

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT #20 TO APPROVE A BANK WITH DRIVE-THROUGH
BANKING FACILITY FOR THE PROPERTY LOCATED AT 2211 BUTTERFIELD ROAD**

WHEREAS, the Village Council has previously, on November 19, 1979 adopted Ordinance No. 2370 designating certain property as Planned Development #20; and,

WHEREAS, the Village Council has, from time to time, approved various preliminary and final site plans and amendments thereto for Planned Development #20; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting amendment of Planned Development #20 to amend the site plan and obtain final site plan approval for a bank with drive-through banking facility on the southwest corner of Butterfield Road and Woodcreek Drive located at 2211 Butterfield Road.

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and it appears that said Plan Commission has given the required public notice, has conducted a public hearing respecting the petition on May 6, 2003, and has made its findings and recommendations dated May 16, 2003 all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. The following plans and specifications are approved to amend the site plan and approve an amended final site plan for a portion of the site to permit a bank with drive-through banking

facility:

1. Proposed site plan dated April 21, 2003, reduced copy attached hereto and incorporated herein by reference as Exhibit A.

2. Landscape Plan dated March 5, 2003, reduced copy attached hereto and incorporated herein by reference as Exhibit B.

3. Elevation Plan, dated April 21, 2003, reduced copy attached hereto and incorporated herein by reference as Exhibit C.

SECTION 3. The approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File No. 1091, dated May 1, 2003 and as set forth in the minutes of their May 6, 2003 meeting.

SECTION 4. That the proposed bank with drive-through banking facility is consistent with and complimentary to the overall planned development site plan and with the requirements of the B-2 zoning district as an exceptional permitted use as outlined under Section 28-1610 of the zoning ordinance pertaining to exceptional permitted uses within plan developments.

SECTION 5. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

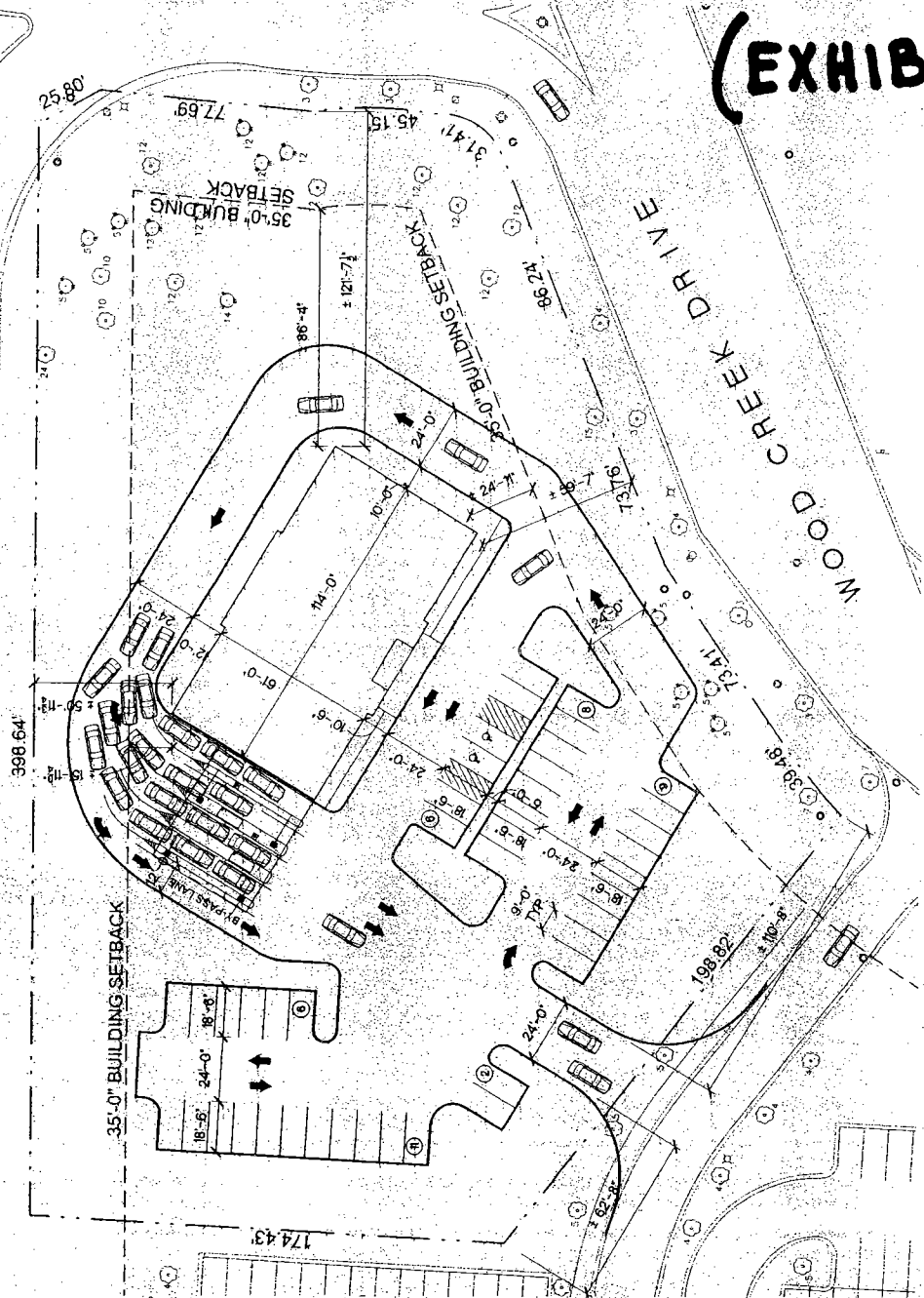
Village Clerk

NO.	DATE	DESCRIPTION
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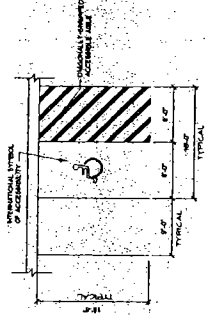
NOT FOR CONSTRUCTION - PRELIMINARY

**FILE
 1091
 (EXHIBIT A)**

BUTTERFIELD ROAD (ILLINOIS ROUTE 56)



AREA TABULATIONS	
LAND AREA	37.13 ACRES
BUILDING LABEL	6,586 SF
LANDSCAPE AREA	10,541 SF
LANDSCAPE AREA REQUIRED (70%)	
LANDSCAPE FRONT YARD	3,231 SF
LANDSCAPE AREA	48,561 SF
LANDSCAPE COVERAGE (%)	11.1%
FRONT YARD COVERAGE (%)	39.34 (6%)
PARKING	
REQUIRED (1,140 @ 0.95%)	11 CARS
ACTUAL	47 CARS
(HCP) REQUIRED	1 CARS
(HCP) ACTUAL	3 CARS



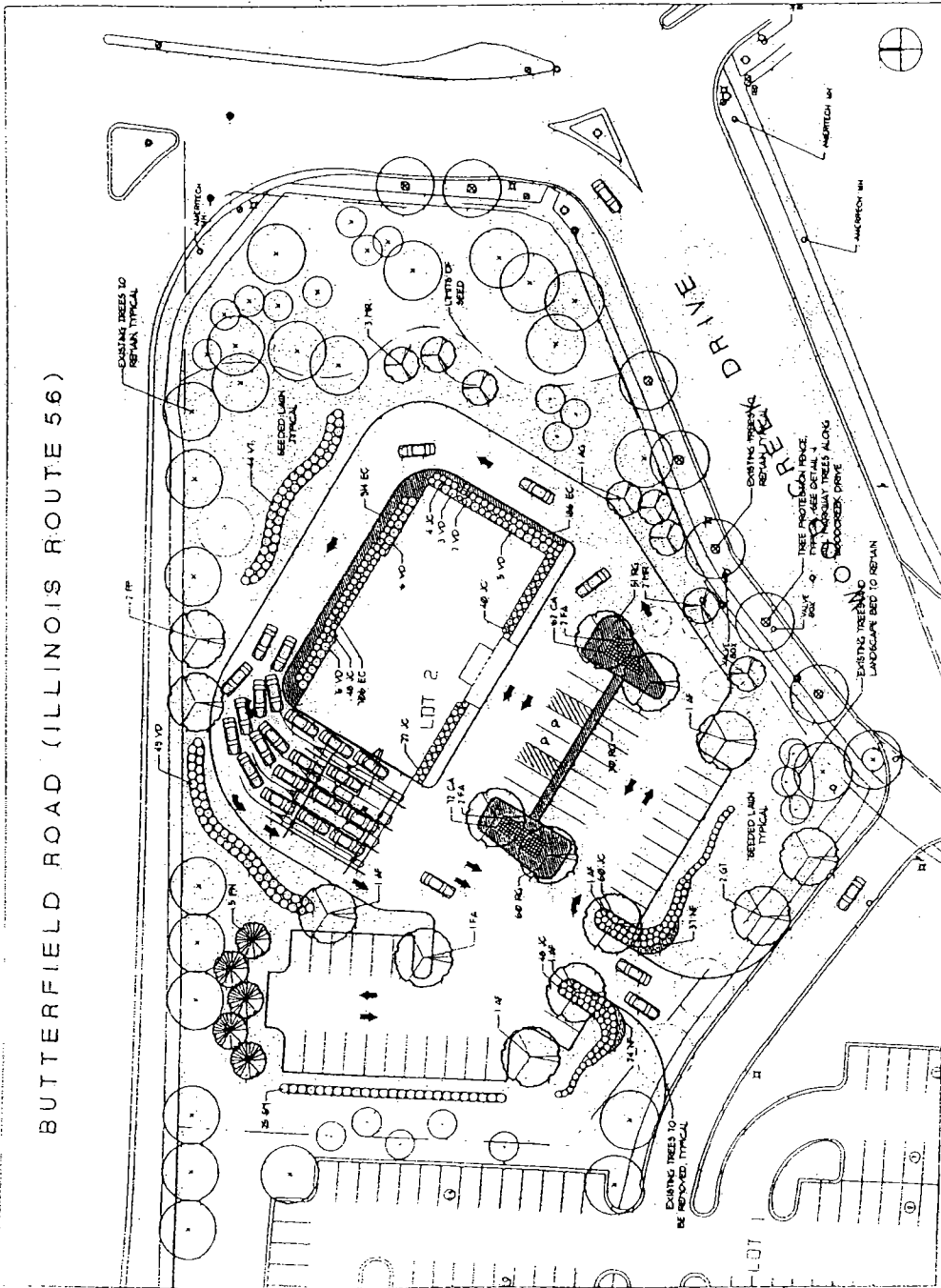
PARKING/HCP SPACE
 SCALE: NONE

NOT FOR CONSTRUCTION - PRELIMINARY

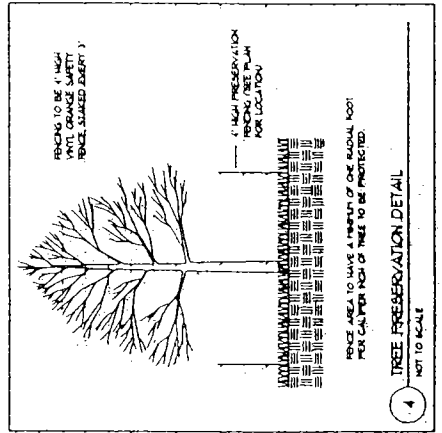
AMERICAN CHARTERED BANK
 JOHN T. STRAUB & ASSOCIATES-PC
 ARCHITECTS

FILE
 1091
 (Exhibit B)

BUTTERFIELD ROAD (ILLINOIS ROUTE 56)



LANDSCAPE PLAN
 SCALE 1" = 10'



PLANT LIST	CODE	PLANT NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
1	1	DECIDUOUS TREE - SINGLE STEM	1" CAL.	10	10	PLANTED IN 1"
2	2	ACER X NEROLIUM	1" CAL.	10	10	PLANTED IN 1"
3	3	FRAXINUS	1" CAL.	10	10	PLANTED IN 1"
4	4	QUERCUS	1" CAL.	10	10	PLANTED IN 1"
5	5	PRUNUS	1" CAL.	10	10	PLANTED IN 1"
6	6	SYDOWIA	1" CAL.	10	10	PLANTED IN 1"
7	7	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
8	8	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
9	9	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
10	10	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
11	11	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
12	12	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
13	13	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
14	14	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
15	15	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
16	16	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
17	17	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
18	18	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
19	19	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"
20	20	HYDRANGEA	1" CAL.	10	10	PLANTED IN 1"

FILE
1091

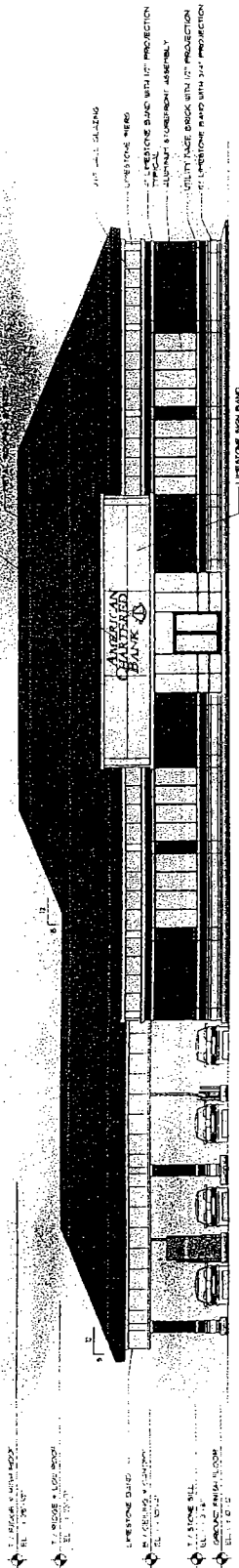
(EXHIBIT
C)

JOHN T. STAUB & ASSOCIATES P.C.
101 SCHUMER ROAD • LINCOLN, NE 68504-2000
TEL: 402/441-1575 FAX: 402/441-1575

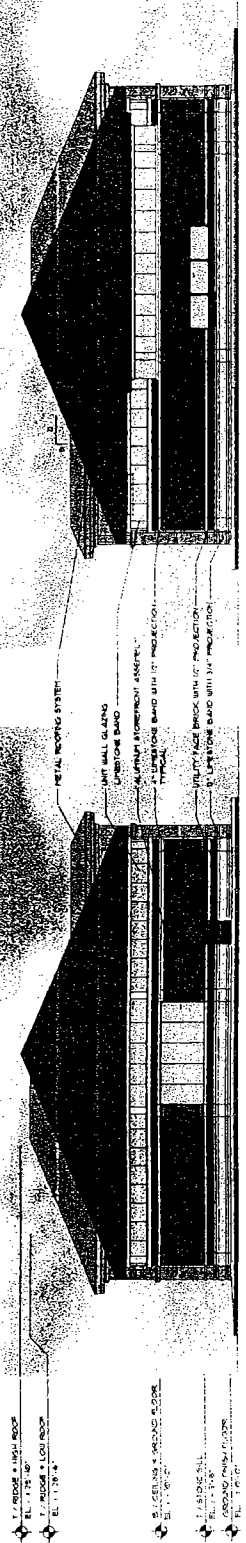
JTS PROJECTS

AMERICAN CHARTERED BANK
LOOKED AT
BUTTERFIELD ROAD AND WOODCREEK DRIVE
DOWNSIDE DRIVE, LINCOLN, NE

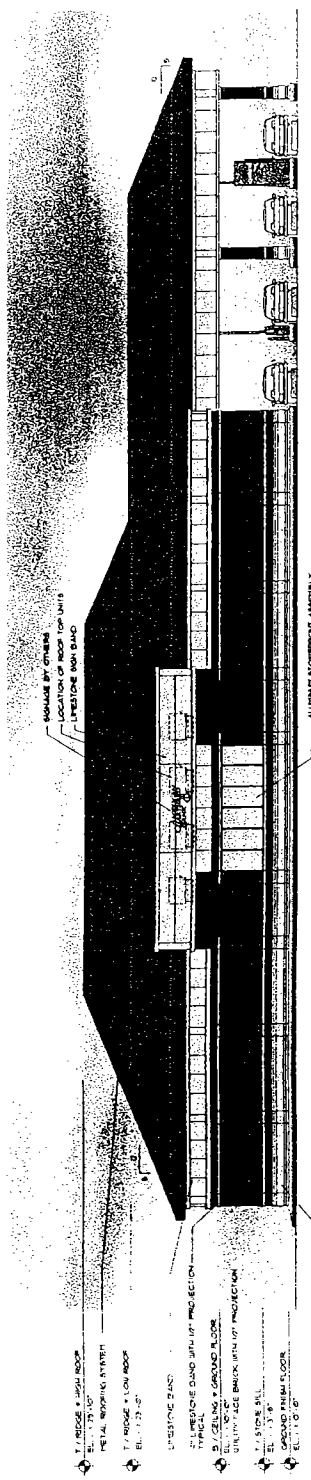
NO.	DATE	REVISIONS
1	11.19.93	PREPARED FOR PERMIT
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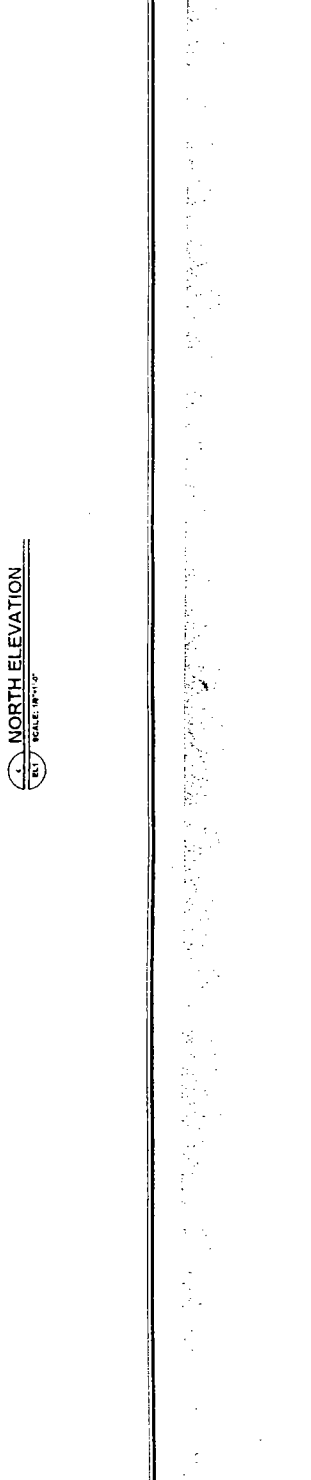
1 SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"