




MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: June 21, 2018

SUBJECT: **PC 18-16, 446 E. Roosevelt Road – Conditional use for a bank/financial institution**

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 18-16; and
3. An Ordinance granting approval of a conditional use for a property located at 446 E. Roosevelt Road.

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 18-16, Conditional Use for a bank/financial institution, 446 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, JLL, requests that the Village grant a conditional use, pursuant to Section 155.417(G) of the Zoning Ordinance, to allow for a bank/financial institution in the B4APD Roosevelt Road Corridor Planned Development Zoning 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 was Diane Burant with Nelson, representing the petitioner, and Anna Papke, Senior Planner.

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

Ms. Burant presented the petition. She said a Bank of America plans to develop the tenant space at 446 E. Roosevelt with a self-service remote banking facility consisting of an ATM. There will be an interior buildout of a tenant space consisting of a 250 square-foot ATM lobby. The tenant will use the existing parking lot in front of the strip center. Ms. Burant provided some background information on Bank of America. She stated that the request was consistent with the standards for conditional uses in the Zoning Ordinance.

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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner, representing Bank of America, proposes to operate a remote ATM facility inside a suite in the strip shopping center at 400-454 E. Roosevelt Road. The operation will consist of ATM machines and mechanical equipment inside the suite. There will be no drive-thru component and no exterior site alterations.

Banks and financial institutions are conditional uses in the B4A Zoning District. Staff has reviewed the request and finds the proposed ATM will not create any undue impact on neighboring properties. The ATM facility is similar in nature to other service uses currently in the shopping center. Staff supports the request and recommends approval of the petition. Staff also notes that the third condition of approval in the staff report references a mental health counseling office. This is an error, and the condition should reference a bank/financial institution. Staff requested that any motion made by the Plan Commission reflect the correction to Condition 3.

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

Commissioner Olbrysh asked for clarification about the edit to Condition 3 in the staff report. Ms. Papke said the proposed edit would address an error in the staff report, wherein Condition 3 referred to a mental health counseling center. She said this should be changed to reference a bank/financial institution.

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-16, subject to the following three (3) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank/financial institution is not established by said date, this relief shall be deemed null and void.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
BANK/FINANCIAL INSTITUTION TO TITLE 15, CHAPTER
155, SECTION 155.417(G) OF THE LOMBARD ZONING
ORDINANCE**

PC 18-16; 446 E. Roosevelt Road

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 defined below is zoned Roosevelt Road B4A Corridor Planned Development District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.417(G) of the Lombard Zoning Ordinance to allow a bank/financial institution; 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 recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

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

SECTION 1: That the following conditional use for a bank/financial institution is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 446 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

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LOT 1 IN DANOS PLAT OF CONSOLIDATION OF PART OF THE SOUTEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 12, 2002 AS DOCUMENT R2002-44077, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-403-045; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank/financial institution is not established by said date, this relief shall be deemed null and void.

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

Passed on first reading this ____ day of _____, 2018.

First reading waived by action of the Board of Trustees this ____ day of _____, 2018.

Passed on second reading this ____ day of _____, 2018.

Ayes: _____

Nays: _____

Absent: _____

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Approved this _____ day of _____, 2018.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2018.

Sharon Kuderna, Village Clerk