



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Minutes Plan Commission

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Monday, June 4, 2018

7:00 PM

Village Hall - Board Room

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### SPECIAL MEETING

#### Call to Order

*Chairperson Ryan called the meeting to order at 7:00 p.m.*

#### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

#### Roll Call of Members

**Present** 5 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

*Also present: William Heniff, Director of Community Development;  
Tami Urish, Planner, Anna Papke, Senior Planner.*

*Chairperson Ryan called the order of the agenda.*

*Ms. Papke read the Rules of Procedures as written in the Plan  
Commission By-Laws.*

#### Public Hearings

[180254](#)

**PC 18-16: 446 E. Roosevelt Road - Bank of America**

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 (DISTRICT #6)

*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.**

**The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

[180255](#)

**PC 18-17: 201-275 W. Roosevelt Road - Starbucks**

Requests that the Village take the following actions on the subject property located within the B4A Roosevelt Road Corridor Road District:

1. Grant a conditional use, pursuant to Section 155.417(G)(2)(b) of the Zoning Ordinance, to allow for a drive-through facility;
2. Grant a conditional use, pursuant to Section 155.417(G)(2)(a) of the Zoning Ordinance, to allow for an outside service area;
3. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property. (DISTRICT #2)

*Sworn in to present the petition were the petitioner, Hal Francke of Meltzer, Purtill and Stelle, LLC representing the property owners Roosevelt Associates Limited Partnership and Tami Urish, Planner I of*

*the Village of Lombard.*

*Mr. Francke presented the petition. He said the proposal is to replace the existing drive through only facility for Starbucks with a new 2,200 square foot full service Starbucks with outdoor dining area. Mr. Francke concurred with the staff report and requested that the responses prepared by them demonstrating that the commercial use is compatible and meets the conditions to allow the drive through and outdoor dining area be included in the record. He said the conditions of approval provided in the staff report were acceptable.*

*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, representing the property owner, proposes to replace the existing drive through only Starbucks with a Starbucks restaurant including a drive through and outdoor seating. The proposed project is within a Planned Development that allowed for a third principal building and a third freestanding therefore the need for the amendments to the Planned Development ordinances. There is no reason for staff not to support these requests as they are essentially requesting to re-establish a very similar restaurant that is expanding.*

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

*Commissioner Olbrysh stated that his main concern was increasing the stacking spaces to avoid any chance of stacking near Roosevelt Road in which the staff report adequately addresses.*

**On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, 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 Group Z Design Architecture dated April 17, 2018 submitted as part of this request; and**
- 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.

The motion carried by the following vote:

**Aye:** 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

[180257](#)

**PC 18-18: 100 S. Main Street - 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 located within the B5 Central Business District. (DISTRICT #2)

*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.**

**The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

## **Business Meeting**

*The business meeting convened at 7:28 p.m*

## **Approval of Minutes**

*There were no minutes to approve. The May 21, 2018 minutes will be approved at the June 11, 2018 meeting*

## Public Participation

*There was no public participation*

## DuPage County Hearings

*There were no Dupage County hearings*

## Chairperson's Report

*The Chairperson deferred to the Assistant Director of Community Development*

## Planner's Report

*The Senior Planner of Community Development had no report.*

## Unfinished Business

*There was no unfinished business*

## New Business

*There was no new business*

## Subdivision Reports

*There were no subdivision reports*

## Site Plan Approvals

*There were no site plan approvals*

## Workshops

*There were no workshops*

## Adjournment

**A motion was made by Commissioner Sweetser, seconded by Commissioner Mrofcza, to adjourn the meeting at 7:30 p.m. The motion passed by a unanimous vote.**

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*