

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

Resolution or Ordinance (Blue)     X     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: November 28, 2007 (BOT) Date: December 6, 2007

TITLE: PC 07-41: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School)

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the property located within the R2PD Single Family Residence District, Planned Development:

1. Approve amendments to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center and to provide for one residence within the existing building.

2. Approve amendments to Ordinance 5665, which granted approval of a conditional use for a planned development and for a religious institution and for a private elementary school. (DISTRICT #1)

The Plan Commission recommended approval of this petition with amended conditions. Trustee Cron further amended condition 2.a. for clarification purposes.

Staff is requesting waiver of first reading.

Please place this item on the December 6, 2007 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Date \_\_\_\_\_  
Finance Director X William T. Lichter  
Date 11/30/07  
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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AIGP Assistant Village Manager/Director of Community Development

**DATE:** December 6, 2007

**SUBJECT:** PC 07-41; 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School)

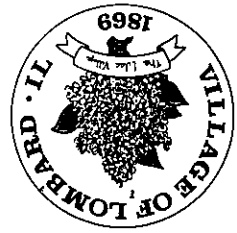
Attached please find the following items for Village Board consideration as part of the December 6, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-41;
3. An Ordinance further amending the conditional use Ordinances for St. John's Planned Development (Ordinances 1816 and 5665), which would provide for the approval of the Senior Center and residence as proposed; and
4. Plans associated with the petition.

The Plan Commission recommended approval of the petition, subject to the conditions noted within the IDRC report.

Staff has been informed by Trustee Cron that he would like a further clarification of one of the conditions of approval (condition 2a) to read as follows:

2. The proposed residence shall meet the following requirements:
  - a. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School for the exclusive use of individuals of the religious order of St. Johns Church, and/or its Ministry, and shall not be used for general residence purposes.



**VILLAGE OF LOMBARD**

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December 6, 2007

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

**Subject: PC 07-41: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the property located within the R2PD Single Family Residence District, Planned Development:

1. Approve amendments to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center and to provide for one residence within the existing building.

2. Approve amendments to Ordinance 5665, which granted approval of a conditional use for a planned development and for a religious institution and for a private elementary school.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 19, 2007. Steve Smith, 750 E. Norton Street, Lombard, youth minister for St. John's Church and School, presented the petition. He stated that St. John's has a youth minister intern that will be working with the church through mid-2008. They were seeking a residence for her and are proposing to provide housing for her in the Senior Center building at 205 W. Maple Street. He noted that the previous approvals did not provide for the residence. When informed by the Village that their request would require an amendment to the previous ordinances of approval, they applied accordingly. He noted that he concurs with the staff report, but requested that consideration be made by the Plan Commission to allow the residential dwelling unit to use the first floor kitchen. He noted that he is not as familiar with the Senior Center operations.

"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."

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  
Village Manager  
William T. Lichter

Chairperson Ryan then opened the meeting for public comment.

Karen Ness, 219 W. Ash Street, noted that she is uncomfortable with the proposed conditions of approval and felt that they should be strengthened to ensure that the residence is operated in conjunction with the church itself. She also noted that St. John's has been placing cones for the public parking spaces along Lincoln and has also placed visitor parking signs for these spaces as well.

Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, presented the petition and submitted the staff report to the public record. The petitioner is proposing to establish a residence quarters within an existing facility as part of the St. John's Planned Development. The proposed residence will utilize the second floor of the existing Senior Center located on the northwest portion of the property on the west side of Lincoln Avenue between Ash Street and Maple Avenue. The Senior Center is also subject to approval as it was originally approved with a limited timeframe.

Ordinance 1816 approved in 1974 granted a conditional use for a noncommercial recreational building/community center (Senior Center). The Senior Center has been operating within the building since the original approval date. As part of the review of this petition, staff noted that the approval ordinance granted approval for the Senior Center for a four year time period, but staff has not found a companion ordinance that allowed the use to continue for the past 29 years to date. Pertaining to the original Senior Center approval, staff notes that limiting a conditional use to a limited timeframe is undesirable as it can create future non-conforming situations. Under this petition, the proposed residence along with the existing Senior Center would gain approval without time restrictions.

Ordinance 5665 approved in 2005 granted approval of a conditional use for a planned development and for a religious institution and for a private elementary school. The planned development requires all uses and activities to be reviewed under the umbrella of the conditional use approval. Therefore, Ordinance 5665 would need to be amended to include the proposed residence quarters.

The petitioner is requesting approvals to allow for the second floor of the Senior Center to be used as a single residence. The petitioner noted that the second floor has been largely utilized as storage space since the establishment of the Senior Center. They started minor refurbishing to the second floor to provide for a residence that would specifically be used as an adjunct to the religious services on the property. No expansions to the existing building are proposed. He noted that residences included within the religious institution complex are not uncommon. This can include individual residences, such as the priest residences at St. Pius X and Christ the King churches or residences within the overall church building itself, such as Our Lady of Lebanon Church. Therefore, staff does not object to the residential use, but the residence should be restricted in use.

He stated that the surrounding area is comprised mainly of single-family residences and institutional uses. As the proposed use of the second story for the residence is inherently residential and the Senior Center for public/institutional use, it would therefore be compatible with the surrounding land uses. The aforementioned conditions would help ensure that the impacts of the residence would be minimal and would be operated in a manner similar to all other single-family residences surrounding the property. The Comprehensive Plan designates the site for institutional purposes. The residence is intended to be an ancillary function and activity of the principal use (the church and school). By tying the residence use to the institutional use, it can therefore be considered compatible with the institutional land use designation.

Regarding this issue of parking on Lincoln, such regulations are reviewed by the Transportation and Safety Committee. Staff does not have an objection to allowing the residence to use the first floor kitchen.

Chairperson Ryan then opened the hearing for discussion by the Plan Commission.

Commissioner Burke noted the Fire Department comments and asked if the petitioner is aware of these provisions. Mr. Smith stated that they are aware of the comments and he has been working with the Fire Department accordingly.

Commissioner Burke asked about access/egress issues. Mr. Heniff noted that the existing building has two means of egress – the west entrance to the upstairs areas and a back door on the south side of the second floor.

The Commissioners then discussed whether the conditions of approval should be amended. Mr. Smith noted that they only want to use the residence for their existing intern right now and her position ends next summer. There could always be the possibility of a visiting vicar staying at the residence. The Commissioners stated that they do not want to have to require the petitioner to have to keep coming back for approvals if or when someone wants to reside on the premises.

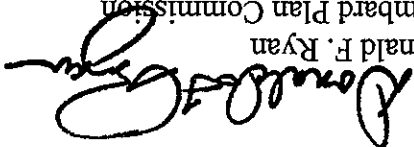
After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and is compatible with the standards for planned developments and that granting such an amendment is in the public interest. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-41, subject to the following conditions as amended:

1. Ordinance 1816 shall be amended to provide for the Senior Center to be located within the basement and first floor levels of the building at 205 W. Maple Street and shall operate without a termination date provided that all other conditions of approval are satisfactorily met. The residence within the 205 W. Maple Street building shall be limited to the second floor of the building and the first floor kitchen.
2. The proposed residence shall meet the following requirements:

- a. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.
- b. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.
3. The petitioner shall meet all provisions of the Lombard Building and Life Safety Codes before occupancy of the residence can take place. The petitioner shall schedule a final inspection of the premises with the Village prior to occupancy and occupancy shall not occur until the property passes inspection.

Respectfully,

VILLAGE OF LOMBARD

  
Donald F. Ryan  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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

**TO:** Lombard Plan Commission  
**FROM:** Department of Community Development  
**PREPARED BY:** Michael S. Toth, Planner I  
**HEARING DATE:** November 19, 2007

**TITLE**

**PC 07-41; 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School):** The petitioner requests that the Village take the following actions on the property located within the R2PD Single Family Residence District, Planned Development:

1. Approve amendments to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center and to provide for one residence within the existing building.

2. Approve amendments to Ordinance 5665, which granted approval of a conditional use for a planned development and for a religious institution and for a private elementary school.

**GENERAL INFORMATION**

**Petitioner/Owner:** St. John's Evangelical Lutheran Church / School  
215 South Lincoln Avenue  
Lombard, IL 60148

**PROPERTY INFORMATION**

**Existing Zoning:** R2PD Single-Family Residence District, Planned Development  
**Existing Land Use:** East side of Lincoln: Religious and Educational Institution and a Senior/Recreation Center  
West side of Lincoln: Educational Institution, and a  
**Size of Property:** East side of Lincoln: Approximately 1.97 acres  
West side of Lincoln: Approximately 0.70 acres  
**Comprehensive Plan:** East side of Lincoln: Recommends Public and Institutional  
West side of Lincoln: Recommends Public and Institutional

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District; developed as single-family residences and CRPD Conservation / Recreation District Planned Development; developed as the Helen Plum Library

South: R5 General Residence District; developed as multiple family residences and R2 Single-Family Residence District; developed as single-family residences

East: R2 Single-Family Residence District; developed as a Religious Institution (Calvary Episcopal Church)

West: R2 Single-Family Residence District; developed as a single-family residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on October 29, 2007 and included within the petitioner's application packet:

1. Petition for Public Hearing with Standards for Conditional Uses
2. Site Plan (100% Construction Drawings), prepared by Legat Architects, submitted May 19, 2006. The submitted site plan is the plan set approved by the Village for the new school project.

DESCRIPTION

The petitioner is proposing to establish a residence quarters within an existing facility and part of the St. John's Planned Development. The proposed residence will utilize the second floor of the existing Senior Center located on the northwest portion of the property on the west side of Lincoln Avenue between Ash Street and Maple Avenue. The Senior Center is also subject to approval as it was originally approved with a limited timeframe.



## INTER-DEPARTMENTAL REVIEW COMMENTS

### ENGINEERING

The Private Engineering Services has reviewed the petition and does not have any comments on the proposal.

### FIRE

Upon review of the above referenced request for conditional use for one residence within the existing building, the Fire Department/Bureau of Inspectional Services has the following comments:

1. Smoke and carbon monoxide detectors shall be provided per code.
2. Two (2) means of egress/ingress shall be provided for the newly created dwelling unit.
3. Rated fire separation at ceiling/floor lines may be required along with rated stairway.

### PLANNING

To accommodate one staff member, St. Johns Evangelical Lutheran Church is proposing to establish living quarters on the second floor of the existing Senior Center building, located on the southwest corner of Lincoln Avenue and Maple Street. The existing facility will be retrofitted to include the essential living arrangements for a single-tenant, which would include a bedroom, kitchen, living area, and bathroom facilities. There will be no exterior additions or alterations associated with this approval.

### Compliance with the Zoning Ordinance

Two previous Ordinances of approval pertain to this petition:

- *Ordinance 1816 approved August 1, 1974 – approved a special use (conditional use) for a noncommercial recreational building/community center (Senior Center).*

The aforementioned ordinance allowed for the conversion of the “White House” into a senior recreation center. The Senior Center has been operating within the building since the original approval date. As part of the review of this petition, staff noted that the approval ordinance granted approval for the noncommercial recreational building/community center (Senior Center) for a (4) year time period, but staff has not found a companion ordinance that allowed the use to continue for the past 29 years to date. Pertaining to the original Senior Center approval, staff notes that limiting a conditional use to a limited timeframe is undesirable as it can create future non-conforming situations. Under this petition, the proposed residence along with the existing Senior Center would gain approval without time restrictions.

- Ordinance 5665 approved June 2, 2005 granting approval of a conditional use for a planned development and for a religious institution and for a private elementary school.

The St. John's planned development was created in 2005 and included amendments from previous approvals to establish the aforementioned religious institution and private elementary school. Staff notes that the property is zoned for single-family residences. However, the planned development requires all uses and activities to be reviewed under the umbrella of the conditional use approval. Therefore, Ordinance 5665 would need to be amended to include the proposed residence quarters.

The petitioner is requesting approvals to allow for the second floor of the Senior Center to be used as a single residence. The petitioner noted that the second floor has been largely utilized as storage space since the establishment of the Senior Center. They started minor refurbishing to the second floor to provide for a residence that would specifically be used as an adjunct to the religious services on the property. Currently, they intend for it to be used for an intern. When learning of the proposed residence being establishment in the building, staff informed the petitioner to seek amendments to the previous ordinances to approve the residence in the building. No expansions to the existing building are proposed.

Staff notes that residences included within the religious institution complex are not uncommon. This can include individual residences, such as the priest residences at St. Pius X and Christ the King churches or residences within the overall church building itself, such as Our Lady of Lebanon Church. Therefore, staff does not object to the residential use, but the residence should be restricted in the following respects:

1. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.

2. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.

### Compatibility with the Surrounding Land Uses

The surrounding area is comprised mainly of single-family residences and institutional uses. As the proposed use of the second story for the residence is inherently residential and the Senior Center for public/institutional use, it would therefore be compatible with the surrounding land uses. The aforementioned conditions would help ensure that the impacts of the residence would be minimal and would be operated in a manner similar to all other single-family residences surrounding the property.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the site for institutional purposes. The residence is intended to be an ancillary function and activity of the principal use (the church and school). By tying the residence use to the institutional use, it can therefore be considered compatible with the institutional land use designation.

**FINDINGS AND RECOMMENDATIONS**

Staff finds that the additional residence should not negatively impact adjacent properties and is compatible with the Comprehensive Plan and therefore staff can support the amendments set forth within the petition.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions as outlined:

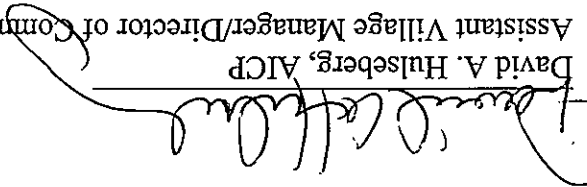
Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Lombard Zoning Ordinance and that the planned development amendment is in the public interest and also enhances the overall planned development; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of PC 07-41, subject to the following conditions:

1. Ordinance 1816 shall be amended to provide for the Senior Center to be located within the basement and first floor levels of the building at 205 W. Maple Street and shall operate without a termination date provided that all other conditions of approval are satisfactorily met. The residence within the 205 W. Maple Street building shall be limited to the second floor of the building.

2. The proposed residence shall meet the following requirements:
  - a. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.
  - b. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.

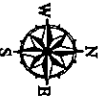
3. The petitioner shall meet all provisions of the Lombard Building and Life Safety Codes before occupancy of the residence can take place. The petitioner shall schedule a final inspection of the premises with the Village prior to occupancy and occupancy shall not occur until the property passes inspection.

Inter-Departmental Review Group Report Approved By:

  
David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

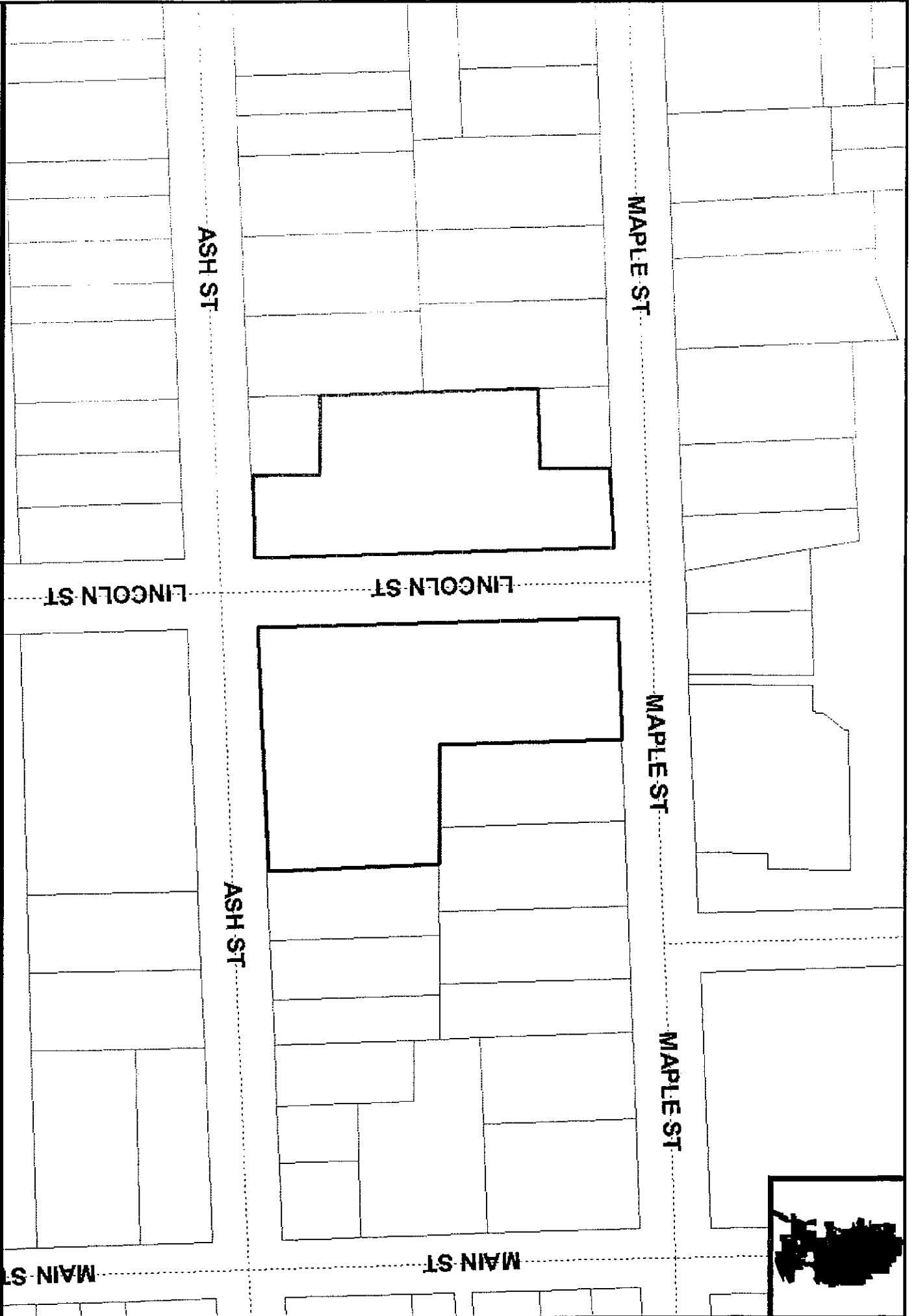
Att

c. Petitioner



PC 07-41: 210-228 S. Lincoln Street & 205 W. Maple Street (St. John's)

1 in. = 143.0 feet



AN ORDINANCE AMENDING ORDINANCE 1816 AND 5665,  
GRANTING A CONDITIONAL USE FOR A  
NONCOMMERCIAL RECREATIONAL  
BUILDING/COMMUNITY CENTER AND FOR A PLANNED  
DEVELOPMENT, TO PROVIDE FOR ONE RESIDENCE  
WITHIN THE EXISTING BUILDING

(PC 07-41; 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School))

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 R2PD Single-Family Residential Planned Development District; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 1816 providing for a conditional use for a noncommercial recreational building/community center (Senior Center) for the property located at 205 W. Maple Street; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 5665 providing for a conditional use for a planned development encompassing the property at 205 W. Maple Street as well as the rest of the St. John's Church and School property (hereinafter referred to as the "Subject Property" and legally described in Section 3 below); and

WHEREAS, an application has been filed requesting amendments to Ordinances 1816 and 5665 to grant a conditional use for a noncommercial recreational building/community center and to provide for one residence within the existing building; and

WHEREAS, a public hearings on the foregoing application were conducted by the Village of Lombard Plan Commission on November 19, 2007 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein, 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 Ordinances 1816 and 5665 pertaining to the Subject Property, as described in Section 3 below, is hereby amended to provide for the relief set forth in Section 2 below.

SECTION 2: That a conditional is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Title 15, Chapter 155, Section 406 (C) of the Lombard Village Code to provide for a noncommercial recreational building/community center (Senior Center) without an expiration date previously set forth in Ordinance 1816 and to provide for one residence within the existing building.

SECTION 3: That this Ordinance is limited and restricted to the property located at 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street, Lombard, Illinois and legally described as follows:

Parcel 1:  
LOT 1 IN ST. JOHN'S PLAT OF CONSOLIDATION OF PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, AND PART OF LOT 12 IN BLOCK 27 IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED OCTOBER 17, 1997 AS DOCUMENT R97-158850, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:  
LOT 1 IN ST. JOHN'S SECOND CONSOLIDATION PLAT OF RESUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE

PLAT RECORDED OCTOBER 13, 2006 AS DOCUMENT R2006-198281, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-216-025 and 06-07-217-017; (the "Subject Property").

SECTION 4: The approval of the actions set forth in Sections 1, 2 and 3 above shall be subject to the following conditions:

1. Ordinance 1816 shall be amended to provide for the Senior Center to be located within the basement and first floor levels of the building at 205 W. Maple Street and shall operate without a termination date provided that all other conditions of approval are satisfactorily met. The residence within the 205 W. Maple Street building shall be limited to the second floor of the building and the first floor kitchen.

2. The proposed residence shall meet the following requirements:  
a. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.  
b. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.

3. The petitioner shall meet all provisions of the Lombard Building and Life Safety Codes before occupancy of the residence can take place. The petitioner shall schedule a final inspection of the premises with the Village prior to occupancy and occupancy shall not occur until the property passes inspection.

SECTION 5: That all other provisions of Ordinance 5665 not amended by this Ordinance shall remain in full force and effect.

SECTION 6: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.



SECTION 7: 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 \_\_\_\_\_, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Brigitte O'Brien, Village Clerk