

June 4, 2018

**Title**

PC 18-18

**Petitioner/Property Owner**

West Suburban Bank  
711 S. Westmore Meyers Road  
Lombard, IL 60148

**Property Location**

100 S. Main Street  
06-07-213-015  
(Trustee District #1)

**Zoning**

B5 Central Business District

**Existing Land Use**

Parking Lot

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use to allow for a Drive Through facility within the B5 Central Business District.

**Prepared By**

Tami Urish  
Planner I



LOCATION MAP

**PROJECT DESCRIPTION**

The petitioner, West Suburban Bank, is proposing to install two interactive teller machines (ITM) with kiosk structures and modify the existing drive through lane from one (1) lane to two (2) lanes. The property will remain unoccupied physically as employees will be off-site communicating through the machines.

**APPROVAL(S) REQUIRED**

The petitioner, West Suburban Bank, requests that the Village grant a conditional use, pursuant to Section 155.418(C)(7) of the Zoning Ordinance, to allow for a drive-through facility on the subject property located within the B5 Central Business District.

**EXISTING CONDITIONS**

The subject property is currently improved with a drive through lane and a parking lot that is leased by the Village to be used as premium commuter parking. The commuter parking activity has been in place since 2006. The premium commuter parking use is anticipated to be discontinued.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 7,719 sq ft

Building Area: n/a

Lot Coverage: n/a

**Reqd Setbacks & Lot Dimensions – Existing (Proposed)**

n/a

**Parking Spaces**

9 Parking Spaces

**Submittals**

1. Petition for a public hearing, submitted April 23, 2018;
2. Response to Standards for Conditional Uses; and
3. Boundary & Topographic Survey, prepared by W-T Land Surveying, dated March 20, 2018 and submitted April 23, 2018.
4. Site Development Plan, prepared by W-T Civil Engineering LLC dated and submitted April 23, 2018.
5. Landscape Plan, prepared by R Manalang Architect dated April 24, 2018 and submitted on April 25, 2018.
6. Elevations, prepared by R Manalang Architect dated April 20, 2018 and submitted on April 23, 2018

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments. Additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project at this time. Should the petition be approved, additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has the following comment:  
Remove the raised concrete islands north of the parking lot in order to better accommodate pedestrians and snow plowing:



**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B5	Railroad commuter station
<b>South</b>	B5	Mixed commercial
<b>East</b>	B5	Currently vacant
<b>West</b>	B5PD	Religious institution

The subject property is compatible with surrounding land uses of general commercial.

2. **Comprehensive Plan Compatibility**

The Comprehensive Plan recommends Community Commercial. The proposed drive through facility is consistent with this recommendation and surrounding uses.

3. **Zoning & Sign Ordinance Compatibility**

The proposed structures meet all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor Zoning District. The petitioner proposes signage that will meet the provisions of the B5 zoning district.

In 1991, Ordinance 3495 granted approval of a drive-through service area to serve a financial institution for West Suburban Bank. A building, drive through lane and parking lot was constructed as a result of this request. The building was torn down in 2006.

4. **Site Plan: Access & Circulation**

The circulation of the drive through lane component will be similar to the way it functioned twelve years ago as it is replacing an existing drive through lane. As shown on the petitioner's plan, they propose a similar configuration as the existing lay out with the expansion of a two lane drive through facility with four (4) stacking spaces for the first window and two (2) stacking spaces for the second



window as part of their petition which meet code requirements. Vehicles would enter from the north at Parkside Avenue and proceed and exit right only onto Main Street or counter clockwise to exit onto Parkside Avenue. The Zoning Ordinance requires that drive through financial institutions include three (3) stacking spaces for the first service window and two (2) stacking spaces for each additional window. The proposed ITMs do not require parking spaces other than the stacking spaces per code. The parking lot will be reduced from nine (9) parking spaces to seven (7) parking spaces in order to accommodate the installation of the two (2) ITMs and associated structures.

5. **Elevations**

The proposed open structures covering the ITMs were designed to complement the historic nature of the downtown. Staff is conceptually supportive of the proposed building elevations.

**SITE HISTORY**

PC 91-27

Conditional use approval to provide for drive-through service at a financial institution; a variation of the required stacking for a drive-through window; and a variation of the parking design standards.

Wrecking Permit #06-0231

The bank building was demolished in 2006.

## **FINDINGS & RECOMMENDATIONS**

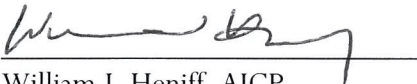
Staff finds that as the proposed drive through facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance and is appropriate for the site.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a drive through facility and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 18-18:

Based on the submitted petition and the testimony presented, the proposed conditional use do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 18-18, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans prepared by W-T Civil Engineering LLC and R Manalang Architect dated April 20 - 24, 2018 and submitted as part of this request.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report. Including but not limited to the Public Works comment to remove the raised concrete island; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional shall become null and void unless a time extension has been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development  
c. Petitioner

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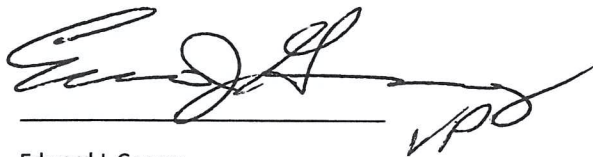
**100 South Main Street**

**(SW Corner of Main St. and Parkside Ave.)**

**Response ensuring Standards for Conditional Uses of Lombard Zoning Ordinance**

1. The re-establishment of a special use for the permission to operate an ITM drive through banking facility will provide for improved access to community banking needs while being properly engineered to meet operational and maintenance requirements to continue to protect the public health and safety utilizing ITM machines and offering safe traffic movements and visibility of pedestrians traversing the immediate area.
2. The site was previously utilized as a full service bank branch (of West Suburban Bank) for almost a decade with drive through service as well as a walk up lobby and created no issues for the immediately adjacent properties during this time. We cannot visualize any operational issues that might accompany this re-establishment of drive up ITM machines that would adversely effect or impair property values in this neighborhood. In this regard we are planning on installation of two drive up machines in order to minimize our delivery service time for our customers, as well as minimize any queuing during busy times. In addition the new service location addition and installation as well as the localized architectural theme of the structure would enhance the neighborhood and could act to enhance property values through this investment.
3. As previously mentioned above, the site was designed and intended as a drive through banking facility and functioned as such with the adjoining parcels as currently configured and its continued re- use would not hinder current adjacent uses or any future development of them.
4. The existing site currently has 3 curb cuts. One from South Main Street and two from West Parkside Avenue. The western entrance on West Parkside Avenue will be widened to the east to accommodate cars entering the site to use the new ITM's being installed. In order to accommodate a second drive up lane some additional paving will be added which actually falls within a small portion of the previous building footprint. The existing drainage pattern will remain the same. The existing catch basins will remain in use to drain the existing and improved areas of the site. No sanitary sewer and water services will be required for this site improvement. A new sidewalk crossing will be provided at the western entrance with ADA detectable warning plates. New light fixtures will be installed on the East and West sides of the structure to enhance the lighting of the western entry/approach from Parkside Ave. and the exiting path to either Main Street or Parkside.
5. The existing site has 3 curb cuts. One from South Main Street and two from West Parkside Avenue. The western entrance on West Parkside Avenue will be widened to the east, which will be only an entrance into the site. The existing eastern curb cut on West Parkside Avenue is a right-in/right-out entrance and will remain unchanged. The existing curb cut on South Main Street will be an Exit Only on to South Main Street that will be striped to designate its use.
6. The request for a Conditional Use allowing a drive up at this location is not contrary to the objectives of the current Comprehensive plan.
7. This conditional use in all other respects shall conform to the applicable regulations of this district.

Submitted:

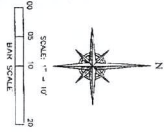


Edward J. Garvey

Vice President Facility Management

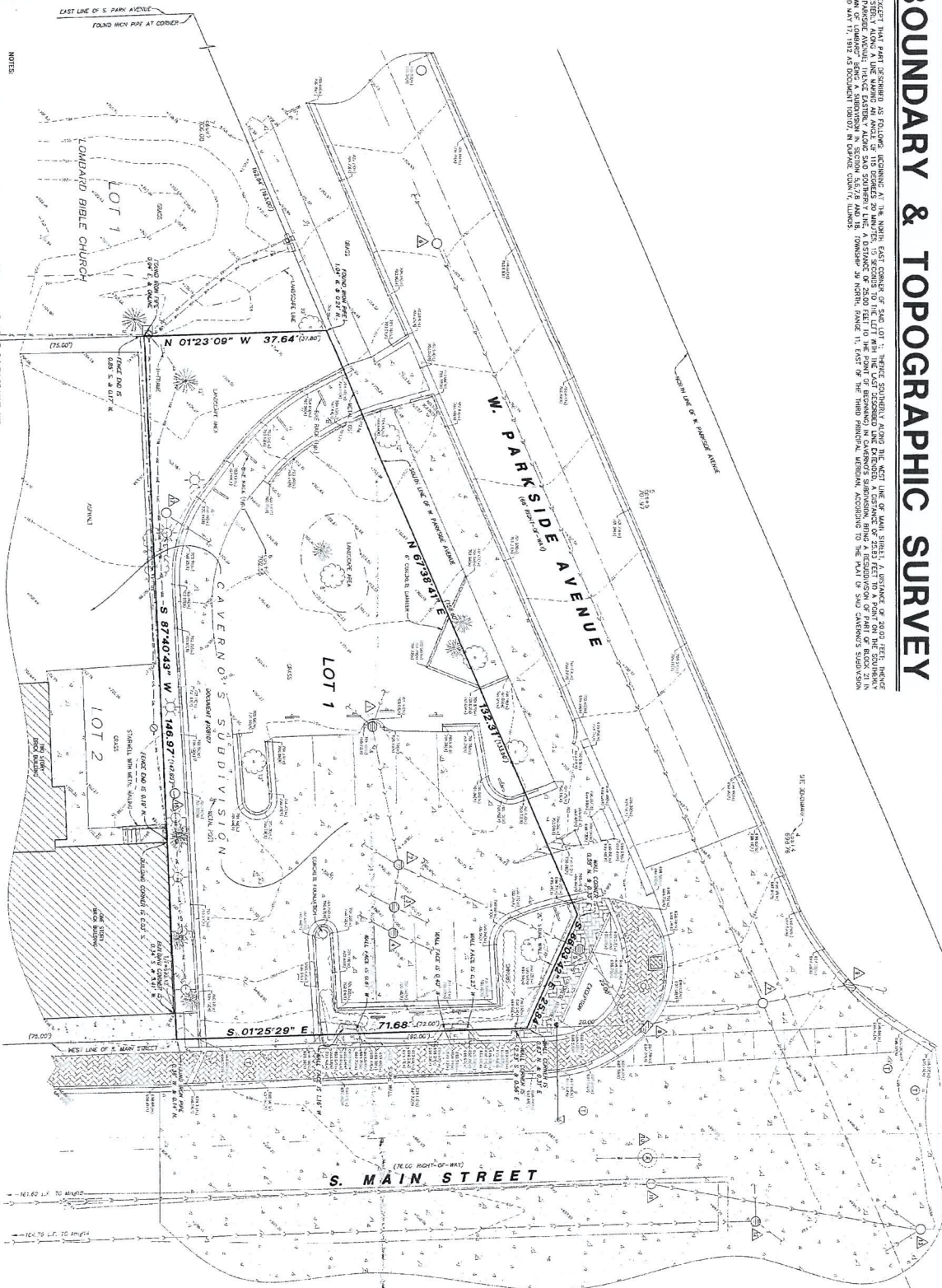
# BOUNDARY & TOPOGRAPHIC SURVEY

LOT 1 EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTHWEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE NORTHWESTERLY ALONG A LINE BEARING AN ANGLE OF 116 DEGREES 20 MINUTES, 17 SECONDS TO THE LEFT WITH THE LAST MENTIONED LINE EXTENDED, A DISTANCE OF 22.83 FEET TO A POINT ON THE CORNER OF THE TOWN OF LOMBARD; THENCE A SUBDIVISION N. SECTION 36.78 AND 15' TOWNSHIP 34 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CAVENON'S SUBDIVISION, RECORDED MAY 17, 1982 AS DOCUMENT 187013, IN DADE COUNTY, ILLINOIS.

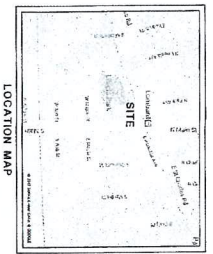


### LEGEND

	MONUMENT
	BOUNDARY LINE
	EASEMENT
	UTILITY
	FENCE
	ROAD
	BUILDING
	TREE
	SPOT ELEVATION
	CONTOUR LINE
	STREAM
	WETLAND
	ROCK OUTCROP
	IRON PIPE
	STEEL PIPE
	COPPER PIPE
	ALUMINUM PIPE
	PVC PIPE
	GALVANIZED PIPE
	BLACK PIPE
	WHITE PIPE
	RED PIPE
	BLUE PIPE
	YELLOW PIPE
	GREEN PIPE
	PURPLE PIPE
	BROWN PIPE
	GREY PIPE
	BLACK PIPE WITH RED TOP
	BLACK PIPE WITH WHITE TOP
	BLACK PIPE WITH BLUE TOP
	BLACK PIPE WITH YELLOW TOP
	BLACK PIPE WITH GREEN TOP
	BLACK PIPE WITH PURPLE TOP
	BLACK PIPE WITH BROWN TOP
	BLACK PIPE WITH GREY TOP
	BLACK PIPE WITH BLACK TOP



- ### NOTES
1. MONUMENTS - ALL MONUMENTS IN SEPARATE OR NEARBY CORNER OR PARALLEL ANGLE, 34° SW OR NEAR AND 10° NW OR NEAR AS SHOWN EXCEPTED FROM THIS SURVEY.
  2. PERMANENT MARK NUMBER (P.M. #) AND 21-01-015
  3. THE LOCATION OF UNDEVELOPED UTILITIES HAS DETERMINED BY FIELD OBSERVATION AND VISUAL MARKINGS ONLY.
  4. PROPERTY AREA: 959,730 SQUARE FEET (22.1 ACRES).
  5. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND DESCRIPTION TITLED FROM DOCUMENT 1871-0483 DATED APRIL 28, 2011.
  6. SURVEY PREPARED FOR THE "W-1" GROUP, ONE ENGINEERING DIVISION.
  7. THERE ARE NO BUILDINGS ON SAID PROPERTY.
  8. BASIS OF BEARINGS IS TRUE NORTH BASED ON KANSAS STATE PLANE COORDINATE SYSTEM, LUNDS EAST 1200 ZONE.
  9. ANY DISCREPANCIES FOUND WHEN THIS DOCUMENT NEEDS TO BE REPEATED TO THE SURVEYOR AS SOON AS POSSIBLE.



STATE OF ILLINOIS )  
 COUNTY OF COOK )

WE, THE "W-1" GROUP OF ENGINEERS, HAS/HAVE HAVING EXAMINED THE ABOVE DESCRIBED PROPERTY AND HAVE THIS SURVEY CONSIDERED TO BE ACCORDING TO THE STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

DATE WHEN OUR NAME AND SEAL THIS SURVEY WAS COMPLETED: APRIL 20, 2011.

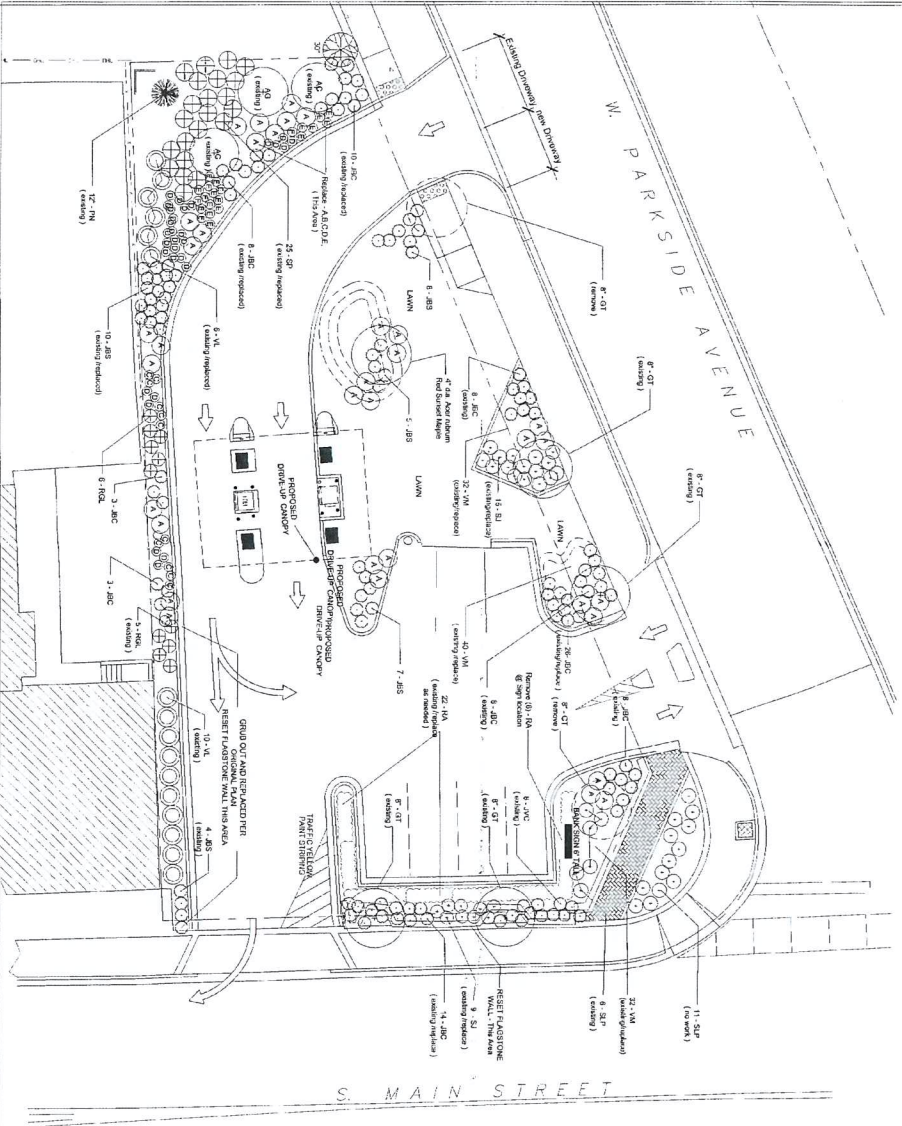
THE "W-1" GROUP, LLC

*[Signature]*  
 ENGINEER - PLS. REGISTERED ENGINEER 11/20/00  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184007033

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# LANDSCAPING PLAN



## PLANT LIST

KEY NUMBER	BOTANICAL NAME COMMON NAME	SIZE
GT 4	Gleditsia triacanthos Inermis Honey locust	8"
AG 3	Ameiacher graniflora Shadblow	18" clump
PN 1	Pinus nigra Austrian Pine	12"
AR 1	Acer rubrum Red Sunset Maple	6"
SP 25	Syringa patula "Miss Kim" Miss Kim Dwarf Lilac	2G
SJ 24	Spiraea japonica alpina Japanese Spiraea	2G
SLP 17	Spiraea japonica "Little Princess" Little Princess Spiraea	2G
VL 16	Viburnum lentago Nannyberry	48"
RGL 11	Rhus aromatica "Gro Low" Dwarf Aromatic Sumac	2G
JBS 44	Juniperus squamata "Blue Star" Blue Carpet Juniper	2G
JBC 72	Juniperus squamata "Blue Carpet" Blue Carpet Juniper	2G
A 14	Perovskia atriplicifolia Russian Sage	1G
B 5	Coreopsis verticillata "Zagreb" Threadleaf Coreopsis	1G
C 18	Miscanthus sacchariflorus Silver Amur Grass	1G
D 12	Echinacea purpurea Pale Purple Coneflower	1G
E 12	Rudbeckia fulgida "Goldsturm" Black-eyed Susan	1G
VM 64	Vinca minor Periwinkle	3"
RA 22	Syringa patula "Miss Kim" Miss Kim Dwarf Lilac	18"

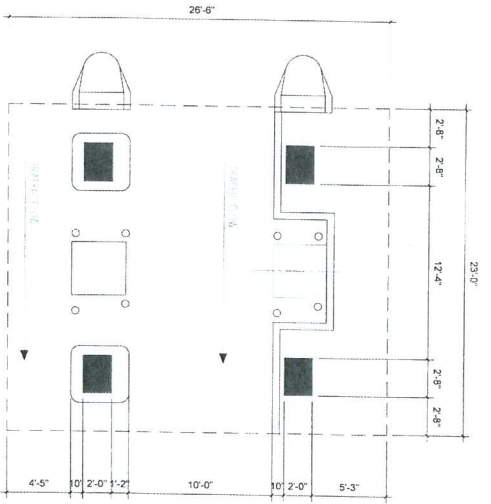
- NOTE:
- TWO HONEY LOCUST WERE REMOVED & REPLACED WITH - 1 HONEY LOCUST IS REPLANTED AND - 1 RED SUNSET MAPLE
  - WHERE PLANTS ARE REMOVED AND REPLACED WITH NEW - SOIL SHALL BE AMENDED.
  - EXISTING HONEYLOCUST TREES SHALL BE PRUNED AND LOWER LIMBS TRIMMED/REMOVED
  - TO IMPROVE AIR CIRCULATION AND ENHANCE SAFETY IN THE AREA OF BANKING OPERATION.
  - HARDSCAPING THAT HAS FALLEN IN DISREPAIR TO RESET TO SUIT ORIGINAL DESIGN
  - LAWN AREA TO BE REFURBISHED AND STRESSED AREAS REPLACED WITH NEW SOD.

**R MANALANG ARCHITECT**  
 831 DOWNTOWN CT HOFFMAN ESTATES, ILLINOIS 60154  
 TEL: (708) 785-4897  
 E MAIL ADDRESS: rmanalang@icqglobal.net

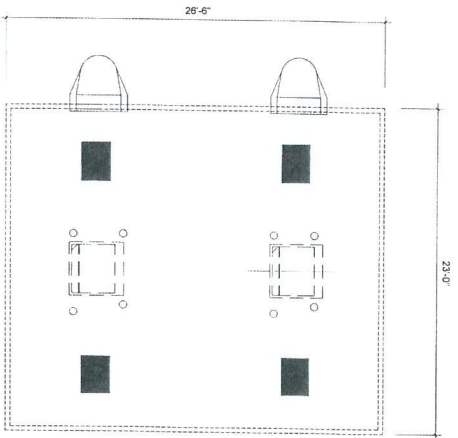
Project Name:  
**Proposed Drive-up ITM Canopy**  
 100 Main Street  
 Lombard, Illinois

DATE: 04/24/2018  
 DRAWN BY: [Blank]  
 SHEET NO.: **A-4**

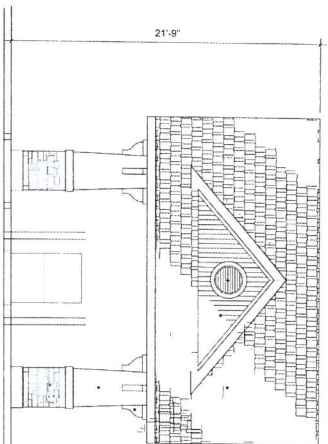




PLAN scale 1/4" = 1'-0"

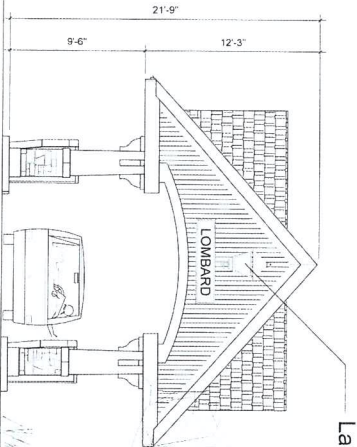


CEILING PLAN scale 1/4" = 1'-0"



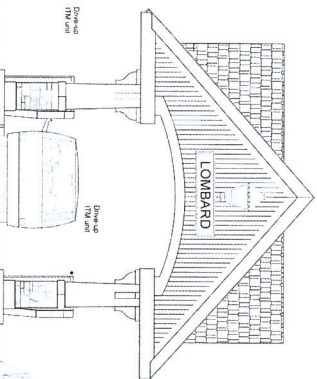
FACING NORTH Finish Material scale 1/4" = 1'-0"

- Ventilation Grille
- Architectural Shingles
- Hardie Board Siding & Trim
- Premanufactured Brackets
- Hardie Board Panel & Trim
- Stone Base (rubble w/ stone trim)

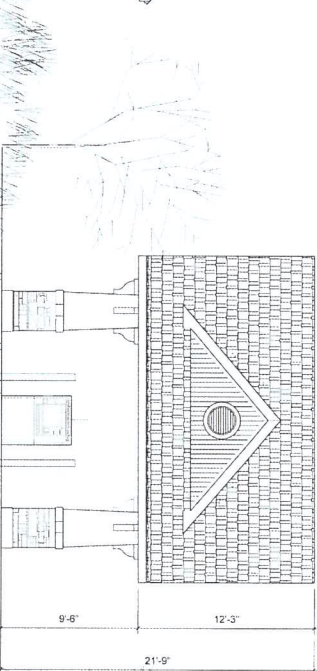


FACING MAIN ST. scale 1/4" = 1'-0"

Lamp to match City Lamp



WEST ELEVATION scale 1/4" = 1'-0"



FACING SOUTH scale 1/4" = 1'-0"

**R MANALANG ARCHITECT**  
 831 DOWNING CT HOHMAN ESTATES, ILLINOIS 60704  
 TEL: 708.421.1111  
 E-MAIL: ADDRESS: rmanalang@sigmadigital.net

project name:  
**Proposed Drive-up ITM Canopy**  
 100 Main Street Lombard, Illinois

DATE	BY
04/10/18	DRAMM RM
04/20/18	REVISION

SHEET NO

**A-2**