

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Bank of America – 446 E. Roosevelt Road

June 4, 2018

Title

PC 18-16

Petitioner

Jones Lang LaSalle (JLL)
135 S. LaSalle Street
Chicago, IL 60604

Property Owner

400 East Roosevelt Road, LLC
c/o Comar Properties
1S660 Midwest Road, Suite 300
Oakbrook Terrace, IL 60181

Property Location

466 E. Roosevelt Road

Zoning

B4APD – Roosevelt Road Corridor
District Planned Development

Existing Land Use

Commercial strip center

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use, pursuant to Section 155.417(G) of the Zoning Ordinance, to allow for bank/financial institution in the B4APD Roosevelt Road Corridor Planned Development Zoning District.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, JLL, represents Bank of America. Bank of America proposes to operate a remote ATM inside one suite of the strip shopping center at 400-454 E. Roosevelt Road. The subject property is located in the B4APD Roosevelt Road Planned Development District. The Lombard Zoning Ordinance classifies banks and financial institutions as conditional uses in the B4A Zoning District.

The operation will consist of an ATM unit and mechanical equipment inside the tenant space. There will be no staff and no drive-up ATM at this location. No exterior site alterations are proposed. Interior renovations are proposed.

APPROVAL(S) REQUIRED

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.

EXISTING CONDITIONS

The subject property is currently developed with a strip shopping center. The ATM facility will occupy one tenant space.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.78 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plans (including plat of survey) prepared by Nelson, dated February 16, 2018.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns regarding the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single-family residential
South	B4APD	High Point Centre
East	B4APD	Parking lot
West	B4	Maxfield's Restaurant

The subject property is located along the Roosevelt Road commercial corridor, which contains a mixture of commercial uses. An ATM facility within an existing shopping center is compatible with surrounding uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends community commercial uses in this area. The proposed use is consistent with this designation.

3. Zoning Compatibility

Per Section 155.417(G) of the Zoning Ordinances, a conditional use permit is required to operate a bank or financial institution in the B4A Zoning District.

Staff has reviewed the petitioner's request and finds the proposed ATM facility will not create any undue impacts on neighboring properties. The proposed ATM facility is similar in nature to the other retail and service uses already located in the shopping center.

3. Plat of Survey and Floor Plan

The petitioner will make modifications to the interior of the tenant space. No external modifications are proposed.

SITE HISTORY

PC 04-08

Granted a conditional use for a planned development with deviations from the Lombard Sign Ordinance.

FINDINGS & RECOMMENDATIONS

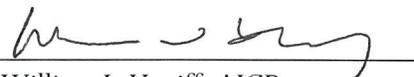
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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 18-16:

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 18-16, subject to 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 mental health counseling office is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\PCCASES\2018\PC 18-16\PC 18-16_IDRC Report.docx

30 West Monroe Street
Suite 200
Chicago, IL 60603
www.NELSONonline.comProject Name: BAC 450 E Roosevelt
Remote ATM
Project Address: 446 E Roosevelt Ave,
Lombard, IL
Project Number: 18.00381.00
Date: 04/16/2018**Conditional Use for Bank of America 450 E Roosevelt Remote ATM****Attention:** City of Lombard**From:** Diane Burant, Senior Designer, Nelson

The Bank of America is requesting conditional use approval to operate a self-service remote banking facility at 446 E. Roosevelt Avenue, Lombard, IL. This is a new construction tenant interior fit-out in an existing building. The space consists of a 250-square foot ATM lobby housing (2) ATM machines. A secured door from the Lobby to the ATM Service Room will be used only by bank vendors to service the ATM machines. Customers access the ATM lobby by swiping a credit/debit card through a card reader mounted to the storefront near the entrance door. The lobby is open 24 hours and is monitored with ceiling-mounted security cameras.

A parking lot in front of the building is available for used by bank customers. No dedicated parking spaces will be assigned to the bank near the bank storefront so adjacent tenants' customer parking will be available for use in front of the bank's storefront. An ADA path of travel to the building sidewalk from the parking lot will be updated to current ADA standards and is available to bank customers and for use by adjacent tenants. Its placement will not impede access to adjacent tenant storefront doors. Additional exterior lighting is provided by the bank near the bank's storefront door and adjacent parking lot for customer security.

Sincerely,



30 West Monroe Street
Suite 200
Chicago, IL 60603
www.NELSONonline.comProject Name: BAC 450 E Roosevelt
Remote ATM
Project Address: 446 E Roosevelt Ave,
Lombard, IL
Project Number: 18.00381.00
Date: 04/16/2018**Conditional Use for Bank of America 450 E Roosevelt Remote ATM****Attention:** City of Lombard**From:** Diane Burant, Senior Designer, Nelson

The Bank of America is requesting conditional use approval to operate a self-service remote banking facility at 446 E. Roosevelt Avenue, Lombard, IL. This is a new construction tenant interior fit-out in an existing building. The space consists of a 250-square foot ATM lobby housing (2) ATM machines. Additional exterior lighting is provided by the bank near the bank's storefront door and adjacent parking lot for customer security.

VII. Standards for Conditional uses; Section 155.103 (F)(8) of the Lombard Zoning Ordinance:
No conditional use shall be recommended by the Plan Commission unless it finds:

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;

Response: The proposed conditional use is operationally maintained through a secured door from the Lobby to the ATM Service Room will be used only by bank vendors to service the ATM machines. Customers access the ATM lobby by swiping a credit/debit card through a card reader mounted to the storefront near the entrance door. The lobby is open 24 hours and is monitored with ceiling-mounted security cameras. The interior space will provide a comfortable, secure area for the general welfare of its customers.

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 to be located;

Response: Bank of America is guided by a common purpose to help make financial lives better, by delivering through responsible growth with a focus on the environment, social and governance leadership. It represents a company that people want to work for, invest in and do business with. Bank of America hopes that implementing self-serve remote ATM facility will assist neighboring retail, commercial establishments as well as consumers by providing the convenience of remote banking.

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;

Response: The new construction tenant interior fit-out will not impede the normal and orderly development of surrounding property as it is only an interior remodel of existing suite. It will not change the exterior building design or construction.

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

Response: A parking lot in front of the building is available for use by bank customers. No dedicated parking spaces will be assigned to the bank near the bank storefront so adjacent tenants' customer parking will be available for use in front of the bank's storefront. Public utilities, access roads, drainage and/ or other facilities will not be impacted by the interior fit-out.

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

Response: Every measure has been taken into account to ensure that ingress and egress will not be impacted by the new interior fit-out. An ADA path of travel to the building sidewalk from the parking lot will be updated to current ADA standards and is available to bank customers and for use by adjacent tenants. Its placement will not impede access to adjacent tenant storefront doors.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Response: The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard as it establishes commercial diversity by adding viability to the Roosevelt Road Corridor by providing banking services that are in great need within its vicinity.

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.

Response: The proposed conditional use is in conformance to applicable regulations of the district in which it is located and is subject to be modified pursuant to the recommendations of the Plan Commission.

Sincerely,

A handwritten signature in black ink that reads "Diane Burant". The signature is written in a cursive, flowing style.