

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: October 28, 2014 (B of T) Date: November 6, 2014

TITLE: PC 14-31; 105 E. Roosevelt Road – Conditional Use for a Bank and  
Financial (Payday Loan Store)

SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

The Plan Commission recommended approval of this petition by a vote of 6-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**DATE:** November 6, 2014

**SUBJECT:** **PC 14-31: 105 E. Roosevelt Road (Payday Loan Store)**

Please find the following items for Village Board consideration as part of the November 6, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-31;
3. Completed Standards for a Conditional Use; and
4. An Ordinance granting a conditional use, pursuant to Section 155.417 (G)(2)(b) of the Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District; and
5. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the November 6, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

November 6, 2014

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 14-31; 105 E. Roosevelt Road – Conditional Use for a Bank and Financial Institution**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 20, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner and the Petitioner, Thomas Serrano of PLS Financial Solutions, 446 E. Roosevelt Road, Lombard, IL.

Chairperson Ryan read the Plan Commissions procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.

Mr. Serrano began by stating that they are a current tenant in the Village of Lombard at 1446 E. Roosevelt Road. They have been a tenant at this location for over ten (10) years. They are petitioning to relocate their operation to 105 E. Roosevelt Road. They are looking to expand their financial services for their customers. The new location is currently a Foremost Liquors that is being downsized making room for additional retailers. The building is forty-five thousand (45,000) square feet and the suite they are petitioning for is

two thousand (2,000) square feet. There is plenty of parking on site. There will be no site improvements made to this location. The landlord is making physical improvements to the fascia and façade of the building including a new store front, painting and decor on the cornice, and sign ban elements. The landlord is putting approximately \$400,000 into the facility. With this expansion, PLS is looking to add insurance products as well as tax service at this location.

The current site operates with six to eight employees and they plan to keep it that range. As volume increases they would add to the employee size. They have an average of ten (10) to fifteen (15) customers on a daily basis. The weekends have a significant increase in customers to approximately thirty (30) to forty (40) customers a day. The site has three entrances on the Roosevelt Road side with a cross access agreement with the property to the southwest. Mr. Serrano concluded that they seeking approval from the Plan Commission to move their tenancy to this new site within the Village of Lombard.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil presented the staff report, which was submitted to the public record in its entirety. He began by stating the petitioner already operates a Payday Loan Store within the Village at 446 E. Roosevelt Road. The existing location opened in 2005 when financial institutions did not require a conditional use permit. Per the Village of Lombard Zoning Ordinance, banks and financial institutions require a conditional use permit within the B4A Roosevelt Road Corridor District.

The petitioner is looking to relocate their existing operation and has indicated that should the new location at 105 E. Roosevelt Road be approved, the location at 446 E. Roosevelt Road will close.

Mr. Panfil said the Inter-Departmental Review Committee had no issues or concerns regarding the project at this time.

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, staff finds that the project is complimentary to the surrounding land uses.

The proposed site location and use as a bank / financial institution is consistent with the Comprehensive Plan's recommendation of community commercial which includes services extending beyond daily living needs.

Except for minimum lot area, minimum lot width, and minimum open space, which are existing legal nonconformities, the subject property meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

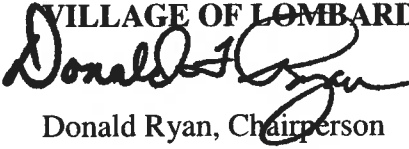
Mr. Panfil concluded stating that staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Burke, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0 to recommend that the Village Board approve the conditional use pursuant to Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District, associated with PC 14-31, subject to the following five (5) conditions:

1. That this relief is limited to the operation of a bank and financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and
5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Respectfully,

**VILLAGE OF LOMBARD**  
  
Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### PLS FINANCIAL SOLUTIONS OF ILLINOIS, INC. – 105 E. ROOSEVELT ROAD

OCTOBER 20, 2014

#### Title

PC 14-31

#### Petitioner

Daniel Palermo  
1 South Wacker Drive  
Chicago, IL 60606

#### Property Owner

West Properties, LLC  
1121 W. Tamarack Drive  
Barrington, IL 60010

#### Property Location

105 E. Roosevelt Road  
Trustee District #6  
06-20-100-067

#### Zoning

B4A Roosevelt Road Corridor  
District

#### Existing Land Use

Liquor Store

#### Comprehensive Plan

Community Commercial

#### Approval Sought

Conditional use to allow for a bank and financial institution within the B4A Roosevelt Road Corridor District.

#### Prepared By

Matt Panfil, AICP  
Senior Planner



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner is proposing a bank/financial institution, PLS Financial Solutions of Illinois, LLC. No exterior site improvements are associated with the proposal. The petitioner already operates a Payday Loan Store within the Village at 446 E. Roosevelt Road. The existing location opened in 2005 when financial institutions did not require a conditional use permit. In 2007, the B4A Roosevelt Road Corridor District was created and banks and financial institutions were established as a conditional use. The petitioner is looking to relocate their existing operation and has indicated that should the new location at 105 E. Roosevelt Road be approved, the location at 446 E. Roosevelt Road will close.

#### APPROVAL(S) REQUIRED

Per Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, banks and financial institutions require a conditional use permit within the B4A Roosevelt Road Corridor District.

#### EXISTING CONDITIONS

The subject property is currently improved with a one-story building. The existing building was built over fifty years ago as part of a shopping center before the property was annexed into the Village in 1965. The existing building and associated parking lot sits on five separate parcels of property. The overall shopping center site has one-hundred and sixteen (116) parking spaces, four (4) of which are accessible.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 18,864 sq. ft.  
 Building Area: 6,175 sq. ft.  
 Tenant Area: 2,542 sq. ft.  
 Lot Coverage: approx. 95%

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

Front: 30' (93')  
 Interior Side: 10' (0')  
 (East)  
 Interior Side: 10' (0')  
 (West)  
 Rear: 30' (60')  
 Lot Width: 150' (82')

**Parking Spaces**

Demand: 6 spaces (1 ADA)  
 Parcel Supply: 21 spaces (0 ADA)  
 Center Supply: 116 spaces (4 ADA)

**Submittals**

1. Petition for a public hearing, submitted September 16, 2014;
2. Response to Standards for a Conditional Use;
3. Plat of Survey, prepared by Cemcon, Ltd., dated May 3, 2002 and submitted September 16, 2014;
4. Floor Plan prepared by petitioner, undated; submitted September 16, 2014

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

**Fire Department:**

The Fire Department has no issues or concerns regarding the request.

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project.

**Public Works:**

The Department of Public Works has no issues or concerns regarding the project.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
<b>North</b>	B4A	Lombard Pines Shopping Center
<b>South</b>	R3	Attached Single Family Residential and Unincorporated DuPage Co.
<b>East</b>	B4A	V-Land Shopping Center
<b>West</b>	B4A	Auto Repair (Jiffy Lube) and Oxford Corners Shopping Center

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, including nearby residential neighborhoods, staff finds that the project is complimentary to the surrounding land uses.

*2. Comprehensive Plan Compatibility*

The proposed site location and use as a bank / financial institution is consistent with the Comprehensive Plan's recommendation of community commercial which includes services extending beyond daily living needs.

### **3. Zoning Ordinance Compatibility**

Except for minimum lot area, minimum lot width, and minimum open space, which are existing legal nonconformities, the subject property meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

### **4. Sign Ordinance Compatibility**

The petitioner has not yet proposed any signage for the business. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

### **5. Site Plan: Access, Circulation, and Parking**

The existing access points and parking lot design have proven sufficient for the subject property. The quantity of off-street parking exceeds the projected demand.

## **SITE HISTORY**

The existing multi-tenant building was constructed prior to 1965 and annexed into the Village in 1965.

### **ORDINANCE 1109**

Ordinance 1109 approved the annexation of the subject property on June 28, 1965.

### **ZBA 06-18**

ZBA 06-18 approved a variation to allow the existing approximately 252-square foot freestanding sign (advertising Famous Liquors) where a maximum area of 125 square feet is permitted in the B4 Corridor Commercial District in 2006.

## **FINDINGS & RECOMMENDATIONS**

Staff finds that as the proposed bank / financial institution is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

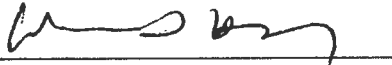
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a bank / financial institution and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-31:

Based on the submitted petition and the testimony presented, the proposed conditional use does 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 14-31, subject to the following conditions:



1. That this relief is limited to the operation of a bank / financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and
5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## STANDARDS FOR CONDITIONAL USES

PLS Financial Solutions of Illinois  
Standards for Conditional Uses

September 12, 2014

Village of Lombard  
Attn: Plan Commission

Re: Standards for Conditional Uses Response

Section 155.103(F)(8) of the Lombard Zoning Ordinance

1. **That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare:**

PLS Financial Solutions of Illinois ("PLS") has already been operating in the Village of Lombard at 446 East Roosevelt Road for the past 10 years from January 1, 2005 - December 31, 2014. The store has been in good financial standing and has been a model tenant to its landlord. Additionally, the store has provided employment to local residents and will continue to do so if its relocation 0.5 miles west to 105 East Roosevelt Road is approved.

2. **That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is located:**

As stated in response to (1) above, PLS has already been operating in good standing for ten years in the Village of Lombard and is attempting to relocate just 0.5 miles west of its current location on East Roosevelt Road. Surrounding property values will not be substantially diminished by relocating the store only 0.5 miles down the road. In fact, over the past twelve months property values in the 60148 area code where both the current and potential properties are located have appreciated by 7.9% to \$223,000<sup>1</sup> and are projected to increase by another 1.3% over the next calendar year<sup>2</sup>.

In addition, West Properties LLC, the owner of the shopping center at 105 E. Roosevelt, PLS, and several other future tenants are investing a projected \$700,000 in capital

<sup>1</sup> <http://www.zillow.com/lombard-il-60148/home-values/>

<sup>2</sup> <http://www.zillow.com/lombard-il-60148/home-values/>

improvements to upgrade the façade of the center and the internal aesthetics and presentation of the stores. The improved appearance of the center will not only make a major Lombard intersection, Roosevelt/Main (32,000 VPD), more presentable and vibrant, it will assist in increasing market rents for retail spaces and the lease up of the largely vacant neighboring shopping centers southeast and southwest of the intersection.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district:**

As stated in response to (1) above, PLS has already been operating in good standing for ten years in the Village of Lombard and is attempting to relocate just 0.5 miles west of its current location on Roosevelt Road. The proposed relocation would place it in an existing shopping center that is zoned and built for retail use. Additionally, PLS will be contributing a budgeted \$90,000 of the \$700,000 in capital improvements referenced above. Therefore, the relocation will be instrumental in improving the aesthetics of a 44,280 SF shopping center at a prime location on a heavily trafficked thoroughfare in Lombard.

- 4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided:**

West Properties currently provides adequate public utilities, access roads, drainage, and necessary facilities. PLS and West Properties will include in the representations and warranties of the potential lease that all utilities, access roads, drainage, and necessary facilities will be provided at the commencement date of the lease and will continue to be maintained throughout the life of the lease.

- 5. That the adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets:**

West Properties currently provides adequate measures to provide ingress and egress that minimizes traffic congestion. PLS and West Properties will include in the representations and warranties of the potential lease that adequate avenues for ingress and egress are provided at the commencement date of the lease and will continue to be maintained throughout the life of the lease.

**6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard:**

The proposed relocation of PLS is consistent with the Comprehensive Plan in a number of ways. First, the company actively promotes and implements environmentally conscious practices. While this is easier to achieve in ground up construction, in this existing space PLS will install energy efficient T8 lighting and sign timers, as well as a thermostat that is programmable and saves energy. Additionally, the thermostat contains no mercury and reduces greenhouse gas emissions that are associated with energy production.

Also, as mentioned in the response to (2) and (3) above, congruent with the initiative to promote commercial development and redevelopment on the Village's major street corridors and neighborhood shopping centers, PLS and West Properties are currently and will continue to undertake a massive renovation to the shopping center. If the conditional use petition is approved, PLS will contribute \$90,000 of the \$700,000 invested to improve the façade and internal presentation of the shopping center. This undertaking will be instrumental to not only aesthetically improving a major retail corridor at the Roosevelt and Main intersection, but it will also assist in making the area more desirable for future tenants to continue to lease up the existing vacancies at the intersection.

Additionally, PLS is a national credit tenant that provides stability to the shopping center at Roosevelt & Main. In the past five years alone, PLS has been named to Crain's "Fast 50" List, the "101 Best & Brightest Places to Work in Chicago" list, and Inc.'s "5000 Fastest-Growing Private Companies in America." While the accolades are a testament to the success and quality of the company personnel, more applicably, PLS provides a stable tenant to the shopping center, improving the long-term viability and success of the retail corridor on Roosevelt.

Not only does PLS provide stability to its landlords, it also places an emphasis on being charitable in the communities in which it does business, specifically in the Chicagoland area where the company is headquartered. Of note, in the past year PLS donated \$10,000 to the American Cancer Society for the Making Strides against Breast Cancer Walk and had over 300 employees participate in the walk. Also, last winter employees participated in "Letters to Santa," where employees received Christmas letters from elementary school aged children in underprivileged Chicago families in the Chicago Public School System and provided gifts for them during the holiday season. On top of these two endeavors, PLS donated to a number of different causes locally in the past year, including: Advocate Children's Hospital, American Forests, Chicago Public Library Foundation, Fights Hunger Drive, Habitat for Humanity, Salvation Army, Toys for Tots,

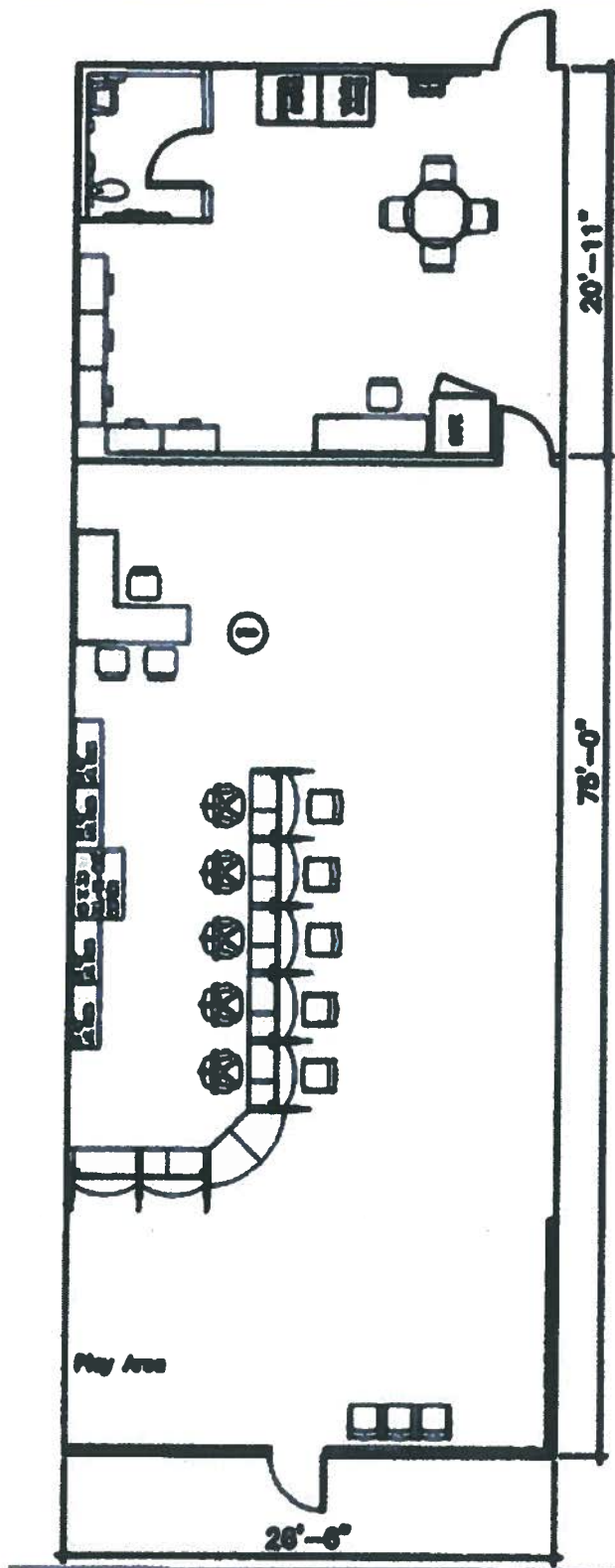
the YMCA, and numerous other food banks, schools systems, municipalities, and other ad hoc charitable endeavors. PLS is committed to not only being a strong retail merchant, but more importantly a good neighbor in its communities.

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission:**

As stated in response to (1) above, PLS has already been operating in good standing for ten years in the Village of Lombard and has been in accordance with applicable regulations of the district. PLS and West Properties will include in the representations and warranties on the potential lease that PLS will be in conformance with said regulations of the district as of the commencement date and will continue to conform for the remainder of the lease term.



**FLOOR PLAN**



**PLS Financial Solutions of  
Illinois, Inc.  
105 E. Roosevelt  
Lombard, Illinois**

## Nowakowski, Tamara

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**From:** Panfil, Matthew  
**Sent:** Thursday, October 23, 2014 3:44 PM  
**To:** Nowakowski, Tamara  
**Subject:** FW: Conditional Uses application/Petition for Public Hearing

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**From:** Daniel Palermo [mailto:[dpalermo@plsemail.com](mailto:dpalermo@plsemail.com)]  
**Sent:** Thursday, October 23, 2014 3:38 PM  
**To:** Panfil, Matthew  
**Subject:** RE: Conditional Uses application/Petition for Public Hearing

On behalf of PLS Financial Solutions of Illinois, Inc., I would like to request a waiver of first reading for the conditional use at 105 E. Roosevelt Road.

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**From:** Panfil, Matthew [mailto:[PanfilM@villageoflombard.org](mailto:PanfilM@villageoflombard.org)]  
**Sent:** Thursday, October 23, 2014 3:19 PM  
**To:** Daniel Palermo  
**Subject:** RE: Conditional Uses application/Petition for Public Hearing

Dan:

Will you be requesting a waiver of first reading for the conditional use at 105 E Roosevelt Road, scheduled to appear before the Village Board on Thursday, November 6, 2014? If so, then a simple e-mail reply noting your request is acceptable. If not, then the item will follow the standard two-reading process at which a final vote would occur on November 20.

Thank you,

Matt

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**From:** Panfil, Matthew  
**Sent:** Thursday, September 25, 2014 8:27 AM  
**To:** 'Daniel Palermo'  
**Subject:** RE: Conditional Uses application/Petition for Public Hearing

Dan:

The October 20<sup>th</sup> meeting will be a public hearing. You are required to attend and give a brief presentation at the start of the public hearing. The public then has a chance to comment and ask questions. Staff then gives the Village report, which is followed by questions and comments from the Plan Commission. A recommendation vote is made to the Village Board, who will make a final vote on the matter at either their November 6 or November 20 meeting.

- Matt

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**From:** Daniel Palermo [mailto:[dpalermo@plsemail.com](mailto:dpalermo@plsemail.com)]  
**Sent:** Wednesday, September 24, 2014 4:34 PM



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

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417  
(G)(2)(b) OF THE LOMBARD ZONING ORDINANCE**

PC 14-31: 105 E. Roosevelt Road (Payday Loan Store)

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 described in Section 2 below, is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 20, 2014 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; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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

**SECTION 1:** That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution.

SECTION 2: That this Ordinance is limited and restricted to the property located at 105 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE EAST 301.75 FEET OF THE WEST 521.75 FEET OF THE NORTH 284 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES; AND

THE NORTH 30 FEET OF LOT 1, THE NORTH 30 FEET OF LOT 2, AND THE NORTH 30 FEET OF THE WEST 26.75 FEET OF LOT 3, ALL IN SHARON'S SUBDIVISION OF THE SOUTH 376 FEET OF THE NORTH 660 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-20-100-066, -067, -068 (the "Subject Property").

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

1. That this relief is limited to the operation of a bank / financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and
5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Ordinance No. \_\_\_\_\_  
Re: PC 14-31  
Page 3

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk