

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: September 23, 2014 (B of T) Date: October 2, 2014

TITLE: PC 14-26: 920 E. Roosevelt Road (Metro Title Loan)

SUBMITTED BY: Department of Community Development 

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 4-0.

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

**DATE:** October 2, 2014

**SUBJECT: PC 14-26: 920 E. Roosevelt Road (Metro Title Loan)**

Please find the following items for Village Board consideration as part of the October 2, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-26;
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 4-0. Please place this petition on the October 2, 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

October 16, 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 14-26; 920 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 September 15, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner, the Petitioner, Gus Danos of Comar Properties, Inc., 1S660 Midwest Road, Suite 300, Oakbrook Terrace, IL 60181, and the petitioner's representative, James W. Sotiros of James W. Sotiros Architecture, P.C., 1S660 Midwest Road, Suite 300, Oakbrook Terrace, IL 60181.

Mr. Sotiros began by stating that the petitioner considers the proposal as two phases; the exterior and the interior. The exterior will have cosmetic enhancements, but the base of the building, layout, and utilities will remain intact. The enhancements will convert the exterior from a retail-oriented design to one more consistent with an office use. Specifically, the petitioner will be removing the drive-thru lane and drive-thru window. The wood deck at the front of the lot will be replaced by a curbed landscaped area. In addition to that area, landscaping will be improved throughout the site. New site lighting

will be added, but installed in such a way that the light is directed into the property and not into the surrounding properties. The parking lot will be repaved as part of the project. In regards to the existing building, the petitioner intends to install a new EIFS cornice, paint the building, replace all of the windows, and remove the exterior vestibule. The petitioner will also be constructing a wood fence at the rear of the lot. A new pylon sign will be submitted for Village review at a later date.

Mr. Sotiros stated that the petitioner anticipates a lower volume of traffic than the previous use as a fast-food restaurant because they are not a full-service bank, but specialize in title loans.

Acting Chairperson Flint asked for public comment. Ms. Coletta Carey of 1144 S School Street stated that as a long-time resident of Lombard she has concerns regarding the lack of public notification regarding the project and traffic at the site because it is a very busy street and people use School Street as a shortcut to avoid traffic signals. After hearing Mr. Sotiros' presentation, Ms. Carey stated that she thinks the proposed use is good because there will be less traffic.

The petitioner, Gus Danos, spoke regarding the proposal. Mr. Danos stated that his company built the shopping center at 450 E. Roosevelt Road, at which his company just installed new landscaping for beautification purposes. Also, his company owns the local TCF building which he feels is also an attractive site. Mr. Danos intends to provide similar upgrades to the current project. In regards to the traffic volume, Mr. Danos estimates the volume to reduce from 200-300 cars per day to approximately ten (10). Mr. Danos concluded by adding that the fire sprinklers will be installed in the existing building and reiterating that there will be a fence at the rear of the property.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. Mr. Panfil summarized the improvements associated with the project, as mentioned by the petitioner and his representative.

The necessity for a conditional use for a bank and financial institution dates back to the 2007 establishment of the B4A Roosevelt Road Corridor District.

In their review of the proposal, the Fire Department has stated that the petitioner is to maintain a twenty foot (20') wide access lane along the eastern drive aisle. The Site Plan and Landscape plan indicate that this request should be easily accommodated.

Also, Private Engineering Services has stated the two (2) existing accessible parking spaces do not meet the current requirements established by the state. The petitioner shall provide two (2) accessible parking spaces that meet code, including parking signage and striping.

Mr. Panfil stated that in consideration of the existing zoning, staff finds that the high level of landscaping, architectural improvements, and the use itself is complimentary to the surrounding land uses. Mr. Panfil continued that the proposal is consistent with the Village's Comprehensive Plan recommendation for Community Commercial land uses and is also consistent with the Village's Zoning Ordinance, except for minimum lot width, which is an existing legal non-

conformity. If any signage variations are necessary, they will appear before the Plan Commission.

Mr. Panfil added that the existing canopies will be replaced by new canvas canopies.

Finally, Mr. Panfil noted Private Engineering Services' statement that any improvements or work that would occur in the Roosevelt Road right-of-way would require an Illinois Department of Transportation (IDOT) permit. Indicating a memo that was provided to the Plan Commissioners, Mr. Panfil stated that planning staff, based on concerns expressed by the petitioner regarding the site design guidelines established in Section 155.417 (E)(1)(b) of the Zoning Ordinance, requests a new condition of approval, Item #7.

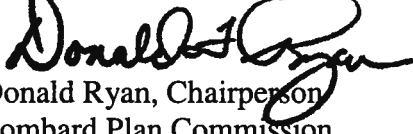
On a motion, noting that Item #7 from the IDRC report was replaced by Item #7 from the memo from planning staff dated September 15, 2014, by Commissioner Sweetser, and a second by Commissioner Burke, the Plan Commission voted 4-0 that the Village Board approve the conditional use pursuant to Section 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 14-26, subject to the following seven (7) 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. 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;
5. The petitioner shall provide and maintain a twenty foot (20') wide Fire Department access lane at the eastern drive aisle;
6. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen foot (16') wide parking spaces with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement; and

7. The petitioner shall remove the full access curb cut nearest to the intersection of Roosevelt Road and School Street, provided that the Illinois Department of Transportation (IDOT) approves of said request without also requiring the conversion of the easternmost Roosevelt Road curb cut from full access to right-in and right-out only upon any occurrence of the following:
  - a. Improvements to School Street by the Village of Lombard;
  - b. Improvements to Roosevelt Road / IL State Route 38 by IDOT; or
  - c. The future redevelopment of the subject property.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### METRO TITLE LOAN – 920 E. ROOSEVELT ROAD

SEPTEMBER 15, 2014

#### Title

PC 14-26

#### Petitioner

Gus Danos  
1S660 Midwest Road  
Oakbrook Terrace, IL 60181

#### Property Owner

George Marudas  
920 E. Roosevelt Road  
Lombard, IL 60148

#### Property Location

920 E. Roosevelt Road  
Trustee District #6

#### Zoning

B4A Roosevelt Road Corridor  
District

#### Existing Land Use

Fast-food Restaurant

#### 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, Metro Title Loan. In addition to renovating the interior for use as office space (Exhibit A), the petitioner also proposes the following exterior site improvements (Exhibits A and B):

- ✓ Removing the existing drive thru lane and window;
- ✓ Replacing the existing wood deck with a landscaped area;
- ✓ Installing new landscape throughout the rest of the site;
- ✓ Installing new site lighting;
- ✓ Repaving the asphalt parking lot; and
- ✓ Constructing a new six foot (6') tall wooden stockade fence along the north property line.

#### 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 brick building within outdoor seating area. The existing site has twenty-six (26) parking spaces, two (2) of which are accessible. There is a drive thru lane that wraps around the existing structure. Finally, there are three (3) curb cuts providing access to the site; two (2) on Roosevelt Road and one (1) on School Street.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 21,137 sq. ft.  
 Building Area: 1,567 sq. ft.  
 Tenant Area: 1,567 sq. ft.  
 Lot Coverage: approx. 78%

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

Front: 30' (34')  
 Interior Side: 10' (39')  
 (East)  
 Corner Side: 10' (41')  
 (West)  
 Rear: 30' (72')  
 Lot Width: 150' (100')

**Parking Spaces**

Demand: 6 spaces (1 ADA)  
 Supply: 26 spaces (2 ADA)

**Submittals**

1. Petition for a public hearing, submitted August 11, 2014;
2. Response to Standards for a Conditional Use;
3. Land Title Survey, prepared by Nekola Survey, Inc., September 28, 2010 and submitted August 11, 2014;
4. Floor Plan & Elevations, prepared by J.W.S. Architecture, dated August 11, 2014 and submitted August 11, 2014; and
5. Site and Landscaping Plan, prepared by J.W.S. Architecture, dated August 11, 2014 and submitted August 11, 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 requires the site improvements to provide (or maintain) a twenty foot (20') wide Fire Department access lane along the eastern drive aisle (Exhibit C). The site and landscape plan suggests that the petitioner should be able to accommodate this requirement.

**Private Engineering Services:**

Private Engineering Services (PES) has the following comments regarding the project:

- The existing required two (2) accessible spaces do not meet current requirements and are to be corrected, including the appropriate accessible parking signage, during the resurfacing and restriping of the parking lot.
- The petitioner has indicated that they will rework the existing concrete curb. If any of the rework is located within the Roosevelt Road right-of-way an IDOT permit is required.

**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
North	R1	Single-family home
South	B4A	Home Improvement Group Kitchen & Bath Gallery
East	B4A	Shell Gas Station
West	B4A	Steve's Gyro Restaurant

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, including nearby residential neighborhoods that will promote a high level of architectural and landscaping excellence, staff finds that the project is complimentary to the surrounding land



uses and that the exterior site improvements include significant upgrades to the existing architecture and landscaping.

**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 width, which is an existing legal nonconformity, 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**

On-site traffic congestion is anticipated to reduce substantially from the previous use because there will be no drive-thru lane or window associated with the proposed bank / financial institution.

PES noted that an IDOT permit may be required if the petitioner reworks any curb within the Roosevelt Road right-of-way; however, Planning staff requests that the petitioner contact IDOT regarding the possibility of closing the curb cut nearest the intersection of Roosevelt Road and School Street. As the proposed use will generate significantly less vehicular circulation on-site, the closure of that access point would provide enhanced safety and aesthetic appeal while the site maintains two full access points. Should IDOT require the conversion of the other full access point onto Roosevelt Road from full access to a right-in right-out only access then this requirement shall be waived.

**6. Elevations**

The petitioner is proposing to enlarge the existing windows and replace the existing canopies with new canvas canopies. Other changes to the facades include new paint and a new E.I.F.S. cornice that will wrap around three sides of the building.

**SITE HISTORY**

The existing multi-tenant building was constructed in 1973 and annexed into the Village in 2002.

**PC 02-18**

PC 02-18 approved the annexation and rezoning (from the R-1 Single-Family Residence District to the B3 Community Shopping District, and to B4A after the establishment of the Roosevelt Road Corridor District in 2007) of the subject property. Conditional uses for the existing outdoor seating and a drive through service were approved as well as a variation to the Sign Ordinance to allow for signs painted directly on walls.

**FINDINGS & RECOMMENDATIONS**

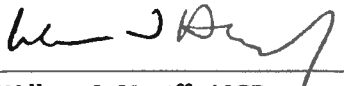
Staff finds that as the proposed bank / financial institution is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition 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 14-26:

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 14-26, 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. 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;
5. The petitioner shall provide and maintain a twenty foot (20') wide Fire Department access lane at the eastern drive aisle;
6. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen foot (16') wide parking spaces with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement; and
7. Upon request by the Village and approval by the Illinois Department of Transportation (IDOT), the petitioner shall remove the full access curb cut nearest to the intersection of Roosevelt Road and School Street provided that IDOT approves of said request without also requiring the conversion of the easternmost Roosevelt Road curb cut from full access to right-in and right-out only.

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**

### **Response to the applicable Standards**

**August 11, 2014**

- 1. Minor surface modification to the site and building will be needed to provide a new business experience. If the existing business use meets and surpasses the current Lombard Zoning ordinance, then the proposed "Metro Tile Loan" will have a lesser impact on the surrounding neighborhood.**
- 2. The proposed Metro Title Loan will have a significantly lower person/vehicle use than the existing business currently does. The future owner will maintain and work with the surrounding neighbors for the betterment of all.**
- 3. The existing traffic layout will not be increased; the site traffic pattern will be simplified. The existing drive thru window and traffic lane will be removed. The Title Loan establishment has no need for a drive thru lane.**
- 4. Because of the minimal revision to the site, and with the removal of the drive thru window, traffic intensity will be greatly reduced in comparison to the existing business.**
- 5. There is no plan to change any of the existing driveway layout. The site offered good access to and from Roosevelt Road, as well as a secondary driveway on the adjacent side street.**
- 6. With the installation of the new Metro Title Loan business, there will be little or no negative impact on the existing Roosevelt business corridor. The existing building will be renovated and maintained as an active business member of the Roosevelt corridor.**
- 7. With the approval of the Metro Title Loan at this property, the owner believes his business will provide a new and updated model for all other businesses to follow.**

## Nowakowski, Tamara

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**From:** Panfil, Matthew  
**Sent:** Tuesday, September 23, 2014 2:12 PM  
**To:** Nowakowski, Tamara  
**Subject:** FW: 920 E Roosevelt Rd Conditional Use

**From:** Jim Sotiros [<mailto:j.sotiros63@gmail.com>]  
**Sent:** Tuesday, September 23, 2014 1:55 PM  
**To:** Panfil, Matthew  
**Cc:** George Kourafas; Gus Danos; Patti Cichon  
**Subject:** Re: 920 E Roosevelt Rd Conditional Use

Dear Matthew Panfil, Village of Lombard

This e-mail is to requesting waiver of first reading to expedite the approval of this project. Comar Properties is anxious to complete site work and building remodeling before winter months.

Jim Sotiros  
James W Sotiros Architecture P.C.

On Tue, Sep 23, 2014 at 1:45 PM, Panfil, Matthew <[PanfilM@villageoflombard.org](mailto:PanfilM@villageoflombard.org)> wrote:

Jim:

For our records, can you provide an e-mail back requesting the waiver of first reading?

- Matt

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**From:** Panfil, Matthew  
**Sent:** Monday, September 22, 2014 8:19 AM  
**To:** Jim Sotiros ([j.sotiros63@gmail.com](mailto:j.sotiros63@gmail.com))  
**Subject:** 920 E Roosevelt Rd Conditional Use

Jim:



Will you and Mr. Danos be requesting a waiver of first reading for the conditional use at 920 E Roosevelt Rd, scheduled to appear before the Village Board on Thursday, October 2, 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 October 16.

Thank you,

Matt Panfil, AICP

Senior Planner

Village of Lombard

255 E. Wilson Avenue

Lombard, IL 60148

t [630.620.5744](tel:630.620.5744)

f [630.629.2374](tel:630.629.2374)

[panfilm@villageoflombard.org](mailto:panfilm@villageoflombard.org)

**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 14-26: 920 E. Roosevelt Road (Metro Title Loan)

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 September 15, 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 920 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT 8 IN BLOACK 7 IN A.T. MCINTOSH AND CO'S WESTOWN LANDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS DOCUMENT NUMBER 625824, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-311-011; (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. 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;
5. The petitioner shall provide and maintain a twenty foot (20') wide Fire Department access lane at the eastern drive aisle;
6. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen foot (16') wide parking spaces with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front

of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement; and

7. The petitioner shall remove the full access curb cut nearest to the intersection of Roosevelt Road and School Street, provided that the Illinois Department of Transportation (IDOT) approves of said request without also requiring the conversion of the easternmost Roosevelt Road curb cut from full access to right-in and right-out only upon any occurrence of the following:
  - a. Improvements to School Street by the Village of Lombard;
  - b. Improvements to Roosevelt Road / IL State Route 38 by IDOT; or
  - c. The future redevelopment of the subject property.

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:



Ordinance No. \_\_\_\_\_  
Re: PC 14-26  
Page 4

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Sharon Kuderna, Village Clerk

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

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Sharon Kuderna, Village Clerk