowing our consumer lending business to be a part of the development will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Springleaf Financial Services will not impose an undue traffic burden and historically has not contributed to rush hour traffic congestion as would many other retail operations with "rush hours".**
- 4) The owner of the property, 621 E. Roosevelt Road, LLC, has provided adequate utilities and access for the development, and the Springleaf use will not cause an excessive burden on the existing shopping center facilities, which have previously been inspected and approved by the Village of Lombard. Our uses of power and water are typical for a small office (3 to 4 employees), so there will be only incremental impact on the local utilities. By nature of the existing design and thoughtful ingenuity of the Village of Lombard, adequate public facilities, access roads, drainage and/or necessary facilities have been provided, and our use will not impair or impact the existing infrastructure and designs.**

- 5) The owner of the property, 621 E. Roosevelt Road, LLC, has had their ingress and egress plans approved at the time the development was approved by the Village of Lombard, and our business model does not deviate from the customary retail establishments in the area. The customer flow of a typical Springleaf office will have negligible impact on congestion at this location. We do not experience a peak or rush, such as the lunch or dinner hours at a food service establishment. Normal traffic flow should be unimpeded by the presence of our office. Through careful and knowledgeable planning by the Village of Lombard prior to our proposal, adequate measures have already been taken to provide ingress and egress that will minimize traffic congestion in the public streets.
- 6) The Roosevelt Road area where the Springleaf office will be located is not among the 11 Areas of Concern addressed in the 2014 Village of Lombard Comprehensive Plan. As the Village's main east-west artery, Roosevelt Road is already the primary retail and service business corridor, and has a high level of consumer activity. In a brief review of the 2014 Comprehensive Plan, we did not find anything that demonstrated that Springleaf's use would be contrary to the objectives of the Plan. It is further our hope that our tradition of decades- long tenancy will provide a sense of stabilization and further assist other retailers in the area.
- 7) Springleaf is eager to accommodate and follow all applicable regulations of the appropriate district, and will work with the local administrative and municipal bodies to ensure that we continue to comply with all such regulations and rules. Springleaf's conditional use shall conform to the applicable regulations for the district in which the office will be located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

SITE PLAN

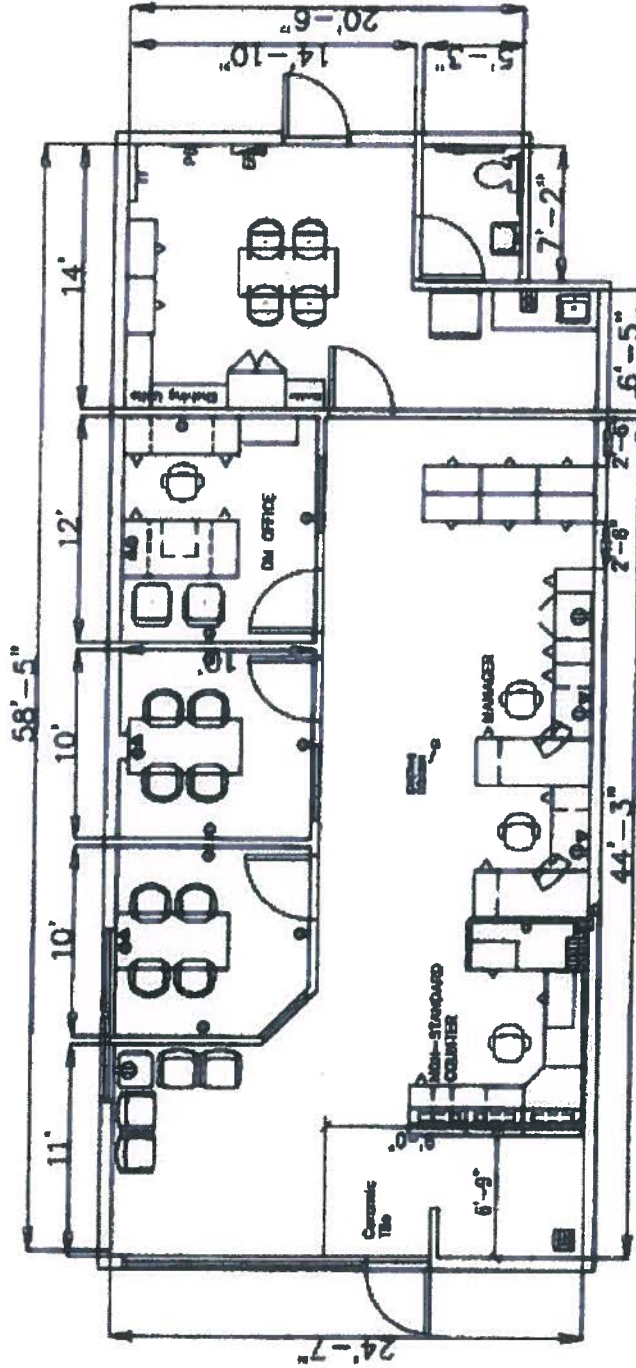


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KRC _____ Tenant _____
Date _____ Date _____

FLOOR PLANS

PLEASE VERIFY ALL DIMENSIONS
ALL INTERIOR DOORS MUST BE 3'



SLFS-13001248/0908 LOMBARD, IL
TYPE-MOVE FROM VILLA PARK

**NEW COLOR SCHEME - ORDERING NEW FURNITURE
EXCEPT FOR FILE CABINETS**

1,405 SQ.FT.



3 EMPLOYEES + DM HOMEBASE
DESIGNED BY: TM

Lombard, IL

5/29/14 6/24/14
6/15/14 8/22/14

NOT TO SCALE

DISTRICT MGR SIGN OFF _____

Nowakowski, Tamara

From: Panfil, Matthew
Sent: Friday, October 24, 2014 8:47 AM
To: Nowakowski, Tamara
Subject: FW: Fw: Springleaf Financial Services -relocation to 649 E. Roosevelt Rd., Lombard Petition for Public Hearing

From: Daniel.Brandon@springleaf.com [mailto:Daniel.Brandon@springleaf.com]
Sent: Friday, October 24, 2014 8:46 AM
To: Panfil, Matthew
Cc: Patty.Angel@springleaf.com; Ronald.Atyeo@springleaf.com
Subject: Re: Fw: Springleaf Financial Services -relocation to 649 E. Roosevelt Rd., Lombard Petition for Public Hearing

Matt - Yes, we are requesting a waiver of the first reading for the conditional use at 649 E. Roosevelt Road in Lombard. Please let us know if you need anything else from us to move forward with this.

Thanks,

Dan Brandon
Associate Director, Facilities Management
Springleaf Financial Services
601 NW Second Street
Evansville, IN 47708
(812) 468-5139
Daniel.Brandon@springleaf.com



From: Patty L Angel/AGFS/AGFin
To: Daniel P Brandon/AGFS/AGFin@AGFin
Date: 10/24/2014 08:17 AM
Subject: Fw: Springleaf Financial Services -relocation to 649 E. Roosevelt Rd., Lombard Petition for Public Hearing

Dan, ??

Thanks

Patty Angel, Facilities Management
Springleaf Financial Services
601 NW 2nd St.
Evansville, IN 47708
Phone (812) 468-5519
Fax (812) 468-5682

Please note my new email address: Patty.Angel@springleaf.com



Lending made personal

----- Forwarded by Patty L Angel/AGFS/AGFin on 10/24/2014 08:16 AM -----

From: "Panfil, Matthew" <PanfilM@villageoflombard.org>
To: "Patty.Angel@springleaf.com" <Patty.Angel@springleaf.com>
Date: 10/23/2014 03:10 PM
Subject: RE: Springleaf Financial Services -relocation to 649 E. Roosevelt Rd., Lombard Petition for Public Hearing

Patty:

Will you be requesting a waiver of first reading for the conditional use at 649 E Roosevelt Road, scheduled to appear before the Village Board on Thursday, November 6, 2014? If so, then a simple e-mail reply noting your request is acceptable. If not, then the item will follow the standard two-reading process at which a final vote would occur on November 20.

Thank you,

Matt

From: Patty.Angel@springleaf.com [<mailto:Patty.Angel@springleaf.com>]
Sent: Wednesday, October 15, 2014 2:13 PM
To: Panfil, Matthew
Subject: RE: Springleaf Financial Services -relocation to 649 E. Roosevelt Rd., Lombard Petition for Public Hearing

Thanks for the heads up Matt; I forwarded to the appropriate department to handle.

Patty Angel, Facilities Management
Springleaf Financial Services
601 NW 2nd St.
Evansville, IN 47708
Phone (812) 468-5519
Fax (812) 468-5682

Please note my new email address: Patty.Angel@springleaf.com



Lending made personal

From: "Panfil, Matthew" <PanfilM@villageoflombard.org>
To: "Patty.Angel@springleaf.com" <Patty.Angel@springleaf.com>
Date: 10/15/2014 10:10 AM
Subject: RE: Springleaf Financial Services -relocation to 649 E. Roosevelt Rd., Lombard Petition for Public Hearing

Patty:

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417
(G)(2)(b) OF THE LOMBARD ZONING ORDINANCE**

PC 14-30: 649 E. Roosevelt Road (Springleaf Financial Services)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 20, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution.

SECTION 2: That this Ordinance is limited and restricted to the property located at 649 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE WEST ONE-THIRD (EXCEPT THE WEST 147.0 FEET THEREOF) OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-200-026; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a bank / financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and
5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2014.

First reading waived by action of the Board of Trustees this _____ day of _____, 2014.

Ordinance No. _____
Re: PC 14-30
Page 3

Passed on second reading this _____ day of _____, 2014,
pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2014.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2014.

Sharon Kuderna, Village Clerk