

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

 X

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 24, 2004 (B of T) Date: September 2, 2004

TITLE: PC 04-26: 1815 S. Highland Avenue and 1818 S. Stewart Avenue

SUBMITTED BY: Department of Community Development *DuK*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village take the following actions on the property:

1. Annexation to the Village of Lombard;
2. Approval of an amendment to the Village of Lombard Comprehensive Plan;
3. Approval of a map amendment to rezone the property; from the R1 Estate Residential to the O Office District; and
4. Approval of a Conditional Use for a off-site parking with a variation from Section 155.602 (A)(3)(b) allowing for parking spaces to be located farther than 300 feet from the main entrance to the principal building. (UNINCORPORATED)

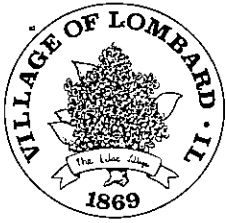
The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>W. T. Lichter</i>	Date <i>8/25/04</i>

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 *Debt*

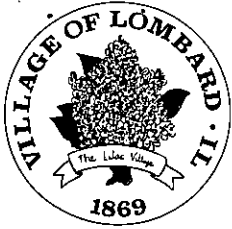
DATE: September 2, 2004

SUBJECT: **PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue**

Attached are the following items for Village Board consideration as part of the September 2, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 04-26;
3. An Ordinance approving the annexation of the subject property;
4. An Ordinance approving an amendment to the Village Comprehensive Plan;
5. An Ordinance approving a map amendment rezoning the property to the O Office District; and
6. An Ordinance approving a conditional use for an off-site parking lot, subject to conditions.

The Plan Commission recommended approval of the petition, subject to conditions.



VILLAGE OF LOMBARD
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Village President
William J. Mueller

September 2, 2004

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

Trustees

Joan DeStephano, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

**Subject: PC 1815 South Highland Avenue and 1818 South Stewart Avenue
(DuPage Medical Group parking lot)**

Village Manager
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, DMG Real Estate LLC, requests that the Village take the following actions on the subject property.

1. Approval of an amendment to the Village of Lombard Comprehensive Plan;
2. Annexation to the Village of Lombard;
3. Approval of a map amendment to rezone the property; from the R1 Estate Residential to the O Office District; and
4. Approval of a Conditional Use for a off-site parking with a variation from Section 155.602 (A)(3)(b) allowing for parking spaces to be located farther than 300 feet from the main entrance to the principal 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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 16, 2004. John Mulherin, attorney for the petitioner, presented the petition. Mr. Mulherin mentioned that the DuPage Medical Group received approvals to construct a facility at the southeast corner of Highland Avenue and Eastgate Road in 2002 and the facility recently opened in June, 2004. He stated that initially the petitioner intended to acquire all the properties bounded by Eastgate to the north, Highland to the east, Stewart to the west and the extension of 18th to the south but were unable to do so.

Mr. Mulherin stated the parking lot will add 92 or 93 spaces, which will be used for employee parking only and will allow DuPage Medical Group to occupy the basement level of the facility.

Mr. Mulherin made reference to the fourth and added sixth conditions of approval as noted within the inter-departmental review report. He questioned the fourth condition as the petitioner had taken a different interpretation of the ADA accessibility code that would only require one additional accessible space. He also stated that they have every intention of complying with the sixth condition requiring that the parking lot be used exclusively for employee parking. He also mentioned that the fence, required as part of the fifth condition, would be difficult to place ten feet to the north because of the grade and slope. The petitioner was considering locating the fence farther back so that the fence would be taller and provide better screening.

Mr. Mulherin stated that sidewalks would extend along Stewart and Highland that will bring pedestrians from the parking lot to the DuPage Medical Group facility. He noted that the employee entrance was located at the southeast side of the building, and that the actual amount of traversing will be substantially reduced. He noted that the parking lot is not within 300 feet from their main entrance, but is within 300 feet from the door used by employees.

Mr. Mulherin introduced Ed Carney, CEO of DuPage Medical Group. Mr. Carney explained some reasons why the parking was needed. He stated that the facility has grown more than anticipated and more physicians want to work out of the facility. He noted that increased demands for services within the building have made it necessary to utilize the basement, and in order to utilize this space, additional parking is needed to meet zoning requirements. He also mentioned that with winter coming, better parking accommodations are needed for employees. He noted that currently DuPage Medical group has an agreement with the temple across the street to shuttle employees from their parking lot.

Todd Jabaay of V3 Consultants, Woodridge, IL, referred to the site plan. He identified the two parcels to the north, which includes a single residence on Highland and a vacant residence on Stewart, which is scheduled for demolition. Mr. Jabaay described the underground stormwater detention. He also noted the lighting fixtures that will eliminate impact for the neighbors to the north.

Mr. Jabay also mentioned the landscape features, which include a berm on the eastern portion of the property, and two larger trees that will be placed along the northern property to screen light and noise. He also noted that 43 percent of the site would be green space.

Commissioner Olbrysh asked if the stormwater would flow into the vault in front of the DuPage Medical Group facility.

Mr. Jabaay stated that there would be a separate system with outflow directed to Highland Avenue storm sewer and 100 year overflow directed to the Stewart Avenue storm sewer.

Commissioner Sweetser asked where people would walk to access the entrance. She wanted to know if they needed to walk down the parking lot and was concerned about safety in the winter.

Mr. Jabaay stated that employees would have to walk down the parking lot. He mentioned that as staff had requested, an additional sidewalk connecting the parking lot to the Highland Avenue sidewalk would be constructed so that employees would not have to walk through the right in right out drive.

Commissioner Burke asked how the employee only parking would be enforced and whether the parking lot would be gated.

Mr. Jabaay stated that there would be a sign indicating employee parking only, but there will not be a gate. He noted that DuPage Medical Group had building maintenance personnel to monitor and take action if need be.

Mr. Mulherin introduced Sarah Winter of V3 Consultants who explained their interpretation of the ADA accessibility code. Ms. Winters noted that staff had required four additional accessible parking spaces when considering requirements for just the remote parking lot. Ms. Winters stated that when taking the cumulative 270 parking spaces in both the main lot and remote lot, only one additional accessible parking space would be required.

Commissioner Sweetser asked if the additional accessible spaces would be located in the remote parking lot. Ms. Winters stated that the accessible spaces would be located in the main parking lot because accessible spaces are required to have direct access to the building entrance.

Peter Vorgulich, of URS in Chicago and the landscape architect for the parking lot and for the Phase I building, spoke about the landscaping. He stated that the approach they took in the landscaping was to meet ordinances as well as address perimeter relationships. Mr. Vorgulich explained that they took the same approaches for the parking lot as they did with the main facility. He noted that placing the fence ten feet north of the curb as staff had recommended is not the best location because of the grading. He suggested that the fence be placed fifteen to twenty feet north of the curb where the grading was higher and would provide a more effective screening.

In closing, Mr. Mulherin stated that parking is really the only use that can be made of the property. He stated that using this lot for parking would enhance the site and make for a more functional parking situation for DuPage Medical Group employees without negative traffic impacts.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Michelle Kulikowski, Associate Planner, presented the staff report. She mentioned that the petitioner has acquired the subject property to use as an auxiliary parking facility for the DuPage Medical Group employees. She stated that the proposed parking lot will add ninety-three parking spaces to the parking available on-site at the main facility. She stated that access will be

provided from Highland Avenue for right in and right out traffic, and the parking lot will not be accessible from Stewart Ave.

Ms. Kulikowski presented the comments from the Inter-Departmental Review Committee. Engineering commented that an additional sidewalk is needed connecting the parking lot to the Highland Avenue sidewalk so that pedestrians do not have to walk through the egress/ingress. Building and Fire commented that four additional accessible parking spaces were needed in the main lot. Ms. Kulikowski noted that staff was willing to consider the petitioner's interpretation of the ADA accessibility code.

Ms. Kulikowski noted that the subject property is contiguous to the Village of Lombard from the south and west and is located within an area that will ultimately be annexed into Lombard per Lombard's boundary agreements. She mentioned that the Village Comprehensive Plan recommends Estate Residential, but staff believes that an O Office designation is more appropriate because of development trends in that area. Office uses already exist to south, west and north of property.

Ms. Kulikowski mentioned that the parking lot at the main facility provided 180 spaces. She also noted that outlined in the conditions of approval for the office planned development (PC 01-23), DuPage Medical Group could not occupy the basement floor, but could use the space exclusively for storage purposes until additional parking was constructed. Ms. Kulikowski stated that the proposed parking lot would allow them to occupy 23,200 square feet of space in their medical office facility. She also noted that with the proposed site improvements, off-site parking would be suitable at the subject property.

Ms. Kulikowski referenced the site plan. She noted that the parking lot would only be accessible for right-in and right-out traffic from Highland Avenue because of a raised median in the right of way. She also noted that there will not be access to the parking lot from Stewart Avenue, and therefore there will not be a significant traffic impact on Stewart Avenue. Ms. Kulikowski stated that the petitioner also would construct new concrete sidewalks extending the entire length of the property along Highland Avenue and Stewart Avenue. A concrete sidewalk is proposed on the eastern portion of the property linking the parking lot to the proposed Stewart Avenue sidewalk. She stated that staff will require as a condition of approval that another sidewalk be constructed to link the proposed parking lot to the proposed sidewalk along Highland Avenue so that pedestrians will not have to walk into the right in, right out access drive.

Ms. Kulikowski noted that the site plan needed to be modified to increase the setback on the eastern portion of the property from 25 feet to 30 feet. The petitioner stated earlier that they will modify the site plan and will not lose any parking spaces because area in one of the landscaping islands will be removed. Ms. Kulikowski mentioned that landscaping along the eastern portion of the subject property would provide screening for the residential properties to the east. Also, a six-foot fence will be constructed to the north of the parking lot.

Commissioner Olbrysh asked about the single-family residential property that exists between the existing DuPage Medical Group facility and the proposed parking lot. Mr. Mulherin stated that the petitioner does not own the property on Highland but has made efforts to acquire it without success. The petitioner was in litigation with the owners of the property where the parking lot is now being proposed and they acquired it this year as part of a settlement.

Commissioner Burke mentioned that the Fire Department usually is not happy with dead end parking lots because they are not accessible to emergency vehicles.

William Heniff, Senior Planner, stated the Fire Department had not expressed any concerns to that affect when reviewing the plans. He mentioned that the grading change onto Stewart might make that difficult.

Commissioner Burke asked how they resolve the issue of emergency vehicles. Mr. Heniff noted that there is an area at the far northeast corner of the parking lot that could be used as a turnaround point for an ambulance but may be tight for larger vehicles.

Commissioner Burke asked if the island to the west of the turnaround point would be in the way. Mr. Heniff stated that he would have the Fire Department take another look at that island with turning templates.

Chairperson Ryan asked why a different number of accessible parking spaces are required when you view the two parking lots as a whole. Mr. Heniff explained that the Illinois Accessibility Code's table for the required number of accessible spaces works on a sliding scale so that as the number of total parking spaces increases, the number of additional accessible spaces decreases. He also mentioned that the state requires the accessible spaces to be located closest to the entrance point.

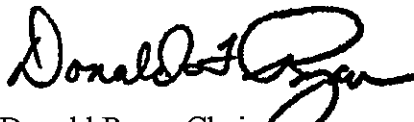
Mr. Heniff noted the petitioner's statement earlier that they would most likely have to relocate the fence because of the grading to the north of the parking lot. He suggested that "ten feet" be stricken from condition five so that it reads "...a solid fence, six feet in height, to be located north of the curb line of the proposed parking". Mr. Heniff stated that staff recommends approval with conditions and an added sixth condition that "the proposed parking lot be exclusively for the use and benefit of the employees of the DuPage Medical Group facility located at 1807 S. Highland Avenue".

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of the following relief associated with PC 04-26, subject to the following conditions, as amended:

1. That the petitioner shall develop the site in accordance with the plans prepared by Eckenhoff Saunders Architects dated July 13, 2004 and included as part of the petition. Said plans shall be modified to incorporate the comments noted within the Inter-Departmental Review Report.
2. That the petitioner shall modify site plan so that the eastern portion of the proposed parking lot does not encroach on the 30-foot setback requirement.
3. That the petitioner shall include the following sidewalk improvements:
 - a. A concrete sidewalk shall be constructed to extend the full length of the property along Highland Avenue and Stewart Avenue.
 - b. A sidewalk link must be established between the proposed parking lot and the proposed Highland Avenue sidewalk, of which the final design will be subject to review by the Director of Community Development.
4. The existing parking lot for the DuPage Medical Group Facility, located at 1807 S. Highland Avenue, shall be modified to include additional accessible parking spaces as required by the Illinois Accessibility Code.
5. That the petitioner shall address vehicle lighting by constructing a solid fence, six feet in height, to be located north of the curb line of the proposed parking lot in a similar nature to the final design subject to review by the Director of Community Development.
6. That the off-site parking lot be exclusively for the use and benefit of the employees of the DuPage Medical Group located at 1807 South Highland Avenue.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

Surrounding Zoning and Land Use:

North:	R3 Single-Family Residence District, Unincorporated DuPage County, developed as Single-Family Residences and OPD Office District Planned Development developed as DuPage Medical Group Offices
South:	B3 Community Shopping District developed as DuPage Corporate Center Offices
East:	R3 Single-Family Residence District, Unincorporated DuPage County, developed as Single-Family Residences
West:	O Office District developed as Town and Country Corporate Offices

ANALYSIS

SUBMITTALS

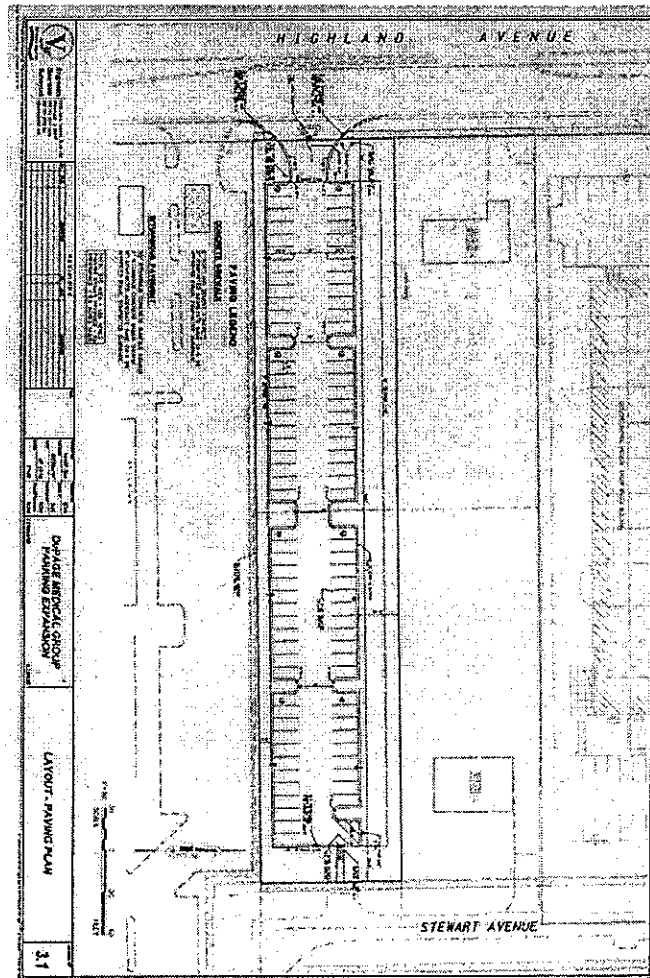
This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received October 12, 2001.
2. Plat of Survey, prepared by V3 Consultants, Woodridge, IL, dated March 20, 2003
2. Site Plan prepared by Eckenhoff Saunders Architects, Chicago, Illinois dated July 13, 2004
3. Landscape Plan prepared by URS, Chicago, IL dated July 12, 2004
4. Engineering Plans prepared by V3 Consultants, Woodridge, IL dated July 13, 2004
5. Lighting Plan, prepared by V3 Consultants, Woodridge, IL dated July 13, 2004
6. Plat of Annexation of DuPage Medical Group, Lombard, Illinois, prepared by V3 Consultants, Woodridge, IL. dated July 8, 2004
7. Final Plat of Consolidation of DuPage Medical Group, prepared by V3 Consultants, Woodridge, IL. dated July 8, 2004

8. Proposed sketch for post and panel prepared by Echo Design Group dated July 6, 2004

DESCRIPTION

The subject property is located approximately 100 feet south of the Lombard DuPage Medical group facility located at the southeast corner of Highland Avenue and Eastgate Road. The petitioner, DMG Real Estate has acquired the subject property to use as an auxiliary parking facility for the DuPage Medical Group employees. The proposed parking lot will add ninety-three parking spaces to the parking available on-site at the main facility. Access will be provided from Highland Avenue for right in and right out traffic. The parking lot will not be accessible from Stewart Ave.



ENGINEERING

Private Engineering Services

Private Engineering Services has the following comments regarding the proposed project:

1. Pedestrians should not be forced to walk through the right in right out to access the sidewalk on Highland Ave. Provide additional walk to the parking lot.
2. The plans call for the existing retaining wall to be raised. The existing wall is made of timbers, the Village of Lombard no longer allows was to be made of timbers the are required to made of interlocking modular block designed by a structural engineer.
3. Private Engineering will provide further comments upon submittal of a full set of engineering drawings.

Public Works

Public works has no any comments at this time, but may provide comments upon further review of the petition.

FIRE AND BUILDING

The Bureau of Inspection Services has the following comment regarding this application:

1. The additional 93 parking stalls will require 4 handicap stalls to be included in the total parking count for the entire site. The handicap stalls do not have to be incorporated with the new 93 stalls, but must be included in the main parking lot, with direct accessible access to the main building entrance.

PLANNING

Annexation

The subject property is contiguous to the Village of Lombard from the south and west and within an area that will ultimately be annexed into Lombard per Lombard's boundary agreements.

Compatibility with the Comprehensive Plan and Surrounding Land Uses

The Comprehensive Plan recommends Estate Residential for the subject property. Although there are residential uses to immediate north and east, staff believes that an office designation is more appropriate for the subject property. The proposed parking lot will service the DuPage Medical Group facility to the north.

Office uses already exist on properties within incorporated Lombard to the south, west, and to the north of the subject property. On the west side of Highland Avenue, office uses are continuous from 22nd Street to Eastgate Road. On the eastside of Highland Avenue office uses are continuous from the extension of the 18th Avenue right of way to 22nd Street. The DuPage Medical Group facility, which the proposed parking lot will service, is also located on the eastside of Highland Avenue at the corner of Eastgate Road. The potential is apparent for both sides of Highland to become office uses from 22nd Street to Eastgate Road. Highland Avenue is a minor arterial street and better suited to office uses than residential uses. The number of curb cuts accessing minor arterial streets should be minimized, and direct single-family residential access to minor arterials should be discouraged.

Staff recommends changing the Comprehensive Plan designation for the two properties being annexed at this time.

Changes to the Comprehensive Plan must meet the following criteria:

1. The proposed change is consistent with the Goals, Objectives and Policies and the overall Comprehensive Plan. The proposed amendment is consistent with the goals of achieving balanced growth, providing an attractive community and providing services to community residents.
2. The proposed amendment does not affect the adequacy of existing or planned facilities and services of the Village or planning area generally. The proposed development will not increase demand on Village infrastructure.
3. The proposed change results in reasonably compatible land-use relationships. The proposed change will improve the compatibility of land uses in the area, as the submitted plans incorporate a buffer element between other adjacent residential uses.

Compliance with the Zoning Ordinance

Rezoning

Rezoning from the R1 District to the O Office District is proposed for the parcel. The rezoning of this parcel is consistent with the development trends for this area. As stated above Highland

Avenue is developed with office uses on the east and west side of the street from 22nd Street to Eastgate Road with the exception of one residential use immediately to the north of the subject property. The proposed parking lot will service the DuPage Medical Group facility at the southeast corner of Highland and Eastgate. The office development in the immediate area makes the proposed rezoning of the area to O Office compatible.

Off-site parking

The parking requirements for the DuPage Medical Group facility are 4 parking spaces for each 1000 square feet of occupied space which would equal 176 spaces after deducting storage and mechanicals as per code. The parking lot at the main facility provided 180 spaces. As outlined in the conditions of approval for the office planned development (PC 01-23), DuPage Medical Group could not occupy the basement floor, but could use the space exclusively for storage purposes until additional parking was constructed.

Initially, the petitioner was able to acquire five parcels of property, four of which are now utilized by the DuPage Medical Group for the Highland Avenue facility. Their intention was to acquire all eight residential parcels located in the area bounded by Highland Avenue, Eastgate Road, Stewart Avenue, and the extension of 18th Street which would allow all provided parking to be adjacent to the DuPage Medical group facility. The petitioner has made persistent and diligent efforts to acquire to acquire the properties located at 1811 S. Highland Avenue and 1812 S. Stewart Avenue, but was unable to acquire the properties. As such, the proposed parking lot will allow them to occupy 23,200 square feet of space in their medical office facility.

Staff believes with the proposed site improvements, off-site parking will be suitable at the subject property.

The proposed parking lot will be providing parking spaces that are farther than 300 feet from the main entrance to the principal building. The regulation in the village code requiring that off-site parking to be located no farther than 300 feet was intended on behalf of clients and customers. Because the proposed off-site parking lot will service only employees of the DuPage Medical Group Office facility, staff feels that distances greater than 300 feet to parking spaces are acceptable for the proposed parking lot. Adequate accessibility will be provided to the principal building via sidewalk improvements to the subject property and right of way. The farthest distance from any parking spot to the entrance to the principal building is 570 feet.

Site Plan

The petitioner has submitted a site plan and a landscape plan. The proposed parking lot will only be accessible for right in and right out traffic from Highland Avenue because of a raised median in the right of way. There will not be access to the proposed parking lot from Stewart Avenue,

and therefore there will not be a significant traffic impact on Stewart Avenue. The petitioner also proposed to construct new concrete sidewalks extending the entire length of the property along Highland Avenue and Stewart Avenue. A concrete sidewalk is proposed on the eastern portion of the property linking the parking lot to the proposed Stewart Avenue sidewalk. Staff will require as a condition of approval that another sidewalk be constructed to link the proposed parking lot to the proposed sidewalk along Highland Avenue so that pedestrians will not have to walk into the right in, right out access drive.

Currently, the eastern portion of the proposed parking lot is depicted with only a 25-foot setback. The site plan needs to be modified to provide the required 30-foot setback. This will result in the loss of one parking space.

The submitted landscape plan meets the landscape requirements in the village code. Landscaping along the eastern portion of the subject property will provide screening for the residential properties to the east. In addressing the possible nuisance of vehicle lighting for the residential properties to the north, staff recommends that the petitioner construct a cedar fence six feet in height to provide screening.

Signage

Directional signage will be located at the ingress/egress point to the proposed parking. All signs will be installed in compliance with the Sign Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

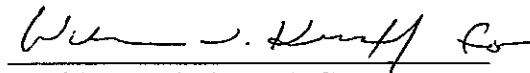
Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the following requests regarding the property:

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, recommend to the Corporate Authorities **approval** of the following actions on the property associated with PC 04-26 subject to the following conditions,

1. That the petitioner shall develop the site in accordance with the plans prepared by Eckenhoff Saunders Architects dated July 13, 2004 and included as a part of the petition. Said plans shall be modified to incorporate the comments noted within the Inter-Departmental Review Report.

2. That the petitioner shall modify site plan so that the eastern portion of the proposed parking lot does not encroach on the 30-foot setback requirement.
3. That the petitioner shall include the following sidewalk improvements:
 - a. A concrete sidewalk shall be constructed to extend the full length of the property along Highland Avenue and Stewart Avenue.
 - b. A sidewalk link must be established between the proposed parking lot and the proposed Highland Avenue sidewalk, of which the final design will be subject to review by the Director of Community Development.
4. The existing parking lot for the DuPage Medical Group Facility, located at 1807 S. Highland Avenue, shall be modified to include the re-striping of four additional accessible parking spaces.
5. That the petitioner shall address vehicle lighting by constructing a solid fence, six feet in height, to be located ten feet north of the curb line of the proposed parking lot in a similar nature to the final design subject to review by the Director of Community Development.

Inter-departmental Review Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

Name(s), Address(es) and Phone No(s) of Experts (architects, engineers, etc.):

Eckenhoff Saunders Architects 700 S. Clinton, Ste. 200 Chicago, IL 60607 (312) 786-1204 Attn: Steve Saunders	V3 Consultants 7325 Janes Ave. #100 Woodridge, IL 60517 (630) 724-9200 Attn: Patrick Fox	Mulherin, Rehfeldt & Varchetto 211 S. Wheaton Ave. #200 Wheaton, IL 60187 (630) 653-9300 Attn: John M. Mulherin
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Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan and how it fulfills the requirements of Section 155.508 of the Village of Lombard Zoning Ordinance; see Exhibit "B" attached.

Additional Documents Submitted:

Additional Documents submitted with this Application include:

- Plat of Survey
- Architectural Site Plan
- Landscape Design
- Engineering Plans
- Lighting Design
- Plat of Annexation
- Plat of Consolidation
- Proposed Sketch for Post and Panel Sign

Discuss the Requested Change in use with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

Response: The Subject Property faces Highland Avenue on the West and Stewart Avenue on the East. It is immediately adjacent to the property included within the corporate limits of the Village of Lombard on the South and West. The property immediately adjacent to the South is currently used as a commercial office facility. The property to the East is residential and is generally described as the "Provident Subdivision." The property immediately to the North of the Subject Property consists of two residence, one facing Highland Avenue and the other facing Stewart Avenue (the "North Properties"). Immediately adjacent to the North properties, is the newly constructed two-story medical office building owned by DuPage Medical Group, Ltd., ("DMG") the parent of Applicant. The property immediately West of the Subject Property is on the West side of Highland Avenue and utilized by Town & Country Homes for its corporate offices.

2. Identification of the zoning classification of property within the general area of the affected property:

Response: Property to the West and South is zoned "O" Office District, property to the East is zoned R-Residential and North Properties are zoned R-DuPage County.

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district.

Response: The proposed use of the Subject Property is that of an auxiliary parking facility to be used by DMG employee parking. The utilization of the Subject Property will add ninety-three (93) parking spaces to the parking available on-site the main facility.

Prior to opening the Highland Avenue facility, the Applicant entered into a Ten Year Parking Lot License Agreement with Congregation Etz Chaim for the utilization of its parking lot by DMG employees during normal business hours. DMG Employees are required to park in the synagogue parking lot and are transported by a van operated by a third-party contractor to and from the Highland Avenue building. These arrangements are subject to cancellation at the time parking becomes available on the Subject Property.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification of district:

Response: The trend of development in the general area of the Subject Property along Highland Avenue is commercial office use. While property North of Eastgate Avenue is residential, the trend of development South of Eastgate through to 22nd Street, is clearly office and commercial.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

Response: This petition seeks to amend the Comprehensive Plan of 1998, to conform to the proposed use. Since the Subject Property was not within the Village limits, the Comprehensive Plan identified it as estate residential zoning, however the property was not, at the time of the adoption of the Comprehensive Plan, incorporated within the Village limits.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

Response: Prior to 2002, both parcels of the Subject Property improved by single family residences. The Petitioner acquired the East portion of the Subject Property in 2002 and in conjunction with the development of the Highland Avenue facility, demolished the residence on the site. The Petitioner acquired the West portion of the Subject Property in February of 2004. Under the terms of a Post-Closing Possession Agreement with the owner, the owner was permitted to reside in the property until June 30, 2004.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

Response: Property values in the immediate area will not be diminished as a result of the annexation of the property and the conversion of its use to a parking lot facility. The only property possibly impacted by the change of use is the North Properties which consists of the two single family residences. The conversion of the site to a parking facility with its attendant landscaping and storm water management may result in an enhancement to the adjacent property owner.

We certify that all of the statements and documents submitted as part of this application are true to the best of our knowledge and belief. We consent to the entry in or upon the premises described in this application by any authorized officials of the Village of Lombard for the purpose of inspection. We agree to pay the Village of Lombard all costs incurred for transcribing the public hearing on this application.

Respectfully submitted,

DMG Real Estate, LLC

By:

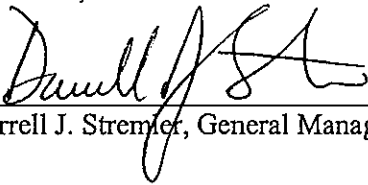

Darrell J. Stremper, General Manager

EXHIBIT "A"
Legal Description of the Subject Property

The West Parcel

THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ (EXCEPT THE EAST 1026.50 FEET THEREOF), ALSO KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PARINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Permanent Parcel No.: 06-20-314-004

Common Address: 1815 Highland Avenue, Lombard, Illinois

The East Parcel

THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ (EXCEPT THE EAST 731.50 FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PARINCIPAL MERRIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Permanent Parcel No.: 06-20-304-008

Common Address: Vacant, Stewart Avenue

EXHIBIT B

Narrative Statement

The Subject Property is approximately 100 feet South of the new Lombard facility of the DuPage Medical Group, construction of which was completed and the facility opened in June of 2004. The Petitioner's original concept plan anticipated the acquisition of an entire parcel of property bounded by Highland Avenue on the West, Eastgate Avenue on the North, Stewart Avenue on the East and the office complex on the South.

Initially, the Petitioner was able to acquire five parcels of property, four of which are the Northern most parcels and which are now utilized by DMG for the Highland Avenue facility. The fifth parcel acquired is the rear parcel of the Subject Property. The Petitioner made diligent efforts to acquire the remaining three parcels of property. Following the granting of the zoning approvals by the Village, the owners of the West parcel of the Subject Property, John Jankowiak and Catherine D'Hoostelaere, filed suit against the Village and the Petitioner essentially seeking a declaration that the zoning approvals were invalid. The litigation was subsequently settled and, as part of the settlement, Petitioner acquired the Western parcel of the Subject Property.

Petitioner has made numerous, persistent and diligent efforts to acquire the intervening parcels (the "DeVito Parcels") owned by Charles DeVito. In addition to offering to purchase the DeVito Parcels, the Petitioner offered to trade the Subject Property with Mr. DeVito and relocate both of the residences onto the Subject Property. The Petitioner has not received any response to either of its offers.

Proposed Use of Subject Property

The Petitioner proposes to use the Subject Property for a parking lot consisting of ninety-three (93) parking spaces to be used exclusively by DMG's employees. The parking lot will have one entrance off of Highland Avenue. Because of the fact that there is a raised median on Highland Avenue by the proposed curb-cut, there will effectively be right-in and right-out only traffic. The Petitioner proposes to construct sidewalks in the Highland Avenue and Stewart Avenue rights-of-way to permit employees to move to and from the parking lot.

Compatibility of Improvements and Use with Zoning Regulations

The proposed zoning classification is a conditional use within the "O" Office District and is consistent with the general design of commercial buildings in the area with parking lots immediately adjacent to the main thoroughfare. There will be no access to Stewart Avenue and a landscaping buffer and fence will provide a shield to the residential area to the North.

Impact of use on Adjoining Properties

The intended use of the Subject Property will not have a detrimental economic impact on the adjoining properties. Stormwater management and landscaping on the site will be improved from its current condition. Traffic to and from the Subject Property will, of necessity, be on Highland Avenue and it is extremely unlikely that any additional traffic will be directed to the residential area to the East unless an employee lives in the subdivision.

Drivers desiring to travel South or East from the site will, most likely, travel to the main parking lot to Eastgate, and turn left to the intersection of Eastgate and Highland Avenue. Petitioner advises that automatic traffic signals will be installed at the intersection of Eastgate and Highland Avenue and accordingly, drivers will be able to cross Highland Avenue on a protected signal to turn left, or South, to 22nd St. where they can proceed, East, South or West on a protected traffic signal.

The proposed lighting arrangement will include both standard lights on the perimeter of the parking lot in conformity the Village of Lombard's ordinance at the property line and the parking lot. The high lights will be on a controlled timer to shut off at a prescribed time. Street lighting on Steward Avenue illuminates the sidewalk on Steward Avenue. Bollard lighting will be placed along the Highland Avenue sidewalk.

ORDINANCE _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance No.(s) _____)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by (Chapter 65 ILCS 5/7-1-1), have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A", and made part hereof).

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

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 the territory described in Section 2 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to (Chapter 65 ILCS 5/7-1-8).

SECTION 2: This ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located at 1815 South Highland Avenue and 1818 South Stewart Avenue Lombard, Illinois and legally described as follows:

Ordinance No. _____
Re: PC 04-26
Page 2

The West Parcel:

THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY.

The East Parcel:

THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008

SECTION 3: The new boundary of the Village of Lombard shall extend to the far side of any adjacent rights-of-way, and shall include all of every right-of-way within the area annexed hereby.

SECTION 4: The Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk, a certified copy of this Ordinance, and the original Plat of Annexation.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Ordinance No. _____
Re: PC 04-26
Page 3

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Estate Residential to Office; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on August 16, 2004, 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 Comprehensive Plan amendment 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Community Commercial to Office.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at 1815 South Highland Avenue and 1818 South Stewart Avenue, Lombard, Illinois, and legally described as follows:

Ordinance No. _____
Re: PC 04-26
Page 2

The West Parcel:

THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY.

The East Parcel:

THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the Comprehensive Plan) of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

Ordinance No. _____

Re: PC 04-26

Page 3

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE _____

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance No.(s) _____)

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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single-Family Residence District to the O Office District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on August 16, 2004, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof from R1 Single-Family Residence District to the O Office District.

SECTION 2: The map amendment is limited and restricted to the properties located at 1815 South Highland Avenue and 1818 South Stewart Avenue, Lombard, Illinois, and legally described as follows:

Ordinance No. _____
Re: PC 04-26 Map Amendment
Page 2

The West Parcel:

THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY.

The East Parcel:

THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 _____, 2004.

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

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

Ordinance No. _____
Re: PC 04-26 Map Amendment
Page 3

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR OFF-SITE PARKING
WITH A VARIATION ALLOWING FOR PARKING SPACES TO BE LOCATED
FARTHER THAN 300 FEET FROM THE MAIN ENTRANCE TO THE
PRINCIPAL BUILDING**

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance(s) _____)

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, an application has heretofore been filed requesting a conditional use for a off-site parking with a variation from Section 155.602 (A)(3)(b) of the Zoning Ordinance to allow for parking spaces to be located farther than 300 feet from the main entrance to the principal building; and,

WHEREAS, said application requests approval of a aforementioned actions on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 16, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval in part of the conditional uses, variations and deviations described herein, subject to conditions; 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 for off-site parking with a variation from Section 155.602 (A)(3)(b) allowing for parking spaces to be located farther than 300 feet from the main entrance to the principal building is hereby granted for the Subject Property legally described in Section 2 below, subject to the conditions set forth in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1815 South Highland Avenue and 1818 South Stewart Avenue, Lombard, Illinois, and is legally described as:

The West Parcel:

THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY.

The East Parcel:

THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERRIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008
Hereinafter the "Subject Property"

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with the plans prepared by Eckenhoff Saunders Architects dated July 13, 2004 and included as part of the petition. Said plans shall be modified to incorporate the comments noted within the Inter-Departmental Review Report.

2. That the petitioner shall modify site plan so that the eastern portion of the proposed parking lot does not encroach on the 30-foot setback requirement.
3. That the petitioner shall include the following sidewalk improvements:
 - a. A concrete sidewalk shall be constructed to extend the full length of the property along Highland Avenue and Stewart Avenue.
 - b. A sidewalk link must be established between the proposed parking lot and the proposed Highland Avenue sidewalk, of which the final design will be subject to review by the Director of Community Development.
4. The existing parking lot for the DuPage Medical Group Facility, located at 1807 S. Highland Avenue, shall be modified to include the re-stripping of additional accessible parking spaces per Illinois ADA Accessibility Code.
5. That the petitioner shall address vehicle lighting by constructing a solid fence, six feet in height, to be located north of the curb line of the proposed parking lot in a similar nature to the final design subject to review by the Director of Community Development.
6. That the off-site parking lot be exclusively for the use and benefit of the employees of the DuPage Medical Group located at 1807 South Highland Avenue.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Ordinance No. _____
Re: PC 04-26
Page 4

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk