

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: March 24, 2005 (BOT) Date: April 7, 2005

TITLE: PC 05-07: 1103-1177 South Main Street and 150 East Roosevelt Road

SUBMITTED BY: Department of Community Development *D&H*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village take the following actions within the Lombard Pines Planned Development, located within the B3 Community Shopping District:

Pursuant to Ordinance 5538, the petitioner requests site plan approval of new shopping center identification (SCI) signs for the Lombard Pines Planned Development, located within the B3PD Community Shopping District, Planned Development. For the Main Street pylon sign, this petition also requests amendments to Ordinances 2555, 4088 and 5538 and deviations from Section 153.234 (D) of the Lombard Sign Ordinance, as follows:

- a. Allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed, and
- b. Allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555 (DISTRICT #6)

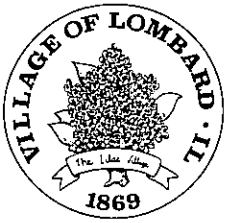
The Plan Commission recommended approval of this petition with one condition.

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>3/25/05</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 *DH*

**DATE:** April 7, 2005

**SUBJECT: PC 05-07: 1103-1177 South Main Street and 150 East Roosevelt Road  
(Lombard Pines Shopping Center Signage)**

Attached please find the following items for Village Board consideration as part of the April 7, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-07;
3. An Ordinance further amending the Ordinances that established the Lombard Pines Planned Development (Ordinances 2555, 4088 and 5538), which would provide for the approval of the submitted sign plans as proposed; and
4. Plans associated with the petition.

Please note that two plans are submitted for the Main Street signs – one plan which would meet the provisions of the approved planned development (the sign that does not have the shopping center name and the keystone cap) and one plan that would require signage relief, but is designed in a manner consistent with the Roosevelt Road sign. Staff and the Plan Commission recommend approval of the larger Main Street sign, but with the provision that the sign height shall not exceed thirty feet.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148  
630/620-5700 FAX: 630/620-8222  
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www.villageoflombard.org

April 7, 2005

**Village President**  
William J. Mueller

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

### Trustees

Tyler L. Williams, 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

**Village Manager**  
William T. Lichter

**Subject: PC 05-07; 1103-1177 South Main Street and 150 East Roosevelt Road (Lombard Pines Shopping Center Planned Development)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Pursuant to Ordinance 5538, the petitioner, The Sackar Company, requests site plan approval of new shopping center identification (SCI) signs for the Lombard Pines Planned Development, located within the B3PD Community Shopping District, Planned Development. For the Main Street pylon sign, this petition also requests amendments to Ordinances 2555, 4088 and 5538 and deviations from Section 153.234 (D) of the Lombard Sign Ordinance, as follows:

- a. Allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed, and
- b. Allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555.

"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 March 21, 2005. David Sackar, 1140 W. Cornelia, Chicago, on behalf of Lombard Pines Shopping Center, presented the petition. Mr. Sackar indicated that as a condition of approval associated with the Culver's Restaurant they agreed to submit new shopping identification sign plans within six months. He stated that they have solicited design options and are now prepared to award contracts. Mr. Sackar stated that on Roosevelt Road they have proposed to replace the existing sign with a new tenant identification sign, which will conform to the Village's sign regulations. On Main Street they are seeking an allowance of six feet to include the same type of identification sign that is on the Roosevelt Road pylon.

Chairperson Ryan then opened the meeting for public comment. There was no one to speak for or against this petition. He then requested the staff report

William Heniff, Senior Planner, presented the staff report. A condition of approval of Ordinance 5538 was a requirement to submit new shopping center signs for Plan Commission site plan approval within six months. The petitioner is now submitting the plans. The first submitted plan is the Roosevelt Road sign plan. The petitioner proposes to remove the existing pylon sign and install the new sign at the exact same location. He noted that the outline of the existing sign is depicted by the dashed lines on the plan, but the existing sign also has extensions for the manual copy board, the shopping center name and the pine tree embellishment. The new sign has a defined shopping center name area, main anchor signs, automatic changeable copy sign and secondary tenant signs. He mentioned the previous 1995 approval and the proposed sign is within the parameters granted to the property.

Referencing the Main Street sign, Mr. Heniff indicated that previous approvals capped the sign height at 27 feet and the sign area at 150 square feet. Staff requested that the petitioner provide two alternative proposals for the consideration - one with a cap identical to the Roosevelt Road sign and one with no cap. He began with the third plan and indicated that it meets code requirements. Referring to the second plan he referenced the additional height and area. Staff thought that the Main Street sign with the Lombard Pines name on top provides compatibility.

The new sign is proposed to have a 10-foot clearance, which could be reduced to bring down the overall height of the sign. Mr. Heniff indicated that staff visited the site and believes the height of the sign could be lowered by three feet as the existing sign has a clearance of seven feet which still allows the sign to be visible over any vehicles that might be parked in front of it. Lastly, staff recommends approval of the petition with the condition outlined in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Burke asked for clarification of staff regarding the recommendation that they approve the 30-foot sign. What would be the height of the base of the sign to grade. Mr. Heniff answered 7 feet.

Commissioner Burke asked if staff could provide some insight as to the other changeable copy signs that the Commissioners recommended denial on like CVS Pharmacy. Mr. Heniff answered that this one is 40 square feet and in 1995 the Board of Trustees approved 96 square feet. They are preapproved not to exceed 96 square feet in total area. This ACC is bigger than Culver's but this is in line with what was approved.

Commissioner Olbrysh stated that he liked the look of the sign. It's classy and liked the identification caps on each one. He also concurred with staff that they shall not exceed 30 feet in height and be limited to a 7-foot clearance instead of a 10-foot clearance.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition does comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 05-07, subject to the following condition:

1. That Section 1, paragraph 5 of Ordinance 5538 adopted September 2, 2004 shall be amended to read in its entirety as follows:
  - 1) The shopping center signs shall be designed essentially in accordance with the sign plans prepared by Doyle Signs, dated March 2, 2005 and made a part of this request.
  - 2) The shopping center identification sign along Roosevelt Road shall not exceed 35 feet in height. The anchor and tenant identification portion of the Roosevelt Road sign shall be limited to 200 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
  - 3) The shopping center identification sign on Main Street shall not exceed 30 feet in height. The anchor and tenant identification portion of the Main Street sign shall be limited to 157 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
  - 4) Said signs shall be erected within eighteen (18) months of the date of approval of this Ordinance.

Respectfully,

**VILLAGE OF LOMBARD**

  
Donald F. Ryan  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission



**Zoning and Land Use Surrounding the Planned Development:**

- North: R2 Single-family Residence District; developed as single-family residences
- South: B3 Community Shopping District; developed as misc. retail businesses south of Roosevelt Road; developed as a White Castle fast-food restaurant at the southwest corner of the planned development
- East: O PD Office - Planned Development; developed as the National University of Health Sciences
- West: B3 Community Shopping District; developed as miscellaneous retail businesses (offices, gas station, convenience retail and fast-food restaurants)

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on February 24, 2005:

1. Petition for Public Hearing
2. Response to Standards
3. Sign Plan packet, prepared by Doyle Signs, dated March 2, 2005, consisting of:
  - a. A proposed freestanding sign along Roosevelt Road,
  - b. A proposed freestanding sign along Main Street with a shopping center identification cap, and
  - c. A proposed freestanding sign along Main Street without a shopping center identification cap

**DESCRIPTION**

In August, 2004, the Village received an application for a public hearing associated with a proposed Culver's fast-food restaurant, to be located within the Lombard Pines Shopping Center (PC 04-21). This petition was ultimately approved by the Village Board in September, 2004 (Ordinance 5538). One of the conditions of approval for the development was that the petitioner (i.e., shopping center owner) submit for review and approval a new freestanding shopping center identification (SCI) sign plan for the shopping center within six months from the date of approval of the Ordinance.

Since that time, the petitioner has developed a sign plan for Village consideration. The Roosevelt Road SCI sign meets the sign provisions established by the 1995 planned development approval. With respect to the Main Street SCI sign, the petitioner has developed two signs for

Plan Commission consideration. One alternative would meet the area requirements established within the initial planned development approval. The other plan would mirror the proposed Roosevelt Road sign and would incorporate an additional shopping center identification cap on the sign. However, as this cap would increase the height and square footage limitations established in the planned development, an amendment would be required. The signs will be placed in the same location as the existing SCI signs.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

#### Private Engineering Services

Private Engineering Services does not have any comments on the petition.

#### Public Works

The Engineering Division of the Department of Public Works notes that the proposed sign location and any exiting utilities and easements shall be shown on the permit application. Permanent structures such as signs shall not be located within Village utility easements.

### **FIRE AND BUILDING**

The Fire Prevention Bureau and the Bureau of Inspectional Services does not have any comments on the petition.

### **PLANNING**

#### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends commercial uses at this location. The Comprehensive Plan suggests several policies that should be used to guide improvement to commercial developments. One of those policies is ensuring the highest quality of design, including signage and graphics. The proposed new signs are intended to be an overall site enhancement over the existing freestanding signs. Therefore, if the Plan Commission and the Village Board approve the proposed change, this development will meet the recommendations of the Comprehensive Plan.

#### Compatibility with Surrounding Land Uses

The site is surrounded by other retail commercial uses, both within the shopping center as well as along Main Street. Within the shopping center, Brown's Chicken has a fifty square foot free-standing sign and Culver's has recently erected a 117 square foot sign, which includes a 28 square foot automatic changeable copy sign (ACC), per the provisions of Ordinance 5538.



Compliance with the Zoning and Sign Ordinances

*Lombard Pines Planned Development Amendments*

Ordinance 2555, adopted September 23, 1982 (PC 82-8) established a planned development for the center. Subsequent amendments to the planned development addressed signage, site design elements, and building expansions.

With respect to the SCI signs, the owner agreed to erect new signage within two years from the date of approval of PC 04-21, Ordinance 5538. Accordingly, the shopping center owner has submitted new SCI signs for Plan Commission consideration. As the petitioner's proposal for the Main Street sign is greater than the approved dimensions in both height and area, an amendment to the approved planned development will be required. Ordinances 2555, 4088 and 5538 established the following standards for the two SCI signs:

	Roosevelt Road SCI Sign		Main Street SCI Sign	
	Maximum Allowed	Proposed	Maximum Allowed	Proposed
Height	35 feet	35 feet	27 feet	27 or 35 feet
ACC	6'x16' (96 sq. ft. total)	4'x10' (40 sq. ft. total)	n/a	n/a
Sign Area	Supply available of at least 17' x 30.5' = 518.5 sq. ft.	SC Name = 70 sq. ft. Anchor box = 107.1 sq. ft. ACC box = 40 sq. ft. Tenant box = 50 sq. ft. (459 sq. ft. total)	Supply available of 150 sq. ft.	SC Name = 70 sq. ft. or zero Anchor box = 102.1 sq. ft. Tenant box = 50 sq. ft. (391 sq. ft. total –or– 157 sq. ft. total)

The Sign Ordinance states that the area of freestanding signs shall be calculated using the smallest rectangle that can wholly enclose the perimeter of all sign cabinets and/or modules. As the caps of both proposed signs extend seven feet beyond the anchor and tenant identification panels, the overall sign area calculation is much greater than the actual signable area proposed by the petitioner. Staff therefore suggests that a condition be added to restrict the anchor and tenant identification boxes to the dimensions shown on the submitted plans (205 sq. ft. for the Roosevelt Road sign and 157 sq. ft. for the Main Street sign).

The proposed Roosevelt Road sign is within the prescribed limits previously approved in Ordinances 2555 and 4088.

The petitioner has submitted two alternative proposals for the Main Street sign: one with a cap identical to the Roosevelt Road sign, and one with no cap. Although the cap pushes the sign over the previously approved height and area limits, staff feels that it is an appropriate addition that achieves compatibility with the Roosevelt Road sign as well as enhances its function as a shopping center identification sign.

The overall height of the Main Street sign could easily be brought closer to the 27-foot height limit by decreasing the distance between the tenant box and the ground. The existing sign has a clearance of seven feet, which allows the sign to be visible over any cars or vans that might be

parked in front of it. The new sign is proposed to have a 10-foot clearance, which could be reduced to bring down the overall height of the sign.

### **FINDINGS AND RECOMMENDATIONS**

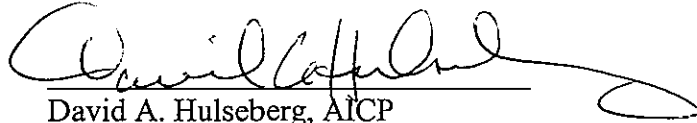
Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 05-07, subject to the following condition:

1. That Section 1, paragraph 5 of Ordinance 5538 adopted September 2, 2004 shall be amended to read in its entirety as follows:
  3. Signage
    - a. Shopping Center Identification Signs
      - 1) The shopping center signs shall be designed essentially in accordance with the sign plans prepared by Doyle Signs, dated March 2, 2005 and made a part of this request.
      - 2) The shopping center identification sign along Roosevelt Road shall not exceed 35 feet in height. The anchor and tenant identification portion of the Roosevelt Road sign shall be limited to 200 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
      - 3) The shopping center identification sign on Main Street shall not exceed 30 feet in height. The anchor and tenant identification portion of the Main Street sign shall be limited to 157 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
      - 4) Said signs shall be erected within eighteen (18) months of the date of approval of this Ordinance.

Plan Commission  
Re: PC 05-07  
Page 6

Inter-Departmental Review Group Report Approved By:

A handwritten signature in black ink, appearing to read "David A. Hulseberg", with a long, sweeping underline that extends to the right.

David A. Hulseberg, AICP  
Director of Community Development

att

c: Petitioner

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Plan Commission  
Re: PC 05-07  
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## Appendix I

**Lombard Pines Shopping Center  
B3 PD Community Shopping District Planned Development  
Copies of adopted Ordinances 2555, 4088, & 5538**

AN ORDINANCE GRANTING A CONDITIONAL USE  
PERMIT FOR A PLANNED UNIT DEVELOPMENT  
(PC 82-8)

WHEREAS, the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, find:

First, the corporate authorities of the Village of Lombard have heretofore passed and approved the Lombard Zoning Ordinance #2151, as amended;

Second, the property in question is located at the Lombard Pines Shopping Center at the northeast corner of Main and Roosevelt Road, and is currently zoned B-3 Community Shopping District;

Third, a public hearing was held on May 19, 1982 and continued until July 14, 1982 in accordance with proper legal notice to consider a request that the subject property be granted a conditional use permit in the existing B-3 Community Shopping District for a Business Planned Unit Development; and,

Fourth, the Lombard Plan Commission, after reviewing the conditional use permit, taking evidence and testimony, found that the granting of the conditional use for a Business Planned Unit Development was in the best interest of the citizens of the Village of Lombard, subject to certain conditions, and the President and Board of Trustees concur with that recommendation to grant the conditional use.

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

Section 1: A conditional use permit is hereby granted pursuant to Section 8.4-2 of the Lombard Zoning Ordinance #2151 to allow a Business Planned Unit Development, subject to the conditions set forth in Section 2, for the property which is legally described as:

Lot 3 of Owners Assessment Plat of Part of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian (except the west 150 feet of the south 150 feet thereof) according to the plat recorded December 20, 1943 as Document 457027 in DuPage County, Illinois.

Parcel Nos. 06-17-305-007, 010, 012, 013, 015, 016, 017, 018, 019, 020, 021, 023, 024.

Section 2: This conditional use permit as granted in Section 1 is conditioned upon:

1. Attachment of site plan.
2. Building additions will be permitted as stipulated up to 13,600 square feet.
  - a. Freestanding restaurant (Building A)
    - 1) Addition not larger than 2,500 square feet.
    - 2) That Building A will not be enlarged as long as either Building B or C is closed.

- b. Freestanding buildings adjacent to Main Street (Buildings B & C)
  - 1) The maximum gross floor area will not exceed 4,000 square feet for the replacement structure of either B or C.
  - 2) Final design of the site plan will be approved by the staff if the plan is in conformance with the approved site plan.
  - 3) That the reconstruction will be a substitute for either Building B or C, and that upon completion of the new building, one of the existing structures will be totally removed, and that area will become parking.
- c. Existing Jewel/Osco Building and Existing Fountain Court Building
  - 1) Additions will be allowed up to 9,100 square feet.

3. Signage

- a. Freestanding Sign on Main Street at Edward Street
  - 1) Sign surface area shall be limited to 150 square feet, and the height shall not exceed 27 feet.
  - 2) Attachment of the construction plans.
- b. Freestanding Shopping Center Identification Sign on Roosevelt Road
  - 1) The Village and the Developer acknowledge that sign is non-conforming and that an amortization schedule of twenty years is established to bring the sign into compliance with the then Sign Ordinance.
  - 2) Removal of the temporary identification signs located on the lower section of the pylon.
  - 3) The sign surface area of individual signs shall not be restricted; however, signs shall not extend beyond the pylon structure and shall not be located less than 7 feet from the ground.
  - 4) The large yellow box signs which read, "For Lease" shall be removed prior to any other changes in the sign.
  - 5) The large red Forest City signs may be removed and one of those signs relocated to the southern wall of the existing Forest City building.
  - 6) All work shall be done in accordance with the building and electrical code of the Village of Lombard and with the proper Village permit.
- c. Freestanding Sign on Roosevelt Road at Building A
  - 1) The existing freestanding sign shall become conforming and shall be allowed to remain.
  - 2) All alterations shall be in compliance with the Lombard Sign Ordinance.
- d. All other existing freestanding signs shall be non-conforming and subject to the provisions of Lombard Sign Ordinance.

e. Wall signs

- 1) Signage will be allowed on the westernmost wall of the existing Jewel/Osco facility in accordance with the size permitted in the Sign Ordinance.
- 2) The northeast corner building of 14,700 square feet shall be allowed a wall sign of up to 120 square feet and a second wall sign of 32 square feet.
- 3) All new wall signs other than as stipulated in Section 3 b. 5) of this ordinance shall be individually mounted letters.

4. Landscaping

- a. The owner will install at his expense a six-foot high hedge along his east property line for a distance of 330 feet from the north property line where residential buildings of the National College of Chiropractic abut the property and where landscaping does not presently exist. Such landscaping shall be installed within 180 days from the passage of this ordinance.
- b. This requirement is further conditioned upon the written approval of the National College of Chiropractic to endorse such installation.

5. Public Improvements

- a. Attachment of preliminary public improvement plans as developed by Barton/Aschman, and approved by the Public Works Department.
- b. The property owner will dedicate to the Village as public right-of-way the westernmost seventeen feet of the entire length of the site within ninety days of the passage of this ordinance.
- c. After the dedication of Main Street right-of-way, the Village will be responsible for the maintenance of the right-of-way. Every reasonable effort will be made to maintain and improve the parkway in conformance with Village standards.
- d. That the proposed southernmost curb cut on Main Street will be installed at the option of Jewel Food Stores. The cut will be in total compliance with all appropriate regulations.
- e. In the event that the Village becomes involved with a reconstruction of Main Street or Roosevelt Road, the Village will make every reasonable effort to review the plans with the owner of the property.
- f. The proposed traffic improvements as developed on the attached plan will be completed as approved by the Village Board of Trustees.

Section 3: The official zoning map of the Village of Lombard shall be changed in conformance with the provisions of this ordinance.

Ordinance # 2555  
Page four

Section 4: This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

First reading waived by action of the Board of Trustees this 23rd day of September, 1982.

Passed on second reading this 23rd day of September, 1982.

Ayes: Brandt, Cwiklinski, Francis, Kufrin, Manna

Nays: Van Den Eeden

Absent: None

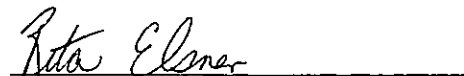
Passed and approved this 23rd day of September, 1982.

  
Mardyth E. Pollard  
Village President

ATTEST:

  
Lorraine G. Gerhardt  
Village Clerk

APPROVAL AS TO FORM:

  
Rita Elsner  
Village Attorney

Not Published XXX

Published \_\_\_\_\_  
Date Newspaper

Effective \_\_\_\_\_





Revised October 19, 1995

ORDINANCE NO. 4088

AN ORDINANCE AMENDING ORDINANCE NO. 2555 IN REGARD  
TO THE CONDITIONAL USE FOR A PLANNED DEVELOPMENT  
FOR THE LOMBARD PINES SHOPPING CENTER

(18,000 SQ. FT. ADDITION, BANK, DRIVE-THROUGHS,  
ENCHANTED CASTLE EXPANSION, AND SIGN)

(PC 95-14: 1177 South Main Street)

(See Also: Ordinance No. 4056)

WHEREAS, the owners of the Lombard Pines Shopping Center have petitioned the Village for certain amendments to the previously approved Planned Development for said shopping center; and,

WHEREAS, the petition of the owners was subject to a public hearing before the Plan Commission on May 10, 1995; and,

WHEREAS, the Plan Commission has recommended the granting of certain amendments to the Planned Development for the Lombard Pines Shopping Center, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard hereby adopt the findings and recommendations of the Plan Commission as set forth herein, and make same part hereof, subject to certain revisions as more fully set forth below;

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 No 2555, adopted September 23, 1982 is hereby amended as follows:

A. That Section 2, paragraphs 1, 2-a, and 2-b of said ordinance are hereby deleted and replaced with the following:

1. The final site plan for improvements to the shopping center generally shall comply with the plan entitled "Landscape Development Plan" prepared by David R. McCallum Associates, Inc. and attached hereto as Exhibit A.

2. Building additions, expansions, and drive-through facilities shall be permitted as follows:

a. A building addition or a freestanding building not to exceed 18,000 square feet in total floor area shall be permitted between the existing Handy Andy and Jewel buildings.

b. The existing indoor amusement facility and restaurant, known as the Enchanted Castle, shall be permitted to expand into the existing and adjacent 4,000 square foot building space.

d. The existing restaurant, known as Brown's Chicken, shall be permitted to be replaced by a bank subject to the following conditions:

1. The total floor area of the bank shall not exceed 6,000 square feet plus a basement.

2. The number of bank drive-through service lanes shall be determined by the traffic circulation study.

3. The bank shall be permitted a free standing sign in compliance with the location and size restrictions of the Lombard Sign Ordinance.

e. The existing restaurants, known as Long John Silver's and Boston Market, shall be permitted to each add a drive-through service window.

B. That Section 2, paragraph 3-b of said ordinance is hereby deleted and replaced with the following:

b. The existing shopping center sign located adjacent to Roosevelt Road shall be allowed to remain as a legal non-conforming use subject to the following conditions:

1) The sign shall generally comply with the attached Exhibit B.

2) The sign height shall be reduced to comply with the maximum permitted sign height of 35 feet prior to December 31, 1996.

3) Upon completion of the parking lot improvements required by this ordinance, an automatic changeable copy sign shall be permitted on the existing sign in place of the existing attraction board; the size of which may be equal to but not exceed 6 X 16 feet or 96 square feet in total sign area.

4) Text on the sign shall not extend beyond the edges of the existing sign structure or within 4.5 feet of the ground except as indicated on the attached Exhibit B.

C. That Section 2 of said ordinance is hereby amended to add the following subsections thereto which shall read in their entirety as follows:

8. Prior to issuance of a Certificate of Occupancy for all or any portion of the proposed 18,000 square foot building/addition referenced in paragraph 2a above, a continuous sidewalk, at least five feet in width, shall be provided in front of and between the Jewel and Handy Andy buildings.

9. Prior to issuance of a Certificate of Occupancy for the proposed bank site referenced in paragraph 2d above, the following shall be provided:

A. The bank site shall be improved to comply with all current landscaping requirements of the Lombard Zoning Ordinance.

B. The bank site shall be redesigned to eliminate parking with access directly from the drive-through service lanes.

C. The final site and landscape plans for the bank shall be subject to the review and approval of the Director of Community Development.

D. A traffic circulation study shall be conducted for the access drive located south of the bank site. The traffic circulation study shall focus on the intersections of this driveway with Main Street and with the adjacent north-south parking lot drive. The study shall be conducted by the Village of Lombard at the expense of the petitioner. The Village shall use a mutually agreed upon

traffic consultant to perform the study. Any recommendations of the study for improvements to these intersections shall be implemented concurrent with the construction of the bank.

10. At such time that the drive-through service facilities are constructed for the existing restaurant currently occupied by the Boston Market as referenced in paragraph 2e above, the following shall be provided:

A. The restaurant site shall be improved to comply with all current landscaping requirements of the Lombard Zoning Ordinance.

B. The Lombard Fire Department shall determine the appropriateness of the location of the service doors adjacent to the drive-through service lane and may require the relocation or removal of these doors.

C. The final site and landscape plans for the restaurant site shall be subject to the review and approval of the Director of Community Development.

11. At such time that the drive-through service facilities are constructed for the existing restaurant currently occupied by Long John Silver's as referenced in paragraph 2e above, the following shall be provided:

A. The restaurant site shall be improved to comply with all current landscaping requirements of the Lombard Zoning Ordinance.

B. A traffic circulation study shall be conducted for the access drive located north of the restaurant site. The traffic circulation study shall focus on the intersection of this driveway with Main Street and with the adjacent north-south parking lot drive. The study shall be conducted by the Village of Lombard at the expense of the petitioner. The Village shall use a mutually agreed upon traffic consultant to perform the study. Any recommendations of the study for improvements to these intersections shall be implemented concurrent with the construction of the drive-through service lane.

C. The final site and landscape plans shall be subject to the review and approval of the Director of Community Development.

12. Within one year of the approval of this ordinance, the following improvements shall be provided:

A. Circulation and parking lot improvements shall be provided north of the Morris Street access drive as indicated on the submitted plan attached hereto as Exhibit A. The circulation and parking lot improvements shall include channelization at the northern Main Street driveway, resurfacing of the parking lot, relocation of light poles and planting barrels, and restriping of the parking lot.

B. A minimum of five additional landscape islands shall be provided at the ends of parking rows along the primary access drive through the shopping center in the vicinity of the Enchanted Castle building. The design of the landscape islands shall comply with the Lombard Zoning Ordinance and their location shall be subject to the review and approval of the Director of Community Development.

C. A fire lane shall be designated behind the buildings. The fire lane shall be open at all times and shall be subject to the review and approval of the Fire Department. Parking in the vicinity of the fire lane shall be subject to the review and approval of the Fire Department.

D. The intersection of the Morris Street driveway extension with the interior parking lot driveway located in the center of the parking lot shall be redesigned to improve turning radii and eliminate blind spots. The redesign of this intersection shall be subject to the review and approval of the Director of Community Development.

Section 2: That this ordinance is limited and restricted to the property generally located at 1177 South Main Street, Lombard, Illinois and legally described as follows:

Lot 3 of Owner's Assessment Plat of part of the Southwest 1/4 of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded December 20, 1943 as Document 457027, except that part described as follows: Beginning at the point of intersection of a line drawn parallel with and 100 feet East of the West line of Main Street, as dedicated by the Plat of Roosevelt Crest, with a line drawn parallel with and 50 feet North of the Center line of Roosevelt Road, as now paved, and running thence North parallel with said West line of Main Street, 150 feet; thence East parallel with said Center line of Roosevelt Road 150 feet; thence South parallel with said West line of Main Street 150 feet; thence West parallel with said Center line of Roosevelt Road 150 feet to the point of beginning, in DuPage County, Illinois.

Parcel No. 06-17-305-036

Section 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

First reading waived by action of the Board of Trustees this  
19th day of October, 1995.


Passed on second reading this 19th day of October, 1995.

Ayes: Trustees Jaugilas, Gatz, Mackett, Carlson and Koenig


Nays: Trustee Tross

Absent: None

Approved this 19th day of October, 1995.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

ORDINANCE NO. 5538

**AN ORDINANCE AMENDING  
ORDINANCE NUMBER 2555, ADOPTED SEPTEMBER 23, 1982, AND  
ORDINANCE 4088 ADOPTED OCTOBER 19, 1995  
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT**

(PC 04-21: 1103-1177 South Main Street and 150 East Roosevelt Road)  
(Lombard Pines Shopping Center Planned Development/Culver'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, on September 23, 1982, the President and Board of Trustees adopted Ordinance 2555, granting a conditional use for a planned development for the property legally described herein pursuant to Title 15, Chapter 155, Section 155.501 et seq. of the Code of Lombard (hereinafter the "Subject Property"); and

WHEREAS, on October 19, 1995, the President and Board of Trustees adopted Ordinance 4088, amending the planned development for the Subject Property; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinances 2555 and 4088 to provide for a new fast-food restaurant with conditional use approvals for outdoor dining, multiple principal buildings on a lot of record and for a drive-through restaurant with signage deviations, proper and legal notice was provided and a public hearing was held before the Lombard Plan Commission on August 16, 2004; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the 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 the following amendments to Ordinances 2555 and 4088 are hereby approved, as follows:

1. That Section A of Ordinance 4088 adopted October 19, 1995 shall be amended to read as follows for the property legally described in Section 3 below:
  1. That the petitioner shall submit a revised landscape plan to the Village for review and approval and shall undertake the following landscape improvements per the proposed plan:
    - a. Any evergreen pine trees that have been topped shall be removed;
    - b. That replacement deciduous trees shall be provided per Code along the perimeter of the parking lot;
    - c. That where suggested by the Director of Community Development, the petitioner shall provide xeriscape plantings, consisting of native and salt-tolerant grasses and plantings in lieu of shrubs.
    - d. That installation of the new plantings shall occur within twelve months of the date of approval of this Ordinance.
2. That Section A. 2.e. of Ordinance 4088 adopted October 19, 1995 shall be amended to remove the reference to Long John Silver's.
3. That Section A 2. of Ordinance 4088 adopted October 19, 1995 shall be amended to include the following:
  - f. That the property identified as Parcels V and W shall be permitted to be improved with a new Culver's fast-food restaurant. That the petitioner shall develop the site essentially in accordance with the submitted plans prepared by Roscoe Engineering and Ollman

Associates Architects and made part of this petition and attached as Exhibit A.

- g. That as part of the approval for the outdoor dining activity, the petitioner shall provide fencing around the perimeter of the dining area, with the design of the fence subject to the approval of the Director of Community Development.
  - h. That the Culver's free-standing sign shall not exceed 117 square feet in overall sign size, with the proposed Culver's oval sign not to exceed 98 square feet and the automatic changeable copy sign shall not exceed 29 square feet in size, as depicted on the submitted plans created by Jones Signs, dated July 28, 2004 and as amended by the petitioner.
  - i. That any trash enclosure screening as required by Section 155.710 of the Zoning Ordinance shall be constructed of a material consistent with the proposed restaurant building.
4. That Section 11 of Ordinance 4088 adopted October 19, 1995 be replaced in its entirety and shall read as follows:
- 11. That the conditional use for a drive-through establishment for Culver's shall be subject to the following conditions:
    - a. That the proposed barrier island dividing the access drive from the drive-through lane shall be modified to extend along the north side of the drive-through lane from the east property line of Parcel V to Main Street.
    - b. The Main Street entrance drive into the planned development shall be redesigned as a right-in, right-out facility.
5. That Section B of Ordinance 4088 adopted October 19, 1995 shall be amended to read in its entirety as follows:
- 1. That within six months of the date of approval of this Ordinance, the shopping center owner shall submit an application and plans to the Plan Commission for a new shopping center sign along Roosevelt Road. Said sign can be reviewed and approved by the Plan Commission as part of the site plan approval process.
  - 2. In conjunction with the proposed shopping center sign, the center shall erect a compatible sign replacing the existing pylon sign at Main Street and Edward Street with a new sign compatible to the sign to be erected on Roosevelt Road. However, the Main Street sign shall not exceed 27 feet in height or 150 square feet in sign surface area.

3. Said signs shall be erected within two years of the date of approval of this Ordinance.
  
6. That Section 3. a. of Ordinance 2555 adopted September 23, 1982, shall be deleted in its entirety.

SECTION 2: That per Section 155.208 (C) of the Zoning Ordinance, a conditional use to allow for more than one principal structure on a lot of record is hereby approved for the property described in Section 3 below.

SECTION 3: That the aforementioned planned development amendments and the conditional use to allow for more than one principal structure on a lot of record is limited and restricted to the property legally described as follows:

Lot 3 of Owner's Assessment Plat of part of the southwest 1/4 of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded December 20, 1943, as Document 457027, except that part, described as follows: Beginning at the point of intersection of a line drawn parallel with and 100 feet east of the west line of Main Street as dedicated by the Plat of Roosevelt Crest, with a line drawn parallel with and 50 feet north of the center line of Roosevelt Road as now paved and running hence north parallel with said west line of Main Street 150 feet, hence east parallel with said center line of Roosevelt Road 150 feet henceforth parallel with said west line of Main Street 150 feet, hence west parallel with said center line of Roosevelt Road 150 feet to the point of beginning in DuPage County, Illinois, known as NE corner of Roosevelt Road and Main Street, Lombard, Illinois.

Parcel Identification Numbers: 06-17-305-012, 017, 021, 029, 030, 031, 032, 033, 038, 039, 041, 042, 043, 044, 045, and 046

SECTION 4: That per Section 155.414 (C)(7) of the Zoning Ordinance, a conditional use for a drive-through establishment is hereby approved for the property described in Section 7 below.

SECTION 5: That per Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining) for a drive-through establishment is hereby approved for the property described in Section 7 below.

SECTION 6: That the following deviations from the Sign Ordinance are hereby approved for the property described in Section 7 below:

- a. a deviation from Section 153.234 (G) of the Sign Ordinance providing for an additional free-standing sign in conjunction with a shopping center sign;
- b. a deviation from Section 153.505 (B)(5)(b) of the Sign Ordinance to allow for a free-standing sign of greater than fifty square feet; and
- c. a deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than two wall signs are allowed for exterior tenants per Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining) for a drive-through establishment

SECTION 7: That the zoning actions expressed in Sections 4 through 6 are limited and restricted to the property legally described as follows:

Parcels "V" and "W" of Lot 3 of Owner's Assessment Plat of part of the southwest 1/4 of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded December 20, 1943, as Document 457027, except that part, described as follows: Beginning at the point of intersection of a line drawn parallel with and 100 feet east of the west line of Main Street as dedicated by the Plat of Roosevelt Crest, with a line drawn parallel with and 50 feet north of the center line of Roosevelt Road as now paved and running hence north parallel with said west line of Main Street 150 feet, hence east parallel with said center line of Roosevelt Road 150 feet henceforth parallel with said west line of Main Street 150 feet, hence west parallel with said center line of Roosevelt Road 150 feet to the point of beginning in DuPage County, Illinois, known as NE corner of Roosevelt Road and Main Street, Lombard, Illinois.

Parcel Identification Numbers: 06-17-305-042 and 043

SECTION 8: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ordinance No. 5538  
Re: PC 04-21  
Page 6

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this 2nd day of September, 2004.

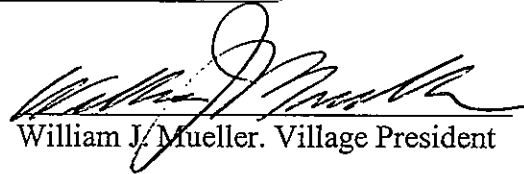
Passed on second reading this 2nd day of September, 2004.

Ayes: Trustees Tross, Koenig, Sebby, Soderstrom

Nayes: None

Absent: Trustees DeStephano and Florey

Approved this 2nd, day of September, 2004.

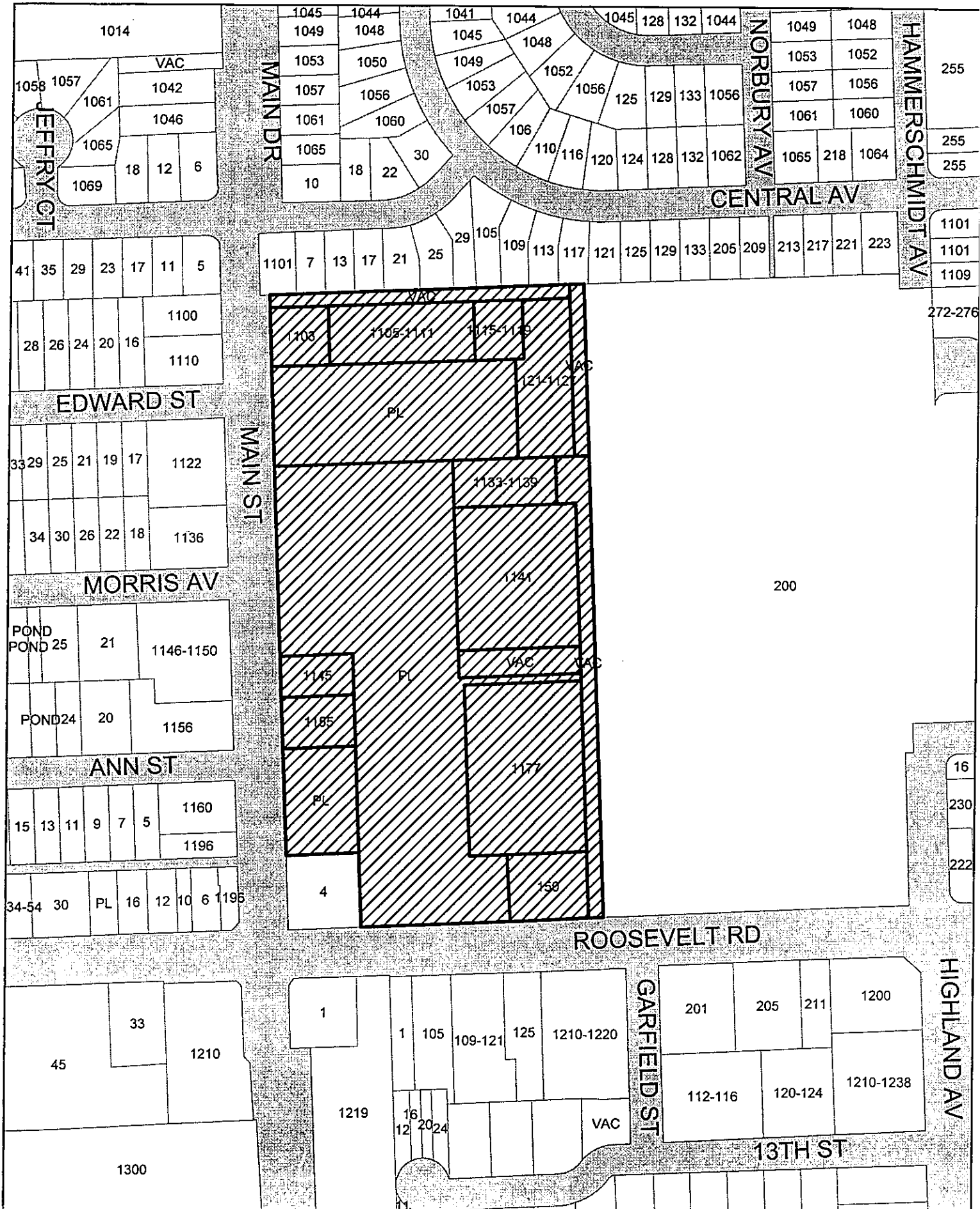
  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk

# Location Map

PC 05-07: 1103-1177 S. Main & 150 E. Roosevelt (Lombard Pines Shopping Center)



**RESPONSES TO SECTION 155.103.C.7 OF LOMBARD  
ZONING ORDINANCE**

- 1) Both sign pylons of the Lombard Pines Plaza are in need of replacement due to age, appearance, and the need for tenant representation. In an effort to have a cohesive design for the shopping center's signage pylons, we would like to fabricate the same top for the Main Street pylon as will be installed on Roosevelt Road. A cohesive design will be much more gracious for both the shopping center and the community. However, to make such an installation, specifically the installation of the same top piece as depicted on the Roosevelt Road design, a modest increase in height is needed. Without an allowance for the increase in height, the same "Lombard Pines" cap would not be made. Additionally, we cannot lower the signage or shrink it down as it would reduce the visibility of the signage to passing motorists thus defeating the purpose of the pylon, as well as potentially creating a hazardous line of sight obstruction.
- 2) The conditions are unique due to the mutual desire by the petitioner and the Village of Lombard for a contiguous pylon design. In order to have the installation the additional height is required. Main Street is the main artery leading into the Village of Lombard, thus carrying the same level of importance as any installation on Roosevelt Road. The pylons together should be as visually appealing as possible for both the shopping center and the Village.
- 3) A sign pylon is of significant importance to any commercial tenant, and is an essential element for securing the tenancy of any anchor tenant. Visibility is even more critical for small tenants. Lombard Pines fountain court area contains 9 spaces of 1,330 or less, and has been an area of the shopping center that has continuously experienced difficulty maintaining tenancies. Therefore, providing signage opportunities on perimeter pylons is of critical importance and necessary for tenant's viability. Signage opportunity provides that visibility and additional stability, while also attracting new tenants and growth to the area.
- 4) It has been a mutual objective to have a contiguous sign pylon design. A height increase will facilitate that objective.
- 5) To the contrary, an increase in the height allowance improves line of sight issues created by having signage lower, and at the same time permits for a more attractive design.

**THE SACKAR CO.**



- 6) The increase in the height is very small, but at the same time will improve the appearance of Main Street design significantly. There will be no negative change to the character of the neighborhood.
- 7) None of the characteristics of this section will be affected negatively.

Respectfully Submitted,

The Sackar Company



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE FURTHER AMENDING  
ORDINANCE NUMBER 2555, ADOPTED SEPTEMBER 23, 1982,  
ORDINANCE 4088 ADOPTED OCTOBER 19, 1995, AND  
ORDINANCE 5538 ADOPTED SEPTEMBER 2, 2004  
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT**

(PC 04-21: 1103-1177 South Main Street and 150 East Roosevelt Road)  
(Lombard Pines Shopping Center Planned Development)

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, on September 23, 1982, the President and Board of Trustees adopted Ordinance 2555, granting a conditional use for a planned development for the property legally described herein pursuant to Title 15, Chapter 155, Section 155.501 et seq. of the Code of Lombard (hereinafter the "Subject Property"); and

WHEREAS, on October 19, 1995, the President and Board of Trustees adopted Ordinance 4088, amending the planned development for the Subject Property; and

WHEREAS, on September 2, 2004, the President and Board of Trustees adopted Ordinance 5538, further amending the planned development for the Subject Property; and

WHEREAS, as a condition of approval of Ordinance 5538, the petitioner/property owner was required to submit shopping center identification (SCI) signage plans to the Village for review and approval within six month of the date of approval of the Ordinance; and

WHEREAS, the petitioner has submitted a signage package to the Village for approval, but the submitted plan does request additional signage relief not granted through the previous plan development approvals; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinances 2555, 4088 and 5538, the petitioner requests deviations from Section 153.234 (D) of the Lombard Sign Ordinance to allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed, and to allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the 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 a deviation to allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed is hereby granted and a deviation to allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555 is hereby granted.

SECTION 2: That Section 1, paragraph 5 of Ordinance 5538 adopted September 2, 2004 shall be amended to read in its entirety as follows:

- 1) The shopping center signs shall be designed essentially in accordance with the sign plans prepared by Doyle Signs, dated March 2, 2005 and made a part of this request.

- 2) The shopping center identification sign along Roosevelt Road shall not exceed 35 feet in height. The anchor and tenant identification portion of the Roosevelt Road sign shall be limited to 200 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
- 3) The shopping center identification sign on Main Street shall not exceed 30 feet in height. The anchor and tenant identification portion of the Main Street sign shall be limited to 157 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
- 4) Said signs shall be erected within eighteen (18) months of the date of approval of this Ordinance.

SECTION 3: That all other provisions of Ordinances 2555, 4088 and 5538 not amended by this Ordinance shall remain in full force and effect.

SECTION 4: That the aforementioned planned development amendments are limited and restricted to the property legally described as follows:

Lot 3 of Owner's Assessment Plat of part of the southwest 1/4 of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded December 20, 1943, as Document 457027, except that part, described as follows: Beginning at the point of intersection of a line drawn parallel with and 100 feet east of the west line of Main Street as dedicated by the Plat of Roosevelt Crest, with a line drawn parallel with and 50 feet north of the center line of Roosevelt Road as now paved and running hence north parallel with said west line of Main Street 150 feet, hence east parallel with said center line of Roosevelt Road 150 feet henceforth parallel with said west line of Main Street 150 feet, hence west parallel with said center line of Roosevelt Road 150 feet to the point of beginning in DuPage County, Illinois, known as NE corner of Roosevelt Road and Main Street, Lombard, Illinois.

Parcel Identification Numbers: 06-17-305-012, 017, 021, 029, 030, 031, 032, 033, 038, 039, 041, 042, 043, 044, 045, and 046

Ordinance No. \_\_\_\_\_

Re: PC 05-07

Page 4

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 \_\_\_\_\_, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2005.

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

Nayes: \_\_\_\_\_

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

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk