

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Other Business (Pink) _____

X

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *dash*

DATE: August 12, 2008 (BOT) Date: August 21, 2008

TITLE: PC-08-20: 3 Yorktown Shopping Center (Cole Taylor Bank)

SUBMITTED BY: Department of Community Development *all*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petitioner requests the following variations from the Lombard Zoning Ordinance for landscaping requirements in certain portions of the property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements; and
2. A variation from Section 155.709 to waive Perimeter Lot Landscaping requirements. (DISTRICT #3)

The Plan Commission recommended approval of this petition with one condition.

Please place this item on the August 21, 2008 Board of Trustees agenda.

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: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP *WH*

Acting Director of Community Development

DATE: August 21, 2008

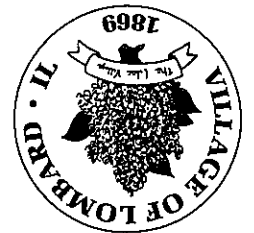
SUBJECT: PC 08-20; 3 Yorktown Shopping Center (Cole Taylor Bank)

Attached please find the following items for Village Board consideration as part of the August 21, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-20;
3. An Ordinance granting approval of the variations to waive the transitional landscape yard and the perimeter lot landscaping requirements on the subject property.

The Plan Commission recommended approval of the zoning actions associated with the petition.

VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org



William J. Mueller
 Village President

Brigitte O'Brien
 Village Clerk

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

Trustees
 Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6

Subject: PC 08-20; 3 Yorktown Shopping Center (Cole Taylor Bank)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements and a variation from Section 155.709 to waive Perimeter Lot Landscaping requirements.

Thomas Paar was present on behalf of Cole Taylor Bank at 3 Yorktown Center. John Hague of Hague Architects was also present to represent Cole Taylor Bank and gave the presentation. Mr. Hague stated that Cole Taylor Bank is seeking variances from the Zoning Ordinance to waive transitional landscape yard and perimeter lot landscaping yard requirements. He stated that the bank is located at 3 Yorktown Center in the portion of the shopping center currently under construction, which is just north of where bank sits today. Mr. Hague explained that per the Landscape Ordinance, his client would have to provide 11 shade trees and 250 linear feet of shrubbery. Due to a 30-foot easement on north property line which includes utilities such as ComEd, gas, phone, water, sewer and cable, all which prohibits them for providing the deep plantings. The proposed revised landscape plan provides a five foot (5') buffer on the north property line with various groundcover and grass, which is similar to what is on the east side of the property.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

William Heniff, Acting Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. A new Cole Taylor Bank is currently under construction on the property at 3 Yorktown

"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."

Center. A building permit was issued that indicated full compliance with the landscape requirements. However, upon beginning construction, the contractor encountered shallowly buried underground utilities along the north property line, all of which are within a 30-foot easement. To avoid disturbing these utilities, the petitioner is requesting a waiver of all transitional and perimeter lot landscaping requirements.

The underground utility lines have been in place for an unknown amount of time. The subject property and surrounding land has developed and redeveloped over the past 40 years, and there is a parking garage abutting the subject property that would impair the view of any plantings as seen from the Yorktown II apartments. The subject property slopes down into the site from the north property line, with the grade fairly flat at the east end and, moving toward Highland Avenue, gradually increasing to a two-foot grade change from the property line to the top of curb along the drive-through lanes on the subject property. The wall of the abutting parking garage varies from approximately 4.5 to 5.5 feet higher than the top of the curb, which would significantly affect the visibility of three- to six-foot high shrubs; therefore if you were in the parking garage and the petitioner met the transitional shrubbery requirement, you would still be able to see right over the plant materials.

Staff supports the petition, but recommends one condition of approval. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative groundcover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Flint stated that the request is pretty clear and made a motion for approval.

Based on the submitted petition, accompanying plans and the testimony presented, the proposed relief complies with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning Ordinance and that granting the relief is in the public interest, 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 recommend to the Corporate Authorities approval of PC 08-20, subject to the following condition:

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *dash*

DATE: August 12, 2008 (BOT) Date: August 21, 2008

TITLE: PC 08-20: 3 Yorktown Shopping Center (Cole Taylor Bank)

SUBMITTED BY: Department of Community Development *dl*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petitioner requests the following variations from the Lombard Zoning Ordinance for landscaping requirements in certain portions of the property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements; and
2. A variation from Section 155.709 to waive Perimeter Lot Landscaping requirements. (DISTRICT #3)

The Plan Commission recommended approval of this petition with one condition.

Please place this item on the August 21, 2008 Board of Trustees agenda.

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: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP *WH*
Acting Director of Community Development

DATE: August 21, 2008

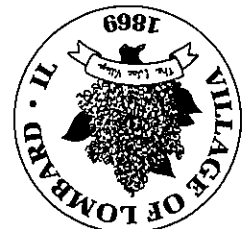
SUBJECT: PC 08-20; 3 Yorktown Shopping Center (Cole Taylor Bank)

Attached please find the following items for Village Board consideration as part of the August 21, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-20;
3. An Ordinance granting approval of the variations to waive the transitional landscape yard and the perimeter lot landscaping requirements on the subject property.

The Plan Commission recommended approval of the zoning actions associated with the petition.

VILLAGE OF LOMBARD
255 E. Wilson Ave.
Lombard, Illinois 60148-3931
(630) 620-5700 Fax (630) 620-8222
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
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

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

Subject: PC 08-20; 3 Yorktown Shopping Center (Cole Taylor Bank)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements and a variation from Section 155.709 to waive Perimeter Lot Landscaping requirements.

Thomas Paar was present on behalf of Cole Taylor Bank at 3 Yorktown Center. John Hague of Hague Architects was also present to represent Cole Taylor Bank and gave the presentation. Mr. Hague stated that Cole Taylor Bank is seeking variances from the Zoning Ordinance to waive transitional landscape yard and perimeter lot landscaping yard requirements. He stated that the bank is located at 3 Yorktown Center in the portion of the shopping center currently under construction, which is just north of where bank sits today. Mr. Hague explained that per the Landscape Ordinance, his client would have to provide 11 shade trees and 250 linear feet of shrubbery. Due to a 30-foot easement on north property line which includes utilities such as ComEd, gas, phone, water, sewer and cable, all which prohibits them for providing the deep plantings. The proposed revised landscape plan provides a five foot (5') buffer on the north property line with various groundcover and grass, which is similar to what is on the east side of the property.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

William Heniff, Acting Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. A new Cole Taylor Bank is currently under construction on the property at 3 Yorktown

"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."

Center. A building permit was issued that indicated full compliance with the landscape requirements. However, upon beginning construction, the contractor encountered shallowly buried underground utilities along the north property line, all of which are within a 30-foot easement. To avoid disturbing these utilities, the petitioner is requesting a waiver of all transitional and perimeter lot landscaping requirements.

The underground utility lines have been in place for an unknown amount of time. The subject property and surrounding land has developed and redeveloped over the past 40 years, and there is a parking garage abutting the subject property that would impair the view of any plantings as seen from the Yorktown II apartments. The subject property slopes down into the site from the north property line, with the grade fairly flat at the east end and, moving toward Highland Avenue, gradually increasing to a two-foot grade change from the property line to the top of curb along the drive-through lanes on the subject property. The wall of the abutting parking garage varies from approximately 4.5 to 5.5 feet higher than the top of the curb, which would significantly affect the visibility of three- to six-foot high shrubs; therefore if you were in the parking garage and the petitioner met the transitional shrubbery requirement, you would still be able to see right over the plant materials.

Staff supports the petition, but recommends one condition of approval. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative groundcover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

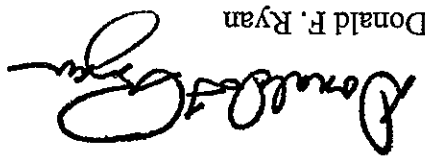
Commissioner Flint stated that the request is pretty clear and made a motion for approval.

Based on the submitted petition, accompanying plans and the testimony presented, the proposed relief complies with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning Ordinance and that granting the relief is in the public interest, 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 recommend to the Corporate Authorities approval of PC 08-20, subject to the following condition:

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan

Lombard Plan Commission

c. Petitioner

Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: July 21, 2008

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Planner II

TITLE

PC 08-20, 3 Yorktown Shopping Center (Cole Taylor Bank): The petitioner requests the following variations from the Lombard Zoning Ordinance for landscaping requirements in certain portions of the property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements; and
2. A variation from Section 155.709 to waive Perimeter Lot Landscaping requirements.

GENERAL INFORMATION

Petitioner:

Cole Taylor Bank
9550 W Higgins Rd
Rosemont, IL 60018

Property Owner:

Long Pehrson Associates
203 Yorktown
Lombard, IL 60148

Relationship of Petitioner to Property Owner: Ground Lessee

PROPERTY INFORMATION

Existing Zoning:

B3PD Community Shopping District – Yorktown Planned
Development

Existing Land Use:

Cole Taylor Bank (under construction)

Size of Property:

Approximately 39,073 sq. ft.

Comprehensive Plan:

Regional Commercial

SURROUNDING ZONING AND LAND USE

North:	R5PD Community Shopping District Planned Development; developed as Yorktown Apartments
South:	B3PD Community Shopping District Planned Development; developed as Yorktown Center parking
East:	B3PD Community Shopping District Planned Development; developed as Yorktown Convenience Center
West:	R4PD Community Shopping District Planned Development; developed as Club Croix townhomes

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Public Hearing Application.
2. Response to Standards for Variations.
3. ALTA/ACSM Land Title Survey, prepared by National Survey Service, Inc., dated November 15, 2007.
4. Site plan, prepared by Hague Architecture, dated October 5, 2007 and last revised February 14, 2008.
5. Landscape plan, prepared by Buhlwork Design Guild, dated October 5, 2007 and last revised May 23, 2008.
6. Photo of excavated site/utility line flags (no date).

DESCRIPTION

A new Cole Taylor Bank is currently under construction on the property at 3 Yorktown Center. A building permit was issued on April 25, 2008 that indicated full compliance with the landscape requirements. However, upon beginning construction, the contractor encountered shallowly buried underground utilities (including electrical, gas, water, sewer, and phone) along the north property line, all of which are within a 30-foot easement. To avoid disturbing these utilities, the petitioner is requesting a waiver of all transitional and perimeter lot landscaping requirements.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division and Public Works Engineering have reviewed the submitted plans and have no comments.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments at this time.

PLANNING

The Village's landscape requirements are intended to foster aesthetically pleasing development as well as increase the compatibility of adjacent land uses. The Zoning Ordinance requires perimeter lot landscaping for all new principal buildings, as well as transitional lot landscaping for commercial developments that abut residential properties. In this case, with 265 feet adjacent to the Yorktown II apartments, the following landscape improvements are required along the north property line:

- 1 shade trees;
- 199 linear feet of shrub masses, at least two rows deep and with shrubs alternately spaces, installed at a height of three feet and reaching a mature height of at least six feet; and
- Lawn in all areas not planted with trees or shrubs.

Compliance with the Zoning/Sign Ordinances and the Yorktown Planned Development

The 1966 Yorktown Center planned development approval did not grant any relief from landscaping requirements. As such, new developments are required to meet the full landscaping provisions as set forth in the Zoning Ordinance.

The underground utility lines have been in place for an unknown amount of time. The petitioner has represented that the utility lines physically prevent the excavation necessary to install any trees or shrubs. They therefore propose to cover the entire area with sod.

Staff recognizes that there are unique, pre-existing conditions specific to this site. The subject property and surrounding land has developed and redeveloped over the past 40 years, and there is a parking garage abutting the subject property that would impair the view of any plantings as seen from the Yorktown II apartments. The subject property slopes down into the site from the north property line, with the grade fairly flat at the east end and, moving toward Highland Avenue, gradually increasing to a two-foot grade change from the property line to the top of curb along the drive-through lanes on the subject property. The wall of the abutting parking garage varies from approximately 4.5 to 5.5 feet higher than the top of curb, which would significantly affect the visibility of three- to six-foot high shrubs within the landscape yard.

The idea of using landscaping to ensure compatibility is perhaps not as crucial here as it may be in other locations. The Yorktown II apartment buildings are, at their closest point, 225 feet away from the subject property, and they have existed without the benefit of transitional landscaping since the time of their construction (1972). However, the Zoning Ordinance is structured so that properties may be brought into compliance over time as they redevelop. Accordingly, staff would ideally want to see some sort of aesthetic improvement made to the transitional landscape

area. A mixture of ground cover and grasses could accomplish this with less excavation than would be necessary for shade trees and/or shrubs. Staff recommends that the requested relief be approved, with the condition that a minimum of one-third of the transitional landscape area along the north property line be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan should be submitted to the Department of Community Development for review and approval.

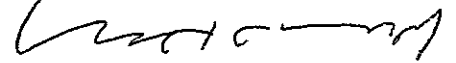
FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested variations and finds that the standards have been met, subject to one condition. As such, the Committee recommends that the Plan Commission make the following motion recommending approval of PC 08-20:

Based on the submitted petition, accompanying plans and the testimony presented, the proposed relief **complies** with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning Ordinance and that granting the relief is in the public interest, 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 recommend to the Corporate Authorities **approval** of PC 08-20, subject to the following conditions:

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

Inter-Departmental Review Report approved by:



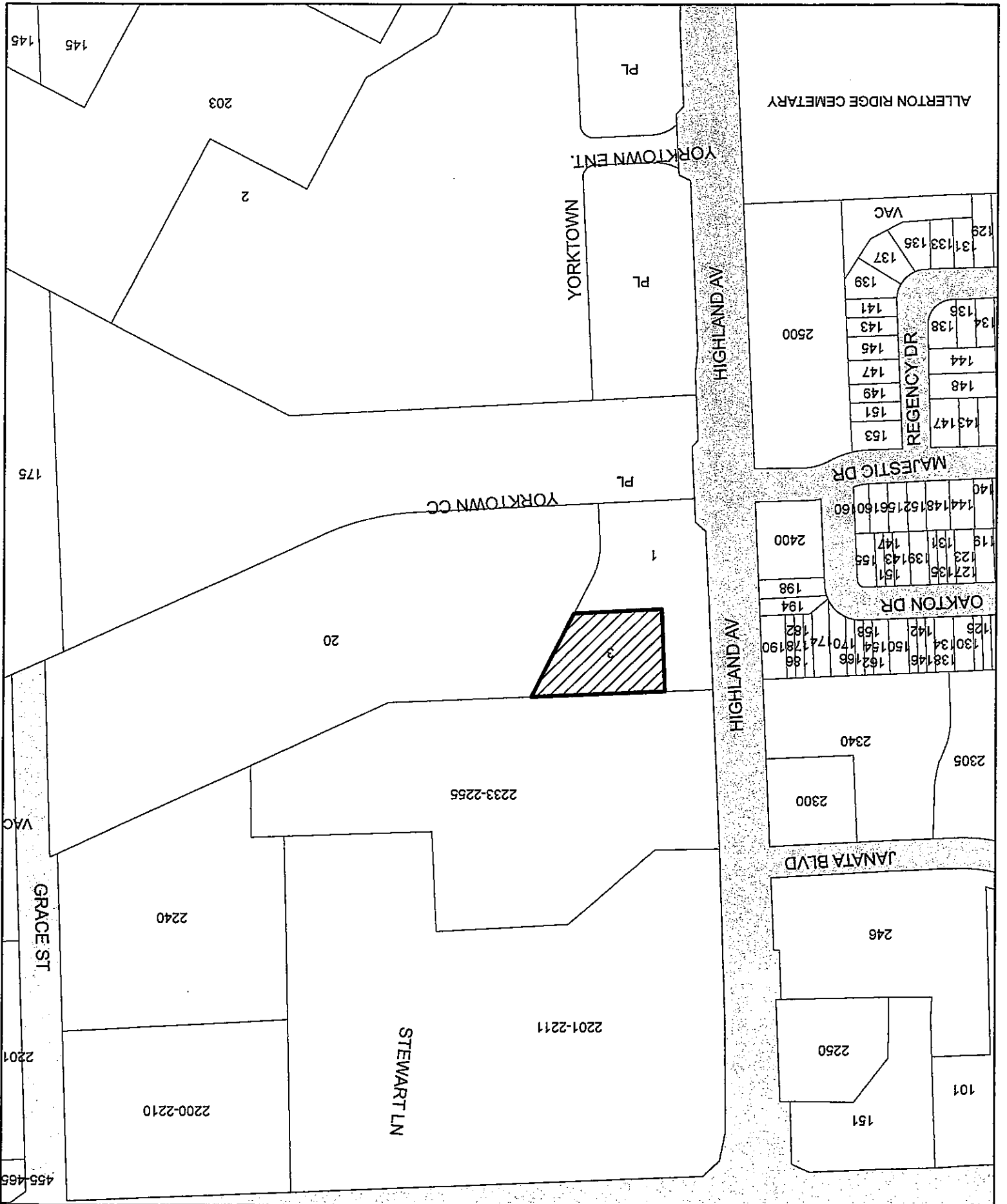
William J. Heniff, AICP

Acting Director of Community Development

c: Petitioner

Location Map

PC 08-20



XI. STANDARDS FOR VARIATIONS

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Response:

Cole Taylor Bank is requesting relief from Section 155.707 (B), Transitional Landscape Yard Improvements and Section 155.709, Perimeter Lot Landscaping as it relates to the North boundary within the utility easement because it poses a public safety risk to excavate in the utility easement.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Response:

The property is unique in that the utility easement contains (2) ComEd lines, Nicor, Water, Sewer, & AT&T lines (see attached photo indicating existing utilities)

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response:

No there are no financial gains to be made.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Response:
No

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Response:

The granting of this variation cases no detriment to the public or any other adjoining property.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

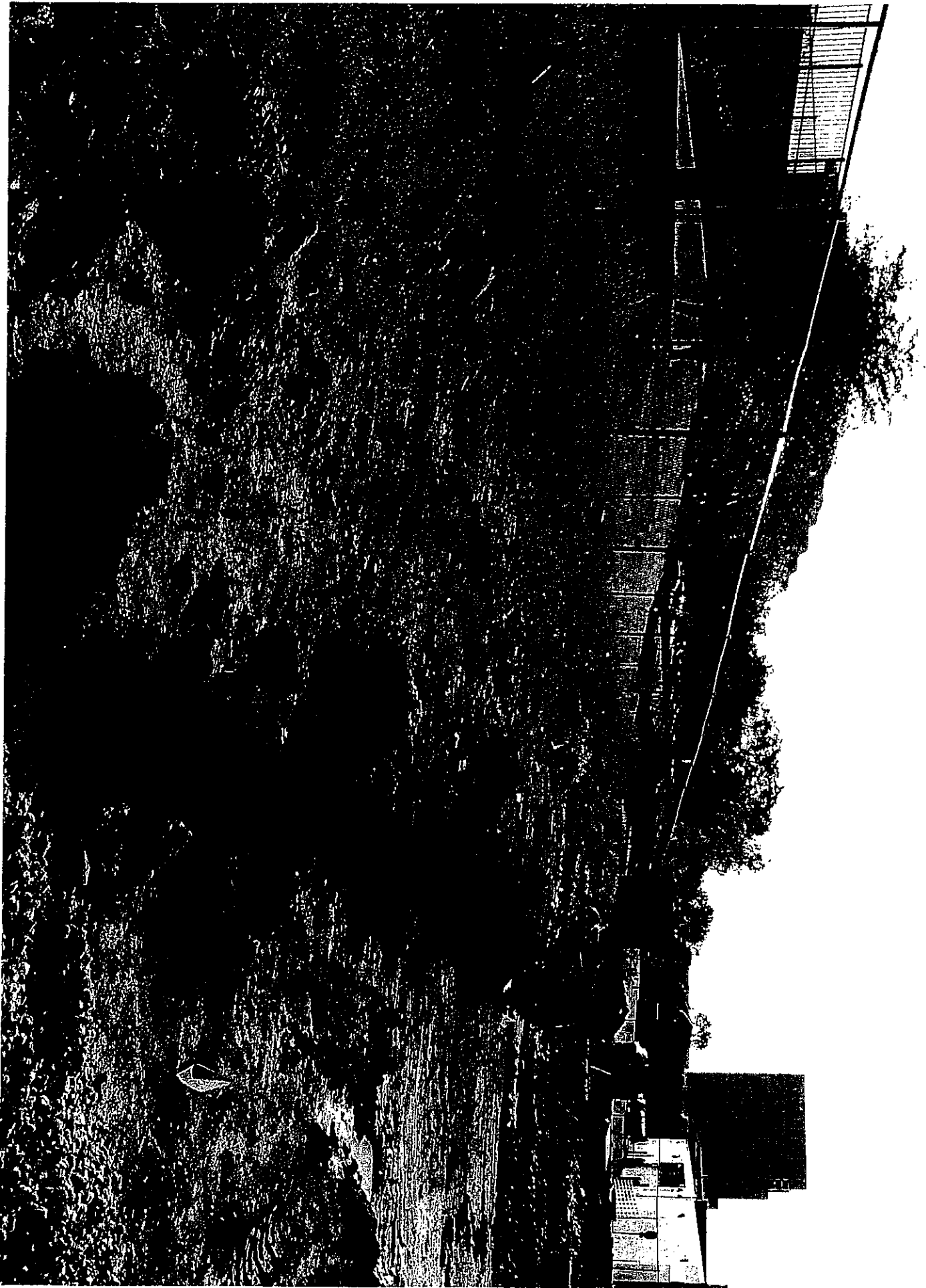
Response:

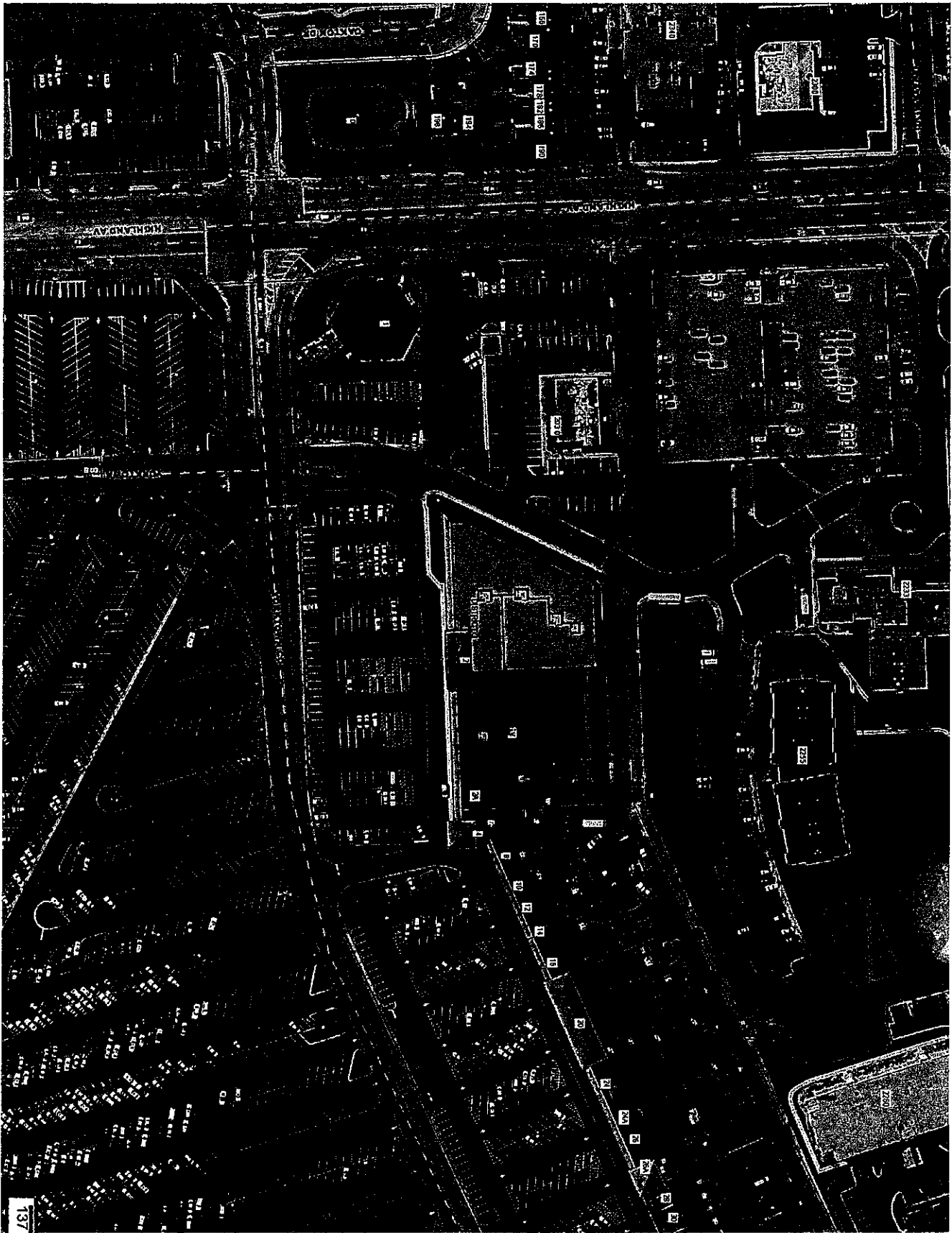
No the area in question is void of landscaping today our intentions are to provide lawn to be contiguous from the south lawn of the Parking garage.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

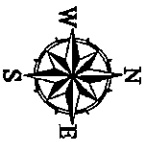
Response:

No the utility easement is between our building and the parking garage to the north. The parking garage slopes to our property.





137 ft



**AN ORDINANCE GRANTING APPROVAL TO WAIVE THE
TRANSITIONAL LANDSCAPE YARD REQUIREMENTS OF
SECTION 155.707(B) AND THE PERIMETER LOT
LANDSCAPING REQUIREMENTS OF SECTION 155.709 ON
THE SUBJECT PROPERTY**

(PC 08-20: 3 Yorktown Shopping Center)

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 defined below is zoned B3PD Yorktown Planned Development District; and,

WHEREAS, an application has been filed requesting approval to waive the transitional landscape yard requirements of Section 155.707(B) and the perimeter lot landscaping requirements of Section 155.709 of the Zoning Ordinance; and

WHEREAS, a public hearing on the foregoing application was conducted by the Village of Lombard Plan Commission on July 21, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval to waive the transitional landscape yard requirements of Section 155.707(B) and the perimeter lot landscaping requirements of Section 155.709 of the Zoning Ordinance, subject to one condition; 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 variation from Section 155.707 of the Zoning Ordinance to waive the transitional landscape yard requirements and Section 155.709 to

waive the perimeter lot landscaping requirements, is hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 3 Yorktown Center, Lombard, Illinois and legally described as follows:

LOT 2 OF PEHRSON'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R1975-052797 IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-101-019

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

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: 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 _____, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this _____ day of _____, 2008, pursuant to a roll call vote as follows:

Ayes: _____
Nays: _____
Absent: _____

Approved by me this _____ day of _____, 2008.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this _____ day of _____, 2008.

Brigitte O'Brien, Village Clerk

