

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

PC 22-16, 1145 S. Main Street

June 20, 2022

Title

PC 22-16

Petitioner

Jason Lohman
Lombard Bank & Trust
9701 W Higgins Rd, Suite 220
Rosemont IL 60018

Property Owner

The Sackar Company
945 W George Street, Suite 207
Chicago IL 60657

Property Location

1145 S. Main Street
06-17-305-049

Zoning

B4APD

Existing Land Use

vacant building

Comprehensive Plan

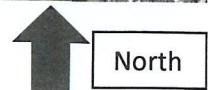
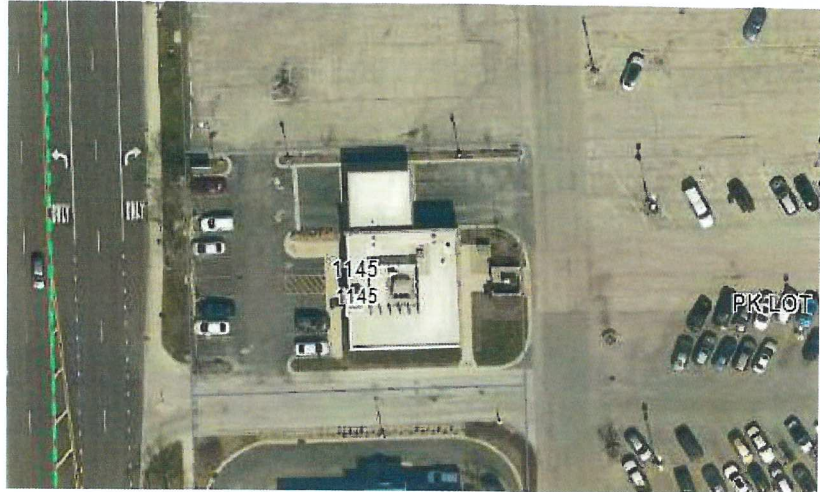
Community Commercial

Approval Sought

Conditional use for a bank and drive through

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

The petitioner proposes to operate a bank with a drive-through with three (3) lanes. The address was previously a Covid testing site, and before that a bank with a drive-through. The zoning entitlements for a bank and a drive-through have lapsed, therefore, a public hearing is required.

APPROVAL(S) REQUIRED

The petitioner requests the following in order to operate on the subject property located within the B4APD Roosevelt Road District Planned Development:

1. a conditional use pursuant to Section 155.417(G)(2)(b)(ii) of the Lombard Village Code to allow for a bank, and
2. a conditional use pursuant to Section 155.417(G)(2)(b)(v) of the Lombard Village Code to allow for a drive-through.

EXISTING CONDITIONS

The subject property is currently a vacant commercial building.

SITE HISTORY

The property was made a planned development in 1982 (ordinance 2555). 1145 S. Main Street was built as a restaurant with a drive-thru (ordinance 2735). The property became a bank in 1995 (ordinance 4088). In 2007 (SPA 07-02ph) the property received a sign variance.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.37 acres

Building Size: ~2,640 SF

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner, dated May 19, 2022;
3. Plat of Survey, prepared by National Survey Service, Inc., dated May 18, 2006

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comments. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. 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 District	Land Use
North	B4PD	Lombard Pines strip center
South	B4PD	Lombard Pines strip center
East	B4PD	Lombard Pines strip center
West	B3	Gas Station

The subject property is located in an established retail center with retail and restaurant uses. The property was previously a bank with a drive-thru.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial. The proposed bank and drive-thru is consistent with this designation.

3. Zoning Compatibility

The petitioner is proposing to use the building as a bank. As a bank and drive-thru are a conditional use in the B4A district, zoning relief is being sought. The property was previously a bank with a drive-thru.

4. Site Plan: Access & Circulation

The site is accessed by Main Street. The ingress and egress will not change.

FINDINGS & RECOMMENDATIONS

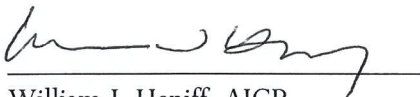
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use 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 22-16:

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 22-16, subject to the following two (2) conditions:

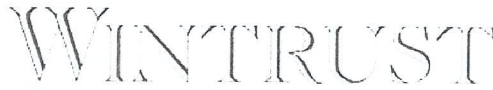
1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner



**Lombard Bank & Trust
Standards for Conditional Use - Responses**

Date: May 19, 2022

Village of Lombard: Village of Lombard
255 E. Wilson Ave. Lombard, IL 60148
Jennifer Ganser, AICP
Assistant Director of Community Development

Property Location: Lombard Bank & Trust
1145 S Main St
Lombard, IL

Petitioner: Lombard Bank & Trust
1145 S Main St
Lombard, IL

Petitioner Contact: Jason Lohman
Wintrust Financial Corporation
9701 W Higgins Rd
Rosemont, IL 60018
847-370-5416
jlohman@wintrust.com

Dear Jennifer Ganser-

Per the requirements for Conditional Use approval, please find the appropriate responses to the questions below from the "Standards of Conditional Use". If you have any questions, please feel free to contact me directly.

VII. STANDARDS FOR CONDITIONAL USES - Responses

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

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;
 - a. **Response: The new Banking Facility will not be detrimental to the concerns of public health, safety, morals, comfort, or general welfare.**

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;
 - a. Response: The new Banking Facility will be diminish the value of the surrounding neighborhood.
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;
 - a. Responses: The new Banking Facility will not impede the normal and orderly development of the surrounding properties.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - a. Response: The new Banking Facility will operate in an existing previously occupied Banking Facility. The new Lombard Banking Facility will have an exterior through-the-wall ATM and an exterior drive-up canopy that will have a total of three (3) drive lanes for customer traffic. All utilities, access roads, and drainage necessary for operation of the facility is existing and is adequate for the new facility.
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;
 - a. Response: The new Banking Facility will not change the already constructed ingress and egress of the location. Traffic congestion will continue to be minimized where possible.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
 - a. Response: The new proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard.
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.
 - a. Response: The new Banking Facility shall conform to all applicable regulations of the district where such property is located.

Sincerely

Jason Lohman
Wintrust Financial Corporation
Corporate Real Estate – Project Manager
C: 847-370-5416
johman@wintrust.com

Journal of Surgery

SURVEY NO. N-12873A SURVEY DATE: MAY 18, 2001
N-128812 LOCATION: IN. CLIP. & UTILITIES JUL. 5, 2001
N-128812 UTILITIES ADDED AUG. 2, 2001
N-127055 BLDG. FOUNDATION LOCATION NOV. 23, 2000
N-127250 LOCATION & TOPOGRAPHY NOV. 23, 2000
N-128962 SURVEY SEPT. 26, 2011



⑨ DOBOTS NUMBER OF REGULAR PARKING SPACES
TOTAL NUMBER OF REGULAR PARKING SPACES = 12
TOTAL NUMBER OF UNOCCUPIED PARKING SPACES = 1
TOTAL NUMBER OF PARKING SPACES = 13



N-128962 SURVEY	SEPT. 28,
REVISED	MAY 8,
N-127550 LOCATION & TOPOGRAPHY	APR. 25,
N-127055 BLDG. FOUNDATION LOCATION	NOV. 29,
UTILITIES ADDED	JULY 26,
N-126612 STAKE WITH ELEV. & UTILITIES	AUG. 6,
SURVEY NO. N-126754 SURVEY	MAY 18,

CHIL 3090/EJECTRY N1289A2/DWG/0802.DWG