

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

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: William T. Lichter, Village Manager

DATE: August 4, 2005 (BOT) Date: August 18, 2005

TITLE: PC 05-23: 455 E. 22nd Street

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting an amendment to the conditions of approval associated with Ordinance Number 4682 which granted a conditional use for a Planned Development located in the B3 Community Shopping District.  
(DISTRICT #3)

The petitioner is requesting a waiver of first reading.

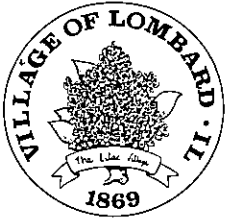
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):


Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *W.T. Lichter* \_\_\_\_\_ Date 8/8/05

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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development 

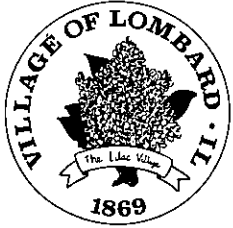
**DATE:** August 18, 2005

**SUBJECT:** **PC 05-23; 455 East 22<sup>nd</sup> Street (Town Place Suites Planned Development)**

Attached please find the following items for Village Board consideration as part of the August 18, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-23;
3. An Ordinance approving an amendment to the conditions of approval associated with Ordinance Number 4682, which granted a conditional use for a Planned Development; and
4. Site plans associated with the petition.

The petitioner has requested a waiver of first reading of the aforementioned Ordinance.



## VILLAGE OF LOMBARD

255 E. Wilson Avenue  
Lombard, IL 60148-3926  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5812  
www.villageoflombard.org

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

August 18, 2005

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 05-23; 455 East 22<sup>nd</sup> Street (Town Place Suites Planned Development)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting an amendment to the conditions of approval associated with Ordinance Number 4682 which granted a conditional use for a Planned Development located in the B3 Community Shopping District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 18, 2005. Joseph Gutsell of Location Finders International, 515 N. Lincoln Street, Hinsdale, representative for the petitioner, Lombard 1 Hotel LLC and Marriott Towne Place Suites, presented the petition.

Mr. Gutsell reviewed their request for an amendment to the approved planned development ordinance to allow for wall signs associated with the Towne Place Suites hotel. He stated that since the hotel opened it has not done as well as anticipated. Towne Place Suites, which is part of Marriott's holdings, is not a well known name. They are proposing to modify their signage for the property to tie the Towne Place Suites name with the Marriott corporate name and branding. But for the proposed wall signage, the re-signing proposed throughout the site is intended to be done within the signage requirements of the Village.

He then described the proposed wall signage as it is depicted on the submitted plans. The wall signage will meet the area and number requirements in the Sign Ordinance. Their request is intended to amend the planned development approval ordinance to allow it to be put on the north building.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

August 18, 2005

PC 05-18

Page 2

He then referenced the staff report and expressed a concern regarding condition #4 within the report, which raised the potential of limiting access to the property from 22<sup>nd</sup> Street and Fairfield Avenue. A right-in, right-out configuration would severely affect the ability for guests to access the hotel and he stated that it is not appropriate to tie the signage request to their approval of the wall sign amendment. He also raised concerns regarding emergency vehicle access to the site if the intersection is modified.

Acting Chairperson Sweetser then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. She then requested the staff report.

William Heniff, Senior Planner, reiterated the requested actions, summarized the project and submitted the IDRC report to the public record in its entirety. He noted that the subject property is presently improved with an extended stay hotel and is located along 22<sup>nd</sup> Street directly west of Target. This development was approved by the Village in 1999 as part of a new planned development. Ordinance 4682 included a condition of approval that prohibited any wall sign on the site. The petitioner is requesting that the Village reconsider this condition of approval as they would like to install wall signs on the west and east elevation, per the submitted plans. As the condition was a condition of the approved planned development, this signage must be approved through a planned development amendment process.

The petitioner is proposing other signage changes on the subject property as part of Marriott's re-branding of their hotels. With the exception of the proposed wall sign changes, all of the signage included as part of this packet could be approved by staff as part of a building permit application as it would meet the provisions of the underlying zoning district and/or the planned development provisions. However, staff asked the petitioner to supply this additional signage information as part of the Plan Commission submittal so the Commissioners could review the wall sign request in conjunction with their other signage elements on the subject property.

He noted that the proposed wall signage is intended to be integrated into the overall building elevations as shown on the submitted plans, which will be in keeping with the intended residential appearance of the project. There are also three hotels to the west of the site on the north side of 22<sup>nd</sup> Street. Each of these hotels has wall signage. Condominiums and apartments abut the site to the west and southwest, Target abuts the site to the east, and Target's parking lot abuts the site to the southeast. As stated above, the proposed use provides a transition between the residential and the commercial uses, as the proposed use is somewhat commercial in character and somewhat residential in character.

Any impact on the adjacent condominiums will be minimized by how the signage will be situated on the building elevations. The proposed wall sign on the east side of the building will not be visible from the condominiums. The wall sign on the west elevation will be visible from Yorktown II Apartments and only indirectly visible from some of the units in the adjacent Yorktown Condominiums. No wall signage is proposed for the southern hotel building. Given the proposed design of the signage, staff does not believe the wall signage will negatively impact adjacent properties.

The petitioner's request to strike the wall sign prohibition is requested as a modification to the planned development ordinance exclusively. The amendment request would lift the wall signage restriction and would allow the petitioner to install wall signs, consistent with the B3 regulations. The petitioner's wall signage is proposed to be about ninety (90) square feet in size. The underlying B3 signage provisions would allow for two wall signs by right (one sign for frontage on Grace and one sign for frontage on 22<sup>nd</sup> Street) with the maximum sign area not to be greater than one-hundred square feet in overall size. Signage can be placed either perpendicular or parallel to the adjacent street.

In review of the proposed wall sign plans, the wall signage is proposed of a channel letter design and will be tucked between the highest window row and below the existing roof vent. The wall sign is intended to be an identifier of the existing use on the property and is intended to address sight line issues along 22<sup>nd</sup> Street. The petitioner notes that existing grade changes and mature landscaping does not provide substantial visibility for the free-standing signs. Staff does not object to this amendment, provided that the signage restrictions are closely tied to the petitioner's exhibits.

Mr. Heniff stated that staff can support the wall sign provisions, particularly in consideration of potential access reconfiguration issues along 22<sup>nd</sup> Street. Right now, primary access from the east into the subject property is achieved from an access drive on the adjacent Target driveway. As the Commissioners are aware, the Village has approved a hotel/convention hall for the vacant lot south of Target. Moreover, Target will be applying to the Plan Commission for an amendment to their 1995 approval to allow for a building expansion. In conjunction with these expansions, Convention Way, proposed east of Target will include a traffic signal at 22<sup>nd</sup> Street. Once these improvements are made, the Village may look at modifications to the Fairfield/22<sup>nd</sup> Street intersection to restrict some traffic movements. This issue is currently in the review stages by KLOA, the Village's traffic consultant.

At some point in the future the Village Board may want to revisit the traffic issues at this intersection. Staff is supportive of the signage amendment as the need to provide greater identification to the building and hence provide motorists with a greater amount of time to react accordingly. In further consideration of the signage request, staff suggests that this approval be tied to a provision that limits the property owner's ability to object to such restrictions. However, before any restrictions are approved or implemented staff would share the proposed changes with the affected property owners accordingly.

Acting Chairperson Sweetser opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Burke questioned the condition of limiting the access to the hotel on 22<sup>nd</sup> Street as it pertains to this petition. He stated that the condition within the staff report was too vague and should not be tied to the conditions of approval for this petition. Commissioner Olbrish also expressed reservations regarding the condition.

August 18, 2005

PC 05-18

Page 4

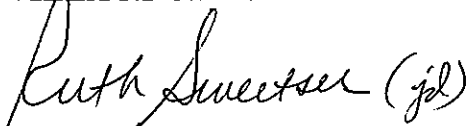
Acting Chairperson Sweetser inquired as to the Village's ability to restrict access or modify the intersection at a later date if conditions warrant such a measure. Specifically, if the petition is approved without the condition, does that limit the Village's ability to reconsider this issue at a later date? Mr. Heniff stated that the Village still has rights to modify the intersection at a later date if traffic safety and operating conditions warrant such a measure.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and the planned development would be within the public interest. Therefore, the Plan Commission, by a roll call vote of 4 to 0, accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 05-23, subject to the following amended conditions:

1. That condition F of Section 5 of Ordinance 4682 shall be removed in its entirety. All other provisions associated with Ordinance 4682 shall remain in full force and effect.
2. That the proposed wall signage shall be developed and installed in compliance with the Sign Plan, prepared by Persona Sign Makers, dated March 30, 2005 and made a part of this request. The wall signage must meet of a channel letter design and shall meet the wall signage requirements established within the Sign Ordinance within the B3 District.
3. That the petitioner shall apply for and receive a building permit for all new signage proposed for the subject property.

Respectfully,

**VILLAGE OF LOMBARD**



Ruth Sweetser, Acting Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission



East: B3 PD Community Shopping District – Planned Development / Target  
West: R5 PD General Residence District – Planned Development / Yorktown  
Condominiums and Yorktown II Apartments

## ANALYSIS

### SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on June 10, 2005:

1. Petition for Public Hearing with description of request and response to standards.
2. Site Plan, prepared by TranSystems Corporation, dated June 9, 1999 and amended to reflect proposed sign changes to the subject property.
3. Guestwing A West Elevation, prepared by Persona Sign Makers, dated March 30, 2005.
4. Guestwing A East Elevation, prepared by Persona Sign Makers, dated March 30, 2005.
5. Monument sign plan, prepared by Persona Sign Makers, dated May 2, 2005.
6. Hotel entrance sign plan, prepared by Persona Sign Makers, dated May 24, 2005.
7. Hotel office sign plan, prepared by Persona Sign Makers, dated March 23, 2005.

### DESCRIPTION

The subject property is presently improved with an extended stay hotel and is located along 22<sup>nd</sup> Street directly west of Target. This development was approved by the Village in 1999 as part of a new planned development (PC 99-11, Ordinance 4682). Ordinance 4682 included a condition of approval that prohibited any wall sign on the site. The petitioner is requesting that the Village reconsider this condition of approval as they would like to install wall signs on the west and east elevation, per the submitted plans. As the condition was a condition of the approved planned development, this signage must be approved through a planned development amendment process.

**Special Note:** As shown on the submitted plans, the petitioner is proposing other signage changes on the subject property. These changes are part of Marriott's re-branding of their hotels. With the



exception of the proposed wall sign changes, all of the signage included as part of this packet could be approved by staff as part of a building permit application as it would meet the provisions of the underlying zoning district and/or the planned development provisions. However, staff asked the petitioner to supply this additional signage information as part of the Plan Commission submittal so the Commissioners could review the wall sign request in conjunction with their other signage elements on the subject property.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PUBLIC WORKS**

The Department of Public Works has no comments regarding this petition.

### **ENGINEERING**

From an engineering or construction perspective, the Private Engineering Services Division has no objection to the petition.

### **FIRE & BUILDING**

Fire and Building do not have any comments on the petition. If approved, the petitioner shall be required to apply for and receive a building permit for the proposed signage.

### **PLANNING**

#### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends High Density Residential uses at this location. As noted in the 1999 petition, the extended stay hotel use, while not residential *per se*, is residential in character and provides a transition between the residential uses to the west and southwest and the commercial uses to the east and southeast. The proposed wall signage is intended to be integrated into the overall building elevations as shown on the submitted plans, which will be in keeping with the intended residential appearance of the project.

#### Compatibility with Surrounding Land Uses

22<sup>nd</sup> Street offers a wide mix of uses, though the street is primarily an office corridor. Offices exist across the street and farther down the street to the east and west. There are also three (3) hotels to the west of the site on the north side of 22<sup>nd</sup> Street. Each of these hotels has wall signage. Condominiums and apartments abut the site to the west and southwest, Target abuts the site to the

east, and Target's parking lot abuts the site to the southeast. As stated above, the proposed use provides a transition between the residential and the commercial uses, as the proposed use is somewhat commercial in character and somewhat residential in character.

Any impact on the adjacent condominiums will be minimized by how the signage will be situated on the building elevations. The proposed wall sign on the east side of the building will not be visible from the condominiums. The wall sign on the west elevation will be visible from Yorktown II Apartments and only indirectly visible from some of the units in the adjacent Yorktown Condominiums. No wall signage is proposed for the southern hotel building. Given the proposed design of the signage, staff does not believe the wall signage will negatively impact adjacent properties.

#### **Compliance with the Zoning and Sign Ordinances**

PC 99-11 removed the property from the Yorktown Apartments Planned Development, rezoned to the B3 Community Shopping District, and a new planned development was established in order to construct an extended-stay hotel on the site. The petition also granted a conditional use approval for a hotel, a conditional use approval for two principal structures on one lot-of-record and granted the following exceptions (now deviations):

- A reduction to the required rear setback from thirty feet (30') to twenty-five feet (25'),
- A reduction to the transitional building setback from forty feet (40') to seventeen feet (17'),
- An increase the permitted height from thirty feet (30') or two (2) stories to forty-five feet (45') and four (4) stories
- Reduce the required number of parking spaces from 133 to 130
- An exception from the Sign Ordinance to allow three freestanding signs on one lot-of-record;
- Allow for the front yard setbacks along the perimeter of the development to be less than that required in the abutting zoning district or the zoning district underlying the subject site, and
- A reduction in the minimum size requirement for a Planned Development 2.79 acres where five (5) acres is required.

A copy of Ordinance 4682 is attached as Exhibit A.

In review of the 1999 petition, the developer noted that they were not going to install any wall signage on the building, in keeping with the intent of making the building look residential in nature. Ultimately, this became a condition of approval of the development in the final Ordinance.

The petitioner's request to strike the wall sign prohibition is requested as a modification to the planned development ordinance exclusively. The amendment request would lift the wall signage restriction and would allow the petitioner to install wall signs, consistent with the B3 regulations. The petitioner's wall signage is proposed to be about ninety (90) square feet in size. The underlying B3 signage provisions would allow for two wall signs by right (one sign for frontage on Grace and one sign for frontage on 22<sup>nd</sup> Street) with the maximum sign area not to be greater than one-hundred square feet in overall size. Signage can be placed either perpendicular or parallel to the adjacent street.

In review of the proposed wall sign plans, the wall signage is proposed of a channel letter design and will be tucked between the highest window row and below the existing roof vent. The wall sign is intended to be an identifier of the exiting use on the property and is intended to address sight line issues along 22<sup>nd</sup> Street. The petitioner notes that existing grade changes and mature landscaping does not provide substantial visibility for the free-standing signs.

Staff does not object to this amendment, provided that the signage restrictions are closely tied to the petitioner's exhibits.

#### Other Concerns/Issues

In a related issue, staff can support the wall sign provisions, particularly in consideration of potential access reconfiguration issues along 22<sup>nd</sup> Street. Right now, primary access from the east into the subject property is achieved from an access drive on the adjacent Target driveway. As the Commissioners are aware, the Village has approved a hotel/convention hall (PC 03-29, 03-30) for the vacant lot south of Target. Moreover, Target will be applying to the Plan Commission for an amendment to their 1995 approval to allow for a building expansion. In conjunction with these expansions, Convention Way, proposed east of Target will include a traffic signal at 22<sup>nd</sup> Street. Once these improvements are made, the Village may look at modifications to the Fairfield/22<sup>nd</sup> Street intersection to restrict some traffic movements. This issue is currently in the review stages by KLOA, the Village's traffic consultant.

At some point in the future the Village Board may want to revisit the traffic issues at this intersection. Staff is supportive of the signage amendment as the need to provide greater identification to the building and hence provide motorists with a greater amount of time to react accordingly. In further consideration of the signage request, staff suggests that this approval be tied to a provision that limits the property owner's ability to object to such restrictions. However, before any restrictions are approved or implemented staff would share the proposed changes with the affected property owners accordingly.

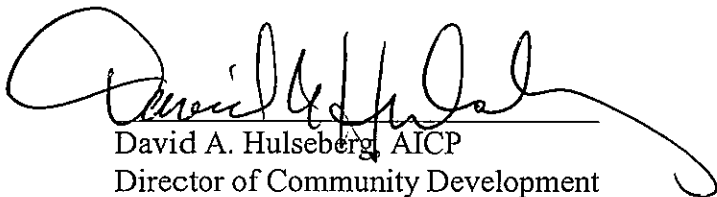
## RECOMMENDATION

Staff believes that the proposed use is compatible with the surrounding area and is appropriate for the site. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore recommends to the Corporate Authorities approval of PC 05-23, subject to the following conditions:

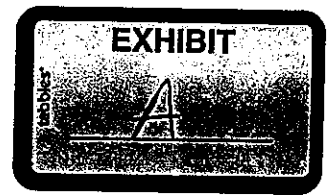
1. That condition F of Section 5 of Ordinance 4682 shall be removed in its entirety. All other provisions associated with Ordinance 4682 shall remain in full force and effect.
2. That the proposed wall signage shall be developed and installed in compliance with the Sign Plan, prepared by Persona Sign Makers, dated March 30, 2005 and made a part of this request. The wall signage must meet of a channel letter design and shall meet the wall signage requirements established within the Sign Ordinance within the B3 District.
3. That the petitioner shall apply for and receive a building permit for all new signage proposed for the subject property.
4. In the event that the Village deems it to be in the best interest of the Village to restrict or prohibit turning movements at the 22<sup>nd</sup> Street and Fairfield Avenue intersection in the future, the property owner agrees not to object to such a restriction.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg AICP  
Director of Community Development

DAH:WJH  
att  
c. Petitioner



ORDINANCE NO. 4682

**AN ORDINANCE APPROVING A VARIATION  
TO THE LOMBARD ZONING ORDINANCE,  
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 99-17: 401 East 22<sup>nd</sup> Street; Marriott)  
(See also Ordinance Nos. 4679, 4680 and 4681)

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 is zoned B3 Community Shopping District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.509 of said Zoning Ordinance to reduce the minimum area requirement for a planned development in the B3 Community Shopping District from five (5) acres to 2.789 acres; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on June 21, 1999, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Board of Trustees with a recommendation of approval to allow the minimum area requirement for a planned development in the B3 Community Shopping District to be reduced from five (5) acres to 2.789 acres; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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 variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.509 of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to reduce the minimum area requirement for a planned development in the B3 Community Shopping District from five (5) acres to 2.789 acres.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 401 East 22<sup>nd</sup> Street, Lombard, Illinois, and legally described as follows:

Lot 3 in the Yorktown Peripheral / Target Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 17, 1995, as Document Number R95-162762, all in DuPage County, Illinois.

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 conditional use approval is hereby granted for a Planned Development, for a hotel, and for two (2) principal structures on one (1) lot-of-record for the property described in Section 2 below and pursuant to Sections 501-510 of the Lombard Zoning Ordinance (Title 15, Chapter 155 Section 155.501-155.510 of the Lombard Village Code), to provide for the establishment of a hotel.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 401 East 22<sup>nd</sup> Street, Lombard, Illinois, and legally described as follows:

Lot 3 in the Yorktown Peripheral / Target Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 17, 1995, as Document Number R95-162762, all in DuPage County, Illinois.

Parcel No: 06-29-200-049

SECTION 3: That the following exceptions to the Lombard Zoning Ordinance are hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 5 below:

- A) An exception is granted to Sections 155.414.K and 155.707 of the Lombard Zoning Ordinance to reduce the required transitional landscape yard from thirty feet (30') to five feet (5') and to reduce the transitional landscape requirements.
- B) An exception is granted to Section 155.414.G of the Lombard Zoning Ordinance to increase the permitted building height from two (2) stories or thirty feet (30') to four stories and forty-five feet (45').
- C) An exception is granted to Section 155.602.C of the Lombard Zoning Ordinance to reduce the required number of parking spaces from one hundred thirty-three (133) spaces to one hundred twenty-nine (129) spaces.

SECTION 4: The following exception to the Lombard Sign Ordinance is hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 5 below:

- A) A variation is granted from Section 153.505.B.5.e to increase the number of permitted freestanding signs from one (1) to three (3).

SECTION 5: That the aforementioned approval is subject to the following terms and conditions:

- A) The site shall be developed in substantial compliance with the Site Plan, prepared by TranSystems Corporation, dated June 9, 1999, and showing an angled parking lot of forty-one (41) spaces along the western portion of the property; the Preliminary Landscape Plan, prepared by Hayden Bulin Larson and dated June 9, 1999; and the building elevations, prepared by Cole + Russell Architects and dated June 7, 1999.
- B) The proposed screening for the dumpster and any HVAC equipment shall be subject to review by the Community Development Director during the building permit review process.
- C) An eight foot (8') sidewalk shall be provided along 22<sup>nd</sup> Street, and a five foot (5') sidewalk shall be provided along Grace Street. These sidewalks shall extend from the east and property line to the back-of-curb of Grace, and from the south property line to the back-of-curb of 22<sup>nd</sup> Street, respectively.
- D) Six (6) parking spaces shall be added to the site plan and land banked for possible installation in the future. If at some time it is determined by the Community Development Director that more parking is necessary for the site, then those land banked spaces shall be installed within ninety (90) days.
- E) A space, designated as "no parking," shall be provided at the end of each of the two drive aisles south of Building "B" as a vehicle turn-around.
- F) No wall signs shall be permitted on the site.

SECTION 6: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ordinance No. 4682

Re: PC 99-17

Page 4

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

First reading waived by action of the Board of Trustees this 15th day of  
July 1999.


Passed on second reading this 15th day of July, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 15th, day of July, 1999.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk