

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 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 : July 12, 2022 **(BOT) Date:** July 21, 2022

SUBJECT: PC 22-16, 1145 S. Main Street

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

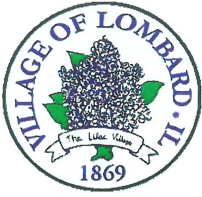
The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 21, 2022 Board of Trustees agenda with a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ 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 *WJH*

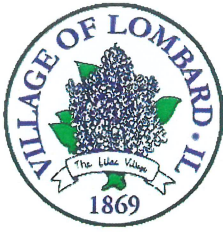
MEETING DATE: July 21, 2022

SUBJECT: PC 22-16, 1145 S. Main Street

Please find the following items for Village Board consideration as part of the July 21, 2022 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-16; and
3. An Ordinance granting approval of a conditional use pursuant to Lombard Village Code to allow for a bank and drive-through on the subject property located within the B4APD Roosevelt Road Corridor District Planned Development.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 21, 2022 Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

July 21, 2022

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, 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 22-16, 1145 S. Main Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2022. Sworn in to present the petition were Jason Lohman, petitioner and Jennifer Ganser, Assistant Director.

Acting Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Lohman said he represents the business and is acting as owners rep. They want to open this location as a Lombard Bank & Trust. He said previously the building was a Covid testing site and another bank. He said they are looking for conditional use approval to use as a bank and drive through.

Acting Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Acting Chairperson Giuliano asked for the staff report.

Ms. Ganser presented the IDRC report for PC 22-16, which was entered into the public record in its entirety. 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. Currently the property is vacant. The property is part of the Lombard Pines shopping center. Staff supports the petition.

Acting Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Spreenberg said the petition seems straightforward.

Acting Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with 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).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Acting Chairperson
Lombard Plan Commission

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

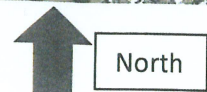
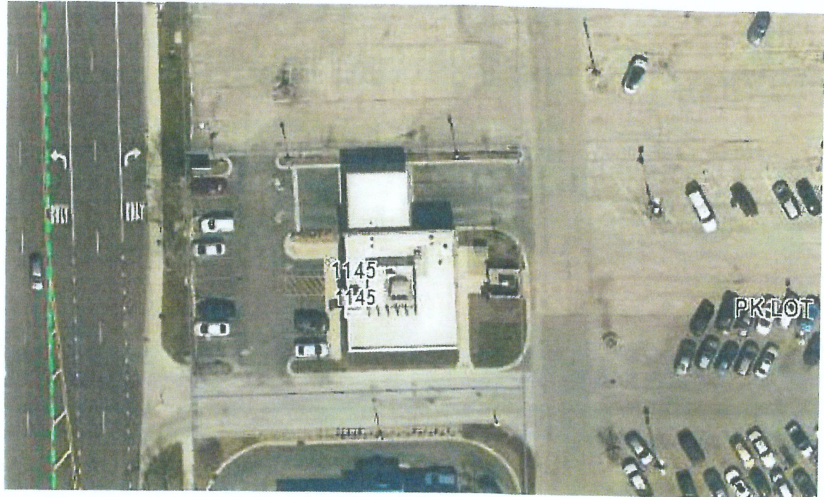
Community Commercial

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

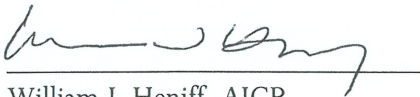
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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:

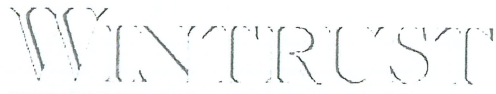
1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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

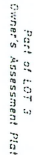
Jason Lohman
Wintrust Financial Corporation
Corporate Real Estate – Project Manager
C: 847-370-5416
johman@wintrust.com

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THE NORTH 10.84 FEET OF THE SOUTH 62.64 FEET OF THE WEST 187.00 OF LOT 3 OF
 A SUBDIVISION PLAT OF PART OF THE SEQUIMITE & OF SECTION 17, TOWNSHIP 33
 NORTH, RANGE 10 EAST, 1ST. MERIDIAN, COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA,
 BEING RECORDED IN THE PUBLIC RECORDS OF THE DISTRICT OF COLUMBIA, BOOK 16,
 AS DOCUMENT NUMBER 194-14280 IN PUBLIC RECORDS, LIBRARY
 PARCEL "F" AREA, 17,878 SQ. FT. OR 0.41287 ACRES.
 KNOWN AS: 1145 MAIN STREET, LOWLAND, ELANDOS.
 SURVEY FOR: SACKER COMPANY

N-127035 BLDG. FOUNDATION LOCATIONS
N-127230 LOCATION & TOPOGRAPHY
REVISED
N-128062 SURVEY

SEPT. 28, 2011

[illegible]

ELATIONS SHOW HEKHA WERE MARRIED ON JULY 6, 2004.

State of Illinois } ss.	
(County of Cook.)	
N-128982 SURVEY	SEPT. 28, 2001
REVISED	MAY 8, 2000
N-127250 LOCATION & TOPOGRAPHY	APR. 23, 2000
N-127053 BLVD. FOUNDATION LOCATION	NOV. 29, 2000
UTLITIES ADDED	JULY 26, 2000
N-128412 SHAKE WITH ELEV. & UTLITIES	JULY 26, 2000
SURVEY NO. N-128724 SURVEY	DATE: MAY 18, 2000

designed property in accordance with official records and that the plot is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service complies with the current Alaska minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS

CHICAGO, ILLINOIS 60603
WWW.NATIONALSUMMERSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484
BY Joelle St. Pierre
1400 PONTIAC AVE SUITE 200

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CO-1

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A BANK AND FOR A
DRIVE-THROUGH WITHIN THE B4APD ROOSEVELT ROAD DISTRICT
PLANNED DEVELOPMENT**

PC 22-16, 1145 S. Main Street

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 B4APD Roosevelt Road Planned Development District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.417(G)(2)(b)(ii) and Section 155.417(G)(2)(b)(v) of the Village of Lombard Zoning Ordinance, for a bank with a drive-through,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 20, 2022 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, 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 conditional uses 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 uses for a bank with a drive-through is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. _____
Re: PC 22-16
Page 2

SECTION 2: That this Ordinance is limited and restricted to 1145 S. Main Street, Lombard, Illinois and legally described as follows:

THE NORTH 107.64 FEET OF THE SOUTH 624.64 FEET OF THE WEST 167.00 OF LOT 3 OF OWNER'S ASSESSMENT PLAT OF PART OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 17.00 FEET THEREOF DEDICATED FOR PUBLIC ROAD BY PLAT OF DEDICATION RECORDED MARCH 16, 1983 AS DOCUMENT NUMBER R83-14228) IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-305-049; (the "Subject Property").

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

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 _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2022.

Ordinance No. _____
Re: PC 22-16
Page 3

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk