





## MEMORANDUM

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

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

**MEETING DATE:** June 21, 2018

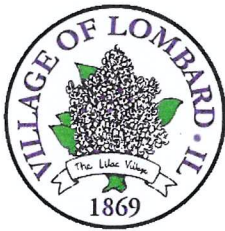
**SUBJECT:** **PC 18-18: 100 S. Main Street, West Suburban Bank**

Please find the following items for Village Board consideration as part of the June 21, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-18;
3. An Ordinance granting approval of the requested conditional use for a drive-through facility.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the June 21, 2018 Board of Trustees agenda with a waiver of first reading.





## VILLAGE OF LOMBARD

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June 21, 2018

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, 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 18-18, 100 S. Main Street, West Suburban Bank**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, 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 within the B5 Central Business District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 4, 2018. Sworn in to present the petition were the petitioner, Edward Garvey of West Suburban Bank and Tami Urish, Planner I of the Village of Lombard.

Mr. Garvey presented the petition. He said a branch office for West Suburban Bank opened at the property of 100 S. Main in 1991 and was removed in 2006. West Suburban Bank is looking to re-establish the drive up facility with the newest technology, ITM machines. The plan is to use the same drive through circulation as the existing site with exits off Main Street and Parkside. No entrance is proposed for Main Street, only off Parkside Avenue. West Suburban Bank will be ending the current use of the Village leasing the parking lot for premium commuter parking. The parking lot will be for customer parking only. he is seeking approval for a conditional use

Mr. Garvey presented a slide of an interactive teller machine and reviewed the details of its use. He showed another slide depicting a colorized version of the proposed canopy covering the ITMs. The canopy was designed to harmonize with the downtown historic environment based on comments from staff.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Urish presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing to install two interactive teller machines (ITM) with kiosk structures and modify the existing drive through lane from one to two lanes. The property will remain unoccupied physically as employees will be off-site communicating through the machines. Staff recommends approval of re-establishing a less intensive use of what once occupied the site approximately ten years ago.

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

Commissioner Flint stated that he appreciated the extra attention to architectural details by tying into the downtown.

Commissioner Sweetser asked the petitioner the typical down time of the machines in a given time period of a month or year. Mr. Garvey responded that once the machines are up and operational the down time is only for software updates which can take up to an hour. This is why machines are usually installed in pairs so that while one is down the other is operational.

On a motion by Commissioner Flint, and a second by Commissioner Mrofcza, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-17, subject to three (3) 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; 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.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission  
c. Lombard Plan Commission

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

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.418 (C)  
OF THE LOMBARD ZONING ORDINANCE**

PC 18-18: 100 S. Main Street

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 B5 Central Business District; and,

WHEREAS, an application has been filed requesting the Village grant a conditional use, pursuant to Section 155.418(C)(7) of the Zoning Ordinance, to allow for a drive-through facility; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 4, 2018 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 petition, subject to conditions; and,

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

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

SECTION 1: That the conditional use for a drive through facility is hereby granted for the Subject Property, as described in Section 3 below:

SECTION 2: That this Ordinance is limited and restricted to the property located at 100 S. Main Street, Lombard, Illinois and legally described as follows:



LOT 1 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF MAIN STREET, A DISTANCE OF 20.0 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 115 DEGREES 20 MINUTES, 15 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 25.83 FEET TO A POINT ON THE SOUTHERLY LINE OF PARKSIDE AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING) IN CAVERNO'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF BLOCK 20 IN THE "TOWN OF LOMBARD" BEING A SUBDIVISION IN SECTION 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT OF SAID CAVERNO'S SUBDIVISION RECORDED MAY 17, 1912 AS DOCUMENT 108107, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-213-015 (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 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; and
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.

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 \_\_\_\_\_, 2018.

Ordinance No. \_\_\_\_\_  
Re: PC 18-18  
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First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_,  
2018.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018, pursuant to a roll  
call vote as follows:

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

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

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

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

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

Published in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2018.

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