

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** December 7, 2004
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-20-04
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR MID-AMERICA BANK TO PERMIT CONSTRUCTION OF A DRIVE-THROUGH BANKING FACILITY", as presented.



SUMMARY OF ITEM:

At their meeting of October 18, 2004, the Plan Commission unanimously recommended that a Special Use be granted for the property located at 535 Ogden Avenue, for a retail banking facility with drive-through.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL
USE FOR MID-AMERICA BANK TO PERMIT CONSTRUCTION OF
A DRIVE-THROUGH BANKING FACILITY**

WHEREAS, the following described property, to wit:

Lot 14 and the West Half of Lot 2 and all of Lot 13 in Block 2 in Arthur T. McIntosh and Company's Second Ogden Avenue Subdivision of part of the Southeast Quarter of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 8, 1924, as Document 174114 in DuPage County, Illinois

Commonly known as 535 Ogden Avenue, Downers Grove, IL PIN (09-05-403-001 and 09-05-403-018)

(hereinafter referred to as the "Property") is presently zoned in the "B-3, *General Services and Highway Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-609 of the Zoning Ordinance be granted to allow a drive-through banking window operated in conjunction with a retail bank facility.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested special use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit construction of a two-story banking facility with drive-up window.

SECTION 2. This approval is subject to the following conditions:

1. Substantial compliance with the plans as follows: Site Plan dated October 25, 2004; Elevation Plan and Floor Plan dated September 7, 2004; Landscape Plan, Paving Plan, Grading Plan, and Utility Plan dated November 12, 2004, as recommended by the Plan Commission, a reduced copy of which is attached hereto and incorporated herein by reference as Group Exhibit A; and
2. Substantial compliance with the Staff report dated October 14, 2004, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit B; and
3. Installation of signage and curb configurations to prohibit left turns from the subject property onto Sterling Road.
4. Coordination with Village Forester regarding the selection of plant materials to provide an 8-foot tall landscape screen to the south of the main driveway on site.
5. Compliance with all Public Works/Engineering requirements/conditions as outlined in their memorandum dated August 16, 2004, a copy of which is contained in Group Exhibit B; and
6. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated July 17, 2004, a copy of which is contained in Group Exhibit B; and
7. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Special Use; and
8. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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

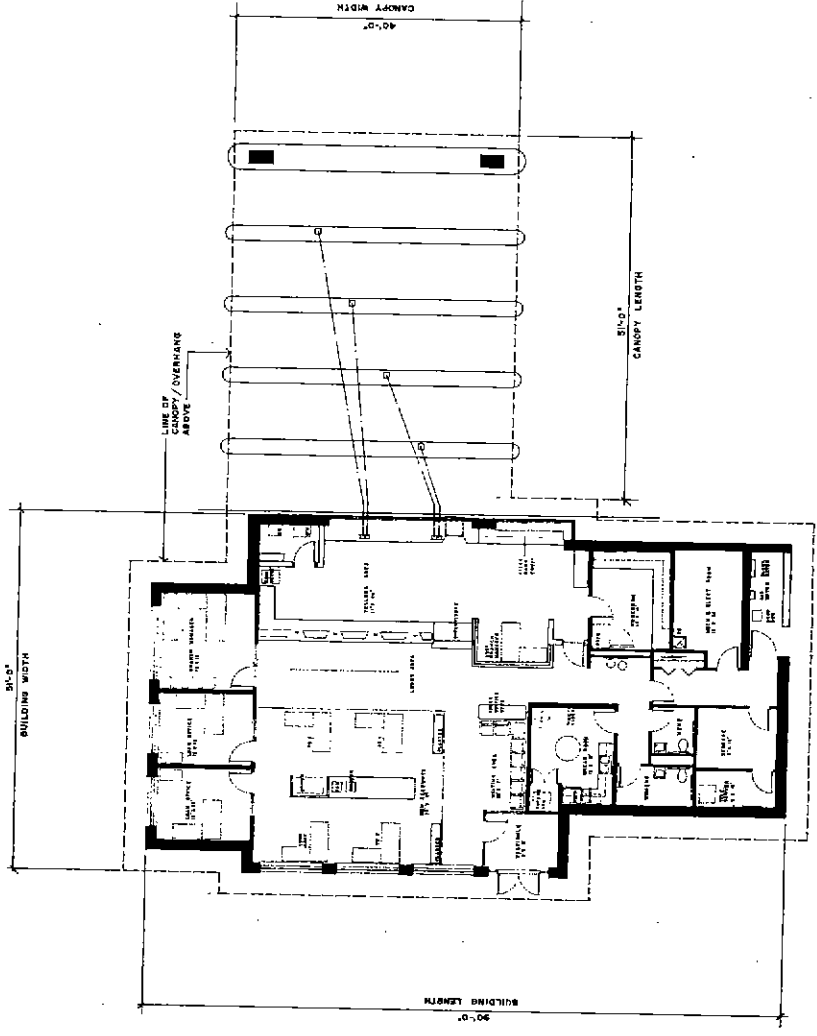
Passed:

Published:

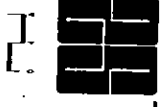
Attest: _____

Village Clerk

I:\wp8\ord.04\SU-MidAmerica



FLOOR PLAN
SCALE: 1/4" = 1'-0"



SMITH & STEPHENS ARCHITECTS, INC.
 ARCHITECTS
 1000 MARKET STREET, SUITE 1000
 SAN FRANCISCO, CALIFORNIA 94102
 (415) 774-1100
 WWW.SMITHSTEPHENS.COM

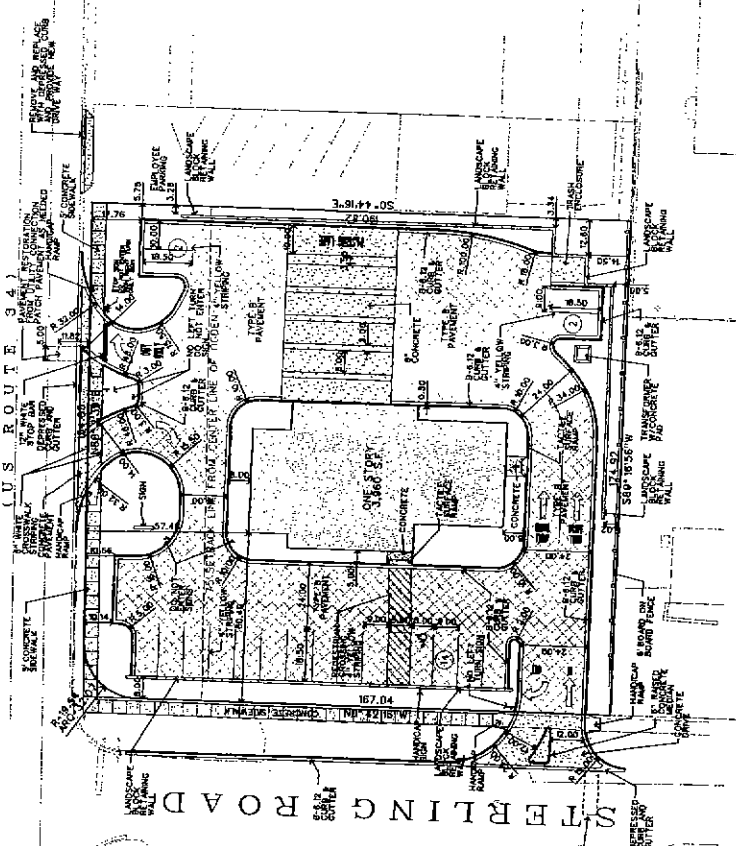
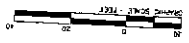
MidAmerica Bank
 COMMERCIAL BANK

452-7, 2004 REVISED
 JOB NUMBER 0326
 JOB DATE JUN. 23, 2004
 SHEET NUMBER 2
 OF 3 SHEETS




OGDEN AVENUE

STERLING ROAD

DOUGLAS ROAD



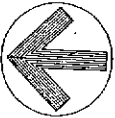
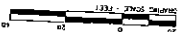
PAVEMENT LEGEND:

- 
 CONCRETE PAVEMENT
 8" CONCRETE
 4" CA-6 BASE
- 
 TYPE A PAVEMENT
 1.5" BITUMINOUS SURFACE
 6" CA-6 BINDER
 8" CA-6 BASE
- 
 TYPE B PAVEMENT
 1.5" BITUMINOUS SURFACE
 2.5" BITUMINOUS BINDER
 10" CA-6 BASE

PARKING SPACE TABLE

REGULAR SPACES • 17
 HANDICAP SPACES • 7
 TOTAL SPACES • 18

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGN	11-15-51	W. H. HARRIS	W. H. HARRIS
2	CONSTRUCTION	11-15-51	W. H. HARRIS	W. H. HARRIS
3	FINAL	11-15-51	W. H. HARRIS	W. H. HARRIS
4	AS-BUILT	11-15-51	W. H. HARRIS	W. H. HARRIS
5	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
6	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
7	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
8	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
9	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
10	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
11	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
12	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
13	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
14	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
15	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
16	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
17	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
18	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
19	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS
20	REVISION	11-15-51	W. H. HARRIS	W. H. HARRIS

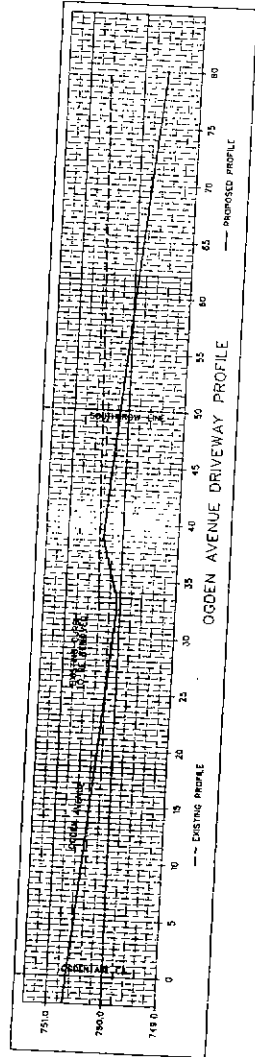
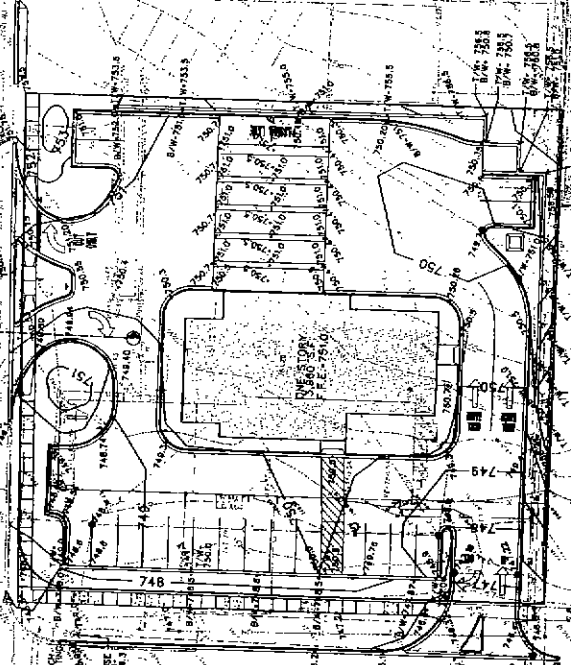


IMPERVIOUS AREA CALCULATION:
 EXISTING SITE
 IMPERVIOUS AREA : 32,650 S.F. (INCLUDES GRAVEL LOT)
 PERVIOUS AREA : 350 S.F.
 PROPOSED SITE
 IMPERVIOUS AREA : 25,759 S.F.
 PERVIOUS AREA : 7,201 S.F.

OGDEN AVENUE
 (U.S. ROUTE 34)

DOUGLAS ROAD

STERLING ROAD



NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/11/57	PRELIMINARY PLAN	W. J. HUBBARD	
2	10/11/57	FINAL PLAN	W. J. HUBBARD	
3	10/11/57	REVISIONS	W. J. HUBBARD	
4	10/11/57	REVISIONS	W. J. HUBBARD	
5	10/11/57	REVISIONS	W. J. HUBBARD	
6	10/11/57	REVISIONS	W. J. HUBBARD	
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10/11/57

10/11/57



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

TO: Amanda G. Riordan, Planner - Planning & Community Development
FROM: David H. Barber, P.E., Director of Public Works *DHB*
BY: Michael D. Millette, P.E., Asst. Director of Public Works - Engineering
 Jonathan C. Hall, P.E., Development Engineering Manager *JCH*
DATE: November 12, 2004
RE: Planning and Community Development Request
 Mid America Bank Special Use for Drive-up Window - Ogden & Sterling
 Public Works Department - 4th Review

Documents Reviewed:

- Traffic Planning Study dated October 27, 2004
- Paving and Layout Plan dated October 25, 2004
- Landscape Plan dated October 25, 2004

Attachments:

- None

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	09/28/04	See Comments	X
Stormwater	J. Hall	11/12/04	See Comments	X
Water	D. Bird	09/16/04	See Comments	X
Traffic	D. Fera	11/12/04	See Comments	X
Forestry	K. von der Heide	11/08/04	No Comments	
Pavement	R. Ebel	11/04/04	No Comments	

Findings:

The Public Works Department concurs with placement of the subject petition on the Village Council Agenda at this time.

Public Works Department Review Details:

Engineering Review Comments:

Comments from 9/28/04: Public sidewalk along Ogden is correct. An easement covering the area it occupies must be established prior to final occupancy

Stormwater Review Comments:

Refer to previous review memo. No further comments at this time.

Comments from 8/13/04: The direction of drainage on the subject site is generally from southeast to northwest. Because the total parcel area is less than 1 acre, stormwater detention would not be required unless necessary to prevent negative impacts to off-site properties. The pre-existing site is developed with building and parking areas; therefore, a relatively small quantity of additional runoff is expected from redevelopment of this site. An adequate site storm sewer system is proposed, which should minimize surface flow of stormwater for most storms.

1. Provide a calculation showing existing and proposed impervious and pervious areas. In addition to standard stormwater permit review fees / bond, a runoff storage fee will be required for all new pavement and rooftop areas. Existing impervious areas may be used to offset this cost.
2. Best Management Practices (BMPs), as defined by DuPage County and IEPA, shall be incorporated into the site design to the extent practicable. Submit plans and specifications for the proposed BMP(s).

All above stormwater review comments are appropriate to address during the building permit review phase. Further stormwater review is not required prior to that time. This review is for the purpose of the subject Plan Commission petition only and is not intended to be a complete stormwater review.

Traffic Review Comments:

The proposed entry drive modifications are acceptable. Previous plans did not restrict left turns from the site to southbound Sterling Road. In response to Plan Commission recommendations, the concrete island was added to prevent bank customers from traveling through the Sterling Road residential area. This may, however, encourage left turns from Sterling Road onto westbound Ogden Avenue.

Forestry Review Comments:

No Comments

Water Division Review Comments:

Comments from 9/16/04:


1. Code requires a 6' valve vault when a pressure tap is made on a 12" main.
2. The 2" tap for the domestic tap must be made after the new 6" main is pressure tested and chlorinated.
3. Water Department will need 24 hours notice to inspect the pressure connection and 2" tap.

Pavement Review Comments:

No comments

- c: PW Division Managers
D. Rosenthal, Director of Code Services
A. Hightower, Stormwater Management Engineer
S. Connell, Administrative Technician

PLANNING & COMMUNITY DEVELOPMENT/STAFF DEVELOPMENT TEAM REPORT

To: Plan Commission 
 Prepared By: Amanda G. Riordan, Senior Planner
 Date Prepared: October 14, 2004
 Meeting Date: October 18, 2004

Project Title: PC 20-04; MidAmerica Bank Special Use

BACKGROUND INFORMATION:

Petitioner: Patrick J. Williams, Connolly, Ekl and Williams, PC (Applicant)
 c/o Downers Grove National Bank, Trustee, Trust No. 67-5 (Owner)
Property Address: 535 Ogden Avenue, southeast corner Ogden and Sterling
Existing Zoning: B-3, General Services and Highway Business District
Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

Requested Action:

1. Approval of proposed Special Use for a drive-through component to a proposed bank per Chapter 28, Section 28.609, B-3 District – *Special Uses*.

BACKGROUND

General Description

The .75 acre subject property is located at the southeast corner of the intersection of Ogden Avenue and Sterling Road, and is currently occupied by an approximately 5,000 square foot commercial structure (Stadtler Heating and Air Conditioning) and accessory parking areas. The petitioner is seeking approval of a Special Use for a 5-lane drive-through component to a proposed 3,960 square foot banking facility (MidAmerica Bank).

ANALYSIS

Zoning and Future Land Use Plan

Surrounding Land Use and Zoning

Table 1: Surrounding Land Uses and Zoning

	Existing Zoning	Existing Use	Future Land Use Plan
North	B-3, General Services and Highway Business	Commercial/Retail	Commercial (Red)
South	R-4, Single Family Residence	Single Family Residence	Residential 0-6 d.u./acre
East	B-3, General Services and Highway Business	Commercial/Retail	Commercial (Red)
West	B-3, General Services and Highway Business	Commercial/Retail	Commercial (Red)

The petitioner is not requesting a change to the existing zoning, and the property will retain the existing B-3, *General Services and Highway Business District* zoning designation as well as the existing Future Land Use Map designation of Commercial (Red).

Banking facilities are permitted by right in the B-3 District; however, drive-through facilities are listed as Special Uses in the B-3 zoning district, which require consideration by the Plan Commission and final approval by the Village Council. The petitioner is not requesting any Exceptions or Variations from Code as part of this petition.

Site

Site Characteristics

The subject site is approximately 32,950 square feet (.75 acres) in area, with approximately 155 feet of frontage along Ogden Avenue and approximately 167 feet of frontage along Sterling Road. Currently, large portions of both of the Ogden and Sterling street frontages are void of clearly defined curb cuts, and vehicles may enter the site and park along these areas. Although existing structure setbacks appear conforming to current Code requirements, the existing parking setbacks along both Ogden and Sterling are currently nonconforming with little or no setback provided. The existing

structure is located in the westerly third of the property, with the remainder of the site being gravel or asphalt surface. A timber retaining wall with small shrub plantings provides the only landscape area on the private property; the existing lawn areas are located within the public right-of-way. A sidewalk is currently located along Sterling; however, no sidewalk is present along Ogden.

Proposed Site Plan

The petitioner is proposing to redevelop the site with a 3,906 square foot banking facility including a 5-lane drive-through component. Significant grading work is proposed to accommodate the proposed facility and adequate stormwater drainage, although on-site stormwater detention is not required. New parking areas are also proposed, and all parking and structure setbacks are proposed to be satisfied. Approximately 23% of the site is proposed to be landscaped green space, and the petitioner is proposing a public sidewalk on the subject property along Ogden Avenue.

Bulk Characteristics

With a proposed gross floor area of 3,960 square feet, the petitioner's proposed plan represents a Floor Area Ratio of 0.12, well within the maximum permitted Floor Area Ratio of 0.75 in the B-3 District. As defined per Code, the proposed height of the one-story structure measures 25 feet to the midpoint between the eave and the peak, again well within the maximum permitted height of 60 feet in the B-3 District.

Yards and Setbacks

All improvements to the subject site are proposed to comply with applicable yard and setback requirements. As the Ogden Avenue Corridor poses a significant requirement in terms of setbacks/required yards, it is helpful to summarize the proposed yards and setbacks as follows:

	Minimum Required	Proposed	Surplus/Deficit
<u>Ogden Avenue</u>			
Building Setback	75 feet from CL of ROW	94'	+19' (+25.3%)
Parking Setback	50 feet from CL of ROW	50'	0
Lighting Standard Setback	50 feet from CL of ROW	50'	0
<u>Sterling Road</u>			
Building Setback	28 feet from property line	55.5'	+27.5' (+98.2%)
Parking Setback	8 feet from property line	8'	0
Lighting Standard Setback	25 feet from property line	To be determined	NA
<u>Transitional Yard (South)</u>			
Building Setback	10 feet from property line	40'	+30' (+300%)
Parking Setback	5 feet from property line	9'	+4' (+80%)
Lighting Standard Setback	5 feet from property line	9'	+4' (+80%)
<u>Side Yard (East)</u>			
Building/Parking/Lighting	No Requirement	16' (structure) 6' (parking)	+16' +6'

Openspace/Landscaped Green Space

As indicated, the site is currently void of any formal landscaped green space. The minimum required landscaped green space is 10% of the site area, with half of that requirement being located within the front yard, resulting in a minimum requirement in this case of 3,294 square feet of green space. The petitioner is proposing 7,628 square feet of landscaped green space, or approximately 23% of the total site area, a notable increase beyond the minimum requirement. Additionally, the petitioner is also proposing to construct a public sidewalk on the subject property along the entire Ogden Avenue frontage.

The petitioner has provided green space areas predominantly along the perimeter of the site as a means to satisfy functional site requirements and setbacks, but to also maximize visual impact. As indicated on the proposed landscape plan, the landscaped areas along both Ogden and Sterling are proposed to consist of shrubs, perennial plants and deciduous trees. The easterly and southerly landscaped area will consist of deciduous shrubs and clusters of evergreen shrubs including arborvitae and juniper. Additional foundation plantings are proposed adjacent to the building.

As further outlined in the petitioner's project summary, the evergreen and deciduous shrubs along the southerly property line, coupled with the proposed change in grade and retaining wall, are intended to provide screening of the proposed facility from the adjacent residential uses to the south and southeast. Also, the petitioner has noted the residential neighbor to the south currently maintains an existing 6-foot tall solid fence located along the majority of the common property line. The petitioner has indicated their intent to work with the neighbor and replace this fence with an 6-foot tall solid cedar fence where permitted per Code (beyond the 25 foot front setback).

Parking

Per Code, required parking for banking facilities is assessed at a rate of one parking space for each 400 square feet of gross floor area. At 3,960 square feet in gross floor area, the proposed facility requires 10 Code compliant parking spaces. The proposed plan indicates 18 proposed parking spaces including one ADA required handicap accessible parking space, yielding a surplus of 7 parking spaces. The petitioner has also submitted a parking and traffic analysis (attached) as part of the petition, which has been reviewed by the Village's Traffic Engineer and is further discussed below.

Loading

Per Code, a designated loading/unloading area is not required for banking facilities less than 40,000 square feet in gross floor area; however, the petitioner is proposing a designated loading/unloading area to the south of the proposed building, adjacent to the rear entrance. The location of the proposed loading/unloading area affords a passable drive-aisle of approximately 8 feet in width. As further outlined in the petitioner's project summary, the intended hours of loading and unloading operations should not interfere with peak operating times of the drive-through facility.

Site Lighting

With respect to exterior site lighting, the Code does not strictly provide a site lighting requirement for commercial uses adjacent to residential uses, with the exception of automobile service related uses which may not exceed lighting levels of 0.1 foot-candles at the property line of an adjacent residential use. The petitioner has submitted a proposed photometric site plan and calculations indicating lighting levels of no more than 0.1 foot-candles at the rear (south) property line adjacent to the neighboring residential property. Shielded fixtures are proposed to direct site lighting onto the subject property, and the proposed lighting levels should promote safe and efficient use of the site but should still avoid creating potential negative impacts on adjacent residential properties.

Operations

The petitioner has submitted the attached Project Summary detailing certain operational aspects of the proposed facility.

Buildings and Design

The petitioner is proposing a building design consisting primarily of face brick and bronze-tone glass, with precast concrete accents. The roof is proposed to consist of architectural asphalt shingles and an E.I.F.S. (Exterior Insulation Finish Systems) soffit and frieze. The proposed refuse collection area will be architecturally screened with a face-brick surface on three sides, with solid louver gates. A color rendering of the proposed facility, as well as dimensioned elevations, are attached. The design and materials should pose an overall positive visual/aesthetic addition to the Ogden Avenue corridor, especially in conjunction with the proposed landscape plan.

Public Works/Engineering

Public Works has reviewed the proposed plans per the attached memo dated August 16, 2004, as summarized below.

Site Engineering and Public Improvements

The Engineering Division has requested that the proposed sidewalk along Ogden Avenue be located either within an easement on the subject property, or within additional right-of-way dedicated by the petitioner. The petitioner is proposing to locate the sidewalk on the subject property, and Public Works has concurred that a Plat of Easement should be required to be submitted and approved prior to the issuance of any construction permit.

Stormwater Management

Because the subject property is less than one acre in area, and further taking into account the relatively small quantity of additional runoff expected from the redevelopment of the site, on-site stormwater detention is not required. Public Works has also noted that the proposed storm sewer system appears adequate, which should minimize surface flow of stormwater for most storm events. As noted, there are no outstanding issues pertaining to the proposed Special Use; however, certain procedural requirements will be required to be satisfied prior to the issuance of construction and stormwater permits.

Traffic

The site is proposed to be accessible by way of a right-in right-out driveway along Ogden Avenue approximately 70 feet east of Sterling Road. An additional full-access drive along Sterling Road is proposed to be located approximately 150 feet south of Ogden Avenue. Site circulation from the driveways and customer parking areas is intended to operate in a counter-clockwise direction, with vehicles entering the drive-through facility or exiting the site by way of the provided by-pass lane.

The Traffic Division has commented that the proposed full-access drive onto Sterling Road is located as far south as possible, minimizing potential traffic conflicts at the Ogden Avenue intersection. Access via Ogden Avenue is proposed by way of a right-in right-out driveway, which requires approval from the Illinois Department of Transportation. It should also be noted that the provision of only one curb cut onto Ogden Avenue furthers the goals of the Ogden Avenue Master Plan.

Forestry/Landscaping

The Forestry Division has no comment with respect to the proposed landscape plan; however, it should be noted that the overall landscaped green space is being significantly increased for the site as compared to current conditions, and the proposed plant species do not conflict with generally recommended plant species.

Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed plans, and as noted in the attached correspondence dated July 17, 2004, has no outstanding issues regarding the proposed Special Use.

OtherProposed Signage

The Village has enacted a sign moratorium that currently limits wall signs to one square foot of signage per lineal foot of tenant frontage, and limits freestanding (ground) signs to one per zoning lot frontage, a maximum of 10 feet in height and a maximum of 50 square feet. These requirements may be modified in the future as discussions regarding potential amendments to the Zoning Ordinance progress.

Standards for Approval

Section 28-1902 of the Zoning Ordinance establishes the Standards for Approval of a Special Use. The petitioner has responded to these standards in the attached Project Summary and will address these issues to the Plan Commission at the public hearing regarding this petition. The Village Council may authorize a Special Use provided evidence is presented to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
- (d) That it is one of the Special Uses specifically listed for the district in which it is to be located.

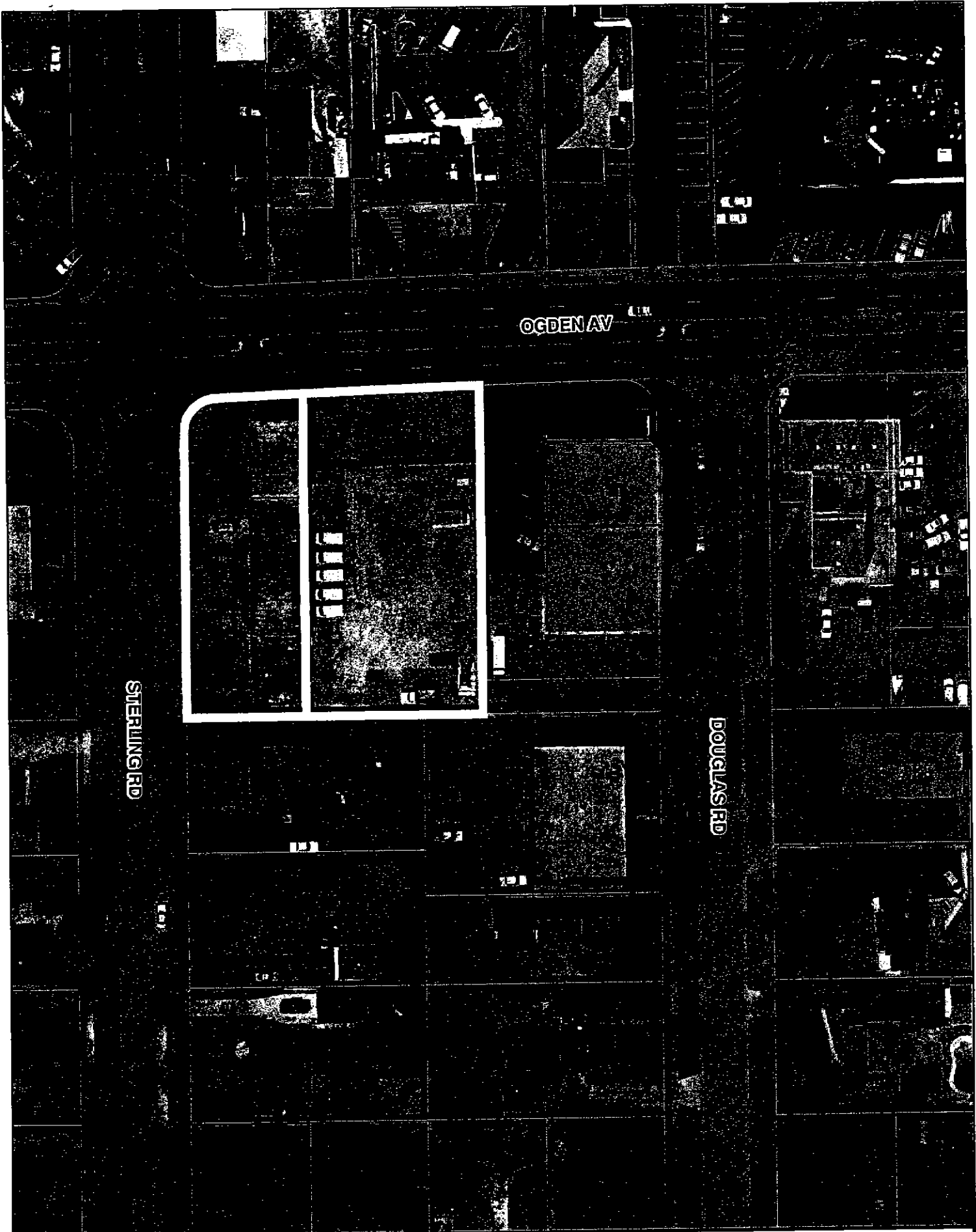
RECOMMENDATION

The Staff Development Team recommends that the Plan Commission consider forwarding a favorable recommendation to the Village Council with respect to the petitioner's Requested Action, subject to the following conditions:

1. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated August 16, 2004;
2. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated July 17, 2004;
3. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Special Use; and
4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

Attachments

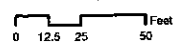
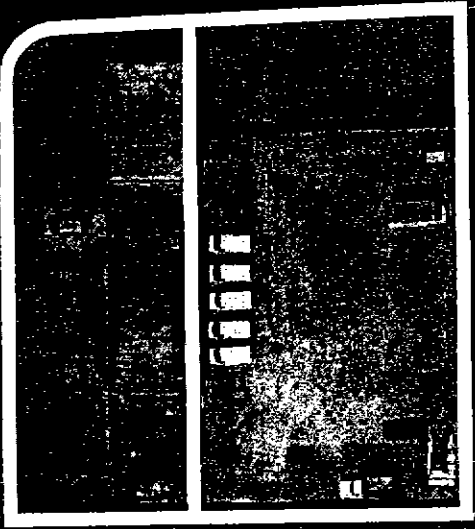
- c: Riccardo Ginex, Village Manager
David Barber, Director, Public Works
Don Rosenthal, Director, Code Services
Philip Ruscetti, Chief, Fire Department



OGDEN AV

STERLING RD

DOUGLAS RD



PC-20-04; 535 Ogden Avenue, 09-05-403-001, 09-05-403-018
Planning & Community Development

Legend

 Selected Property

1998 Aerials



AUG 17 2004



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

Planning and Community
Development

TO: Joseph P. Skach, AIA, AICP, Director of Planning & Community Development
FROM: David H. Barber, P.E., Director of Public Works *DHB*
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *ADM*
 Jonathan C. Hall, P.E., Development Engineer *JH*
DATE: August 16, 2004
RE: Planning and Community Development for Mid America Bank -- 535 Ogden
 Special Use for Drive-Up Window
 Public Works Department 1st Review

Documents Reviewed:

- Site engineering plans dated July 7, 2004
- Preliminary Detention Submittal dated July 13, 2004
- Traffic Planning Study dated July 30, 2004

Attachments:

- None

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Public Works	D. Barber	7/27/04	Place on PC Agenda	
Engineering	M. Millette	7/28/04	Place on PC Agenda	X
Stormwater	J. Hall	8/13/04	Place on PC Agenda	X
Water	D. Bird	7/28/04	Place on PC Agenda	X
Traffic	D. Fera	8/13/04	Place on PC Agenda	X
Forestry	K. von der Heide	-	No Comments	
Pavement	R. Ebel	-	No Comments	

Findings:

The Public Works Department concurs with placement of the subject petition on the Plan Commission Agenda at this time.

Public Works Department Review Details:

Engineering Review Comments:

1. Proposed sidewalk along Ogden should be moved five (5) feet further south and be placed in an easement or additional dedicated right-of-way.
2. A permit from IDOT will be required for this project prior to construction within the Ogden Avenue right-of-way.

Stormwater Review Comments:

The direction of drainage on the subject site is generally from southeast to northwest. Because the total parcel area is less than 1 acre, stormwater detention would not be required unless necessary to prevent negative impacts to off-site properties. The pre-existing site is developed with building and parking areas; therefore, a relatively small quantity of additional runoff is expected from redevelopment of this site. An adequate site storm sewer system is proposed, which should minimize surface flow of stormwater for most storms.

1. Provide a calculation showing existing and proposed impervious and pervious areas. In addition to standard stormwater permit review fees / bond, a runoff storage fee will be required for all new pavement and rooftop areas. Existing impervious areas may be used to offset this cost.
2. Best Management Practices (BMPs), as defined by DuPage County and IEPA, shall be incorporated into the site design to the extent practicable. Submit plans and specifications for the proposed BMP(s).

All above stormwater review comments are appropriate to address during the building permit review phase. Further stormwater review is not required prior to that time. This review is for the purpose of the subject Plan Commission petition only and is not intended to be a complete stormwater review.

Traffic Review Comments:

The full-access drive on Sterling Road (Village street) is located as far southward as possible, thereby minimizing any potential traffic conflicts at the Ogden Avenue intersection. On Ogden Avenue, only a right-in / right-out access is proposed, which will require approval from IDOT.

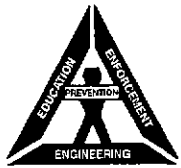
Forestry Review Comments:

None

Water Division Review Comments:

1. Both existing water services for the old buildings located on that corner will need to be removed and disconnected at the main on Sterling.
2. 6" Pressure tap on the Ogden main is ok.
3. The 6" valve must be in a valve vault.
4. 12" main is located in the road and would require a permit from the I.D.O.T to open the road to make the tap.
5. The new 6" main needs to be pressure tested and chlorinated to AWWA specifications and meet all village codes.
6. The 6" pvc drains will need to be upgraded to water main grade pipe at sewer & water crossovers.
7. Building must have a separate domestic water service and B-Box and noted on the utility plan.

c: PW Division Managers
Director of Code Services
Stormwater Management Engineer



DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

801 Burlington Ave., Downers Grove, IL 60515
Phone: 630-434-5983 Fax: 630-434-5593



SITE PLAN REVIEW

07/17/04

To: Amanda Riordan, Planner

From: Howard Division Chief

Re: Mid-America Bank special use.

Amanda,

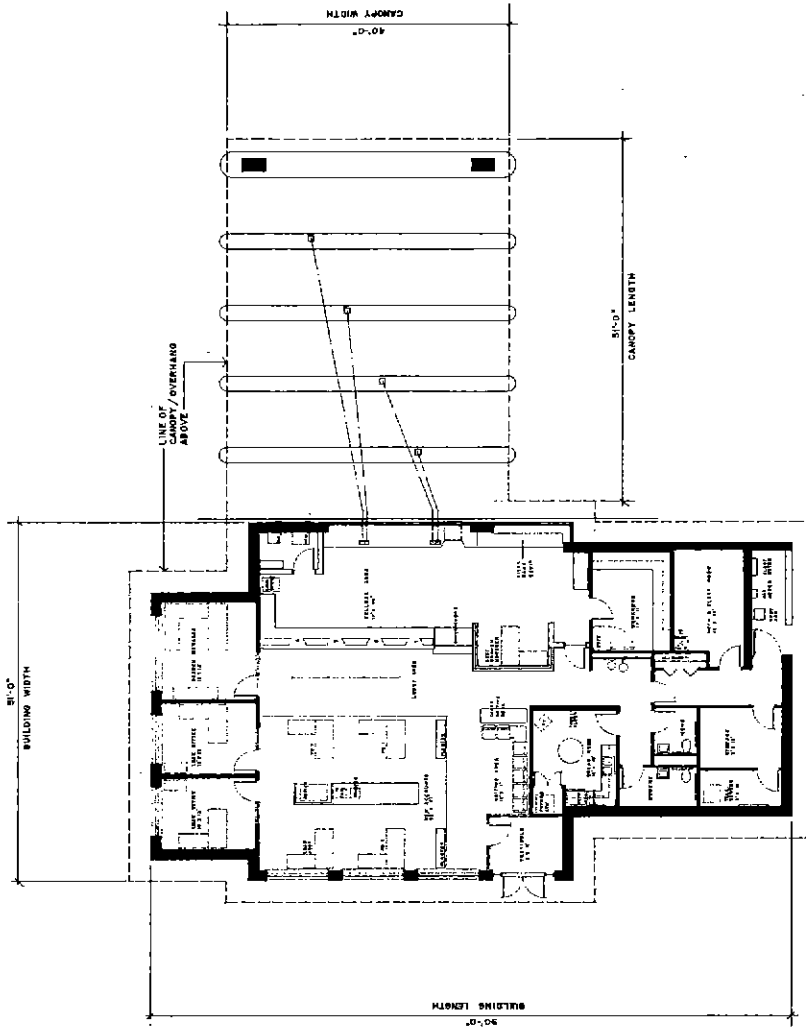
The Fire Department has reviewed the site plan for the proposed Mid-America Bank facility with the following comments:

- Fire Alarm and Architectural plans shall be submitted prior to permit approval.
- Preliminary site plan is approved.

This is a review for fire protection and prevention concerns **only**. Other village departments may have issues that need to be addressed. Please feel free to call me at 434-5983 with any questions or concerns.

Sincerely,

Howard Hoffman
Division Chief
Downers Grove Fire Department
Prevention Division

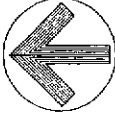


REV. 7, 2004 REVISED

SMITH & STEPHENS ARCHITECTS, INC.
 1000 W. BROADWAY, SUITE 1000
 HOUSTON, TEXAS 77002
 PHONE: 713.596.1000
 FAX: 713.596.1001
 WWW: WWW.S&SARCHITECTS.COM

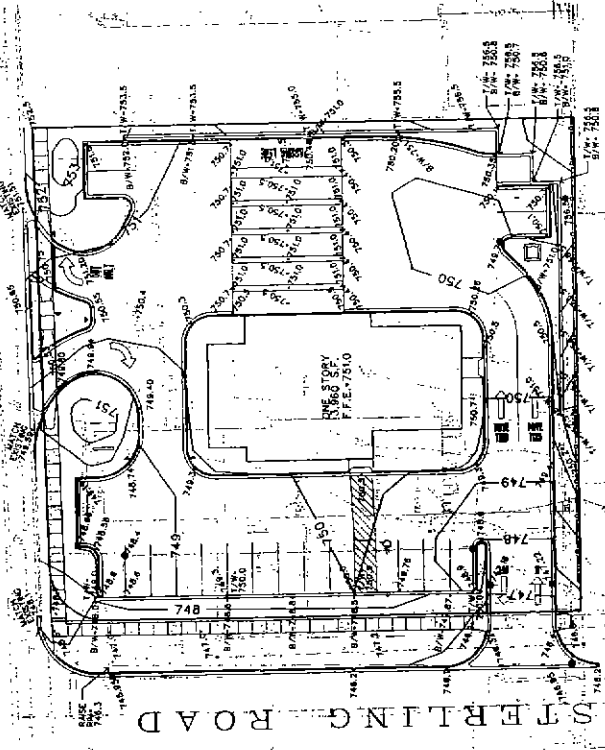
MidAmerica Bank
 300 DORR AVENUE
 HOUSTON, TEXAS 77002

PROJECT NUMBER: 0404-0000
 SHEET NUMBER: 2
 DATE: JUN. 21, 2004
 OF 3 SHEETS



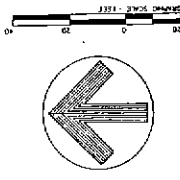
OGDEN AVENUE
(U.S. ROUTE 84)

DOUGLAS ROAD



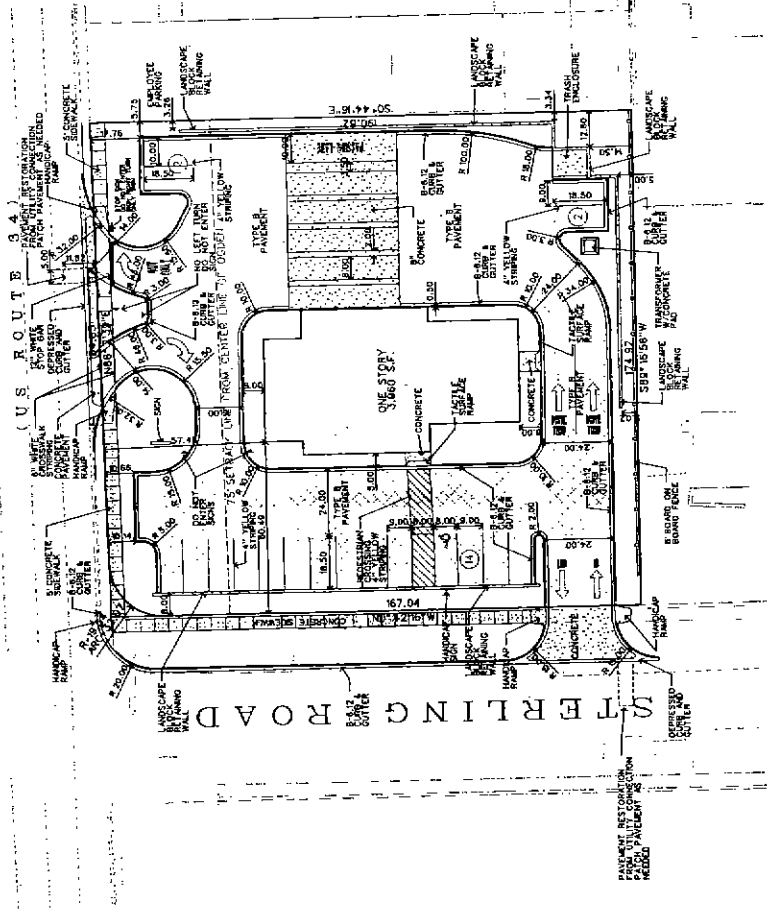
IMPERVIOUS AREA CALCULATION:
 EXISTING SITE
 IMPERVIOUS AREA - 32,610 S.F. (INCLUDES GRAVEL LOT)
 PERVIOUS AREA - 350 S.F.
 PROPOSED SITE
 IMPERVIOUS AREA - 25,759 S.F.
 PERVIOUS AREA - 7,201 S.F.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/03
2	REVISED PLAN	11/10/03
3	FINAL PLAN	12/15/03
4	AS BUILT	01/15/04
5	REVISION	02/15/04
6	REVISION	03/15/04
7	REVISION	04/15/04
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307	REVISION	04/15/29
308	REVISION	05/15/29
309	REVISION	06/15/29
310	REVISION	07/15/29
311	REVISION	08/15/29
312	REVISION	09/15/29
313	REVISION	10/15/29
314	REVISION	11/15/29
315	REVISION	12/15/29
316	REVISION	01/15/30
317		


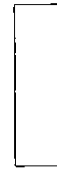



DOUGLAS ROAD

OGDEN AVENUE



PAVEMENT LEGEND:

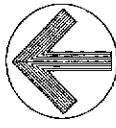
- 
 CONCRETE PAVEMENT
 8" CONCRETE
 4" CA-6 BASE
- 
 TYPE A PAVEMENT
 1.5" BITUMINOUS SURFACE
 2.5" BITUMINOUS BINDER
 8" CA-6 BASE
- 
 TYPE B PAVEMENT
 1.5" BITUMINOUS SURFACE
 2.5" BITUMINOUS BINDER
 10" CA-6 BASE

PARKING SPACE TABLE
 REGULAR SPACES • 17
 HANDICAP SPACES • 1
 TOTAL SPACES • 18

NO.	DATE	DESCRIPTION	BY	CHECKED
1		DESIGN & LAYOUT		
2		PAVING AND LAYOUT		
3		CONCRETE PAVEMENT		
4		CONCRETE PAVEMENT		
5		CONCRETE PAVEMENT		
6		CONCRETE PAVEMENT		
7		CONCRETE PAVEMENT		
8		CONCRETE PAVEMENT		
9		CONCRETE PAVEMENT		
10		CONCRETE PAVEMENT		
11		CONCRETE PAVEMENT		
12		CONCRETE PAVEMENT		
13		CONCRETE PAVEMENT		
14		CONCRETE PAVEMENT		
15		CONCRETE PAVEMENT		
16		CONCRETE PAVEMENT		
17		CONCRETE PAVEMENT		
18		CONCRETE PAVEMENT		

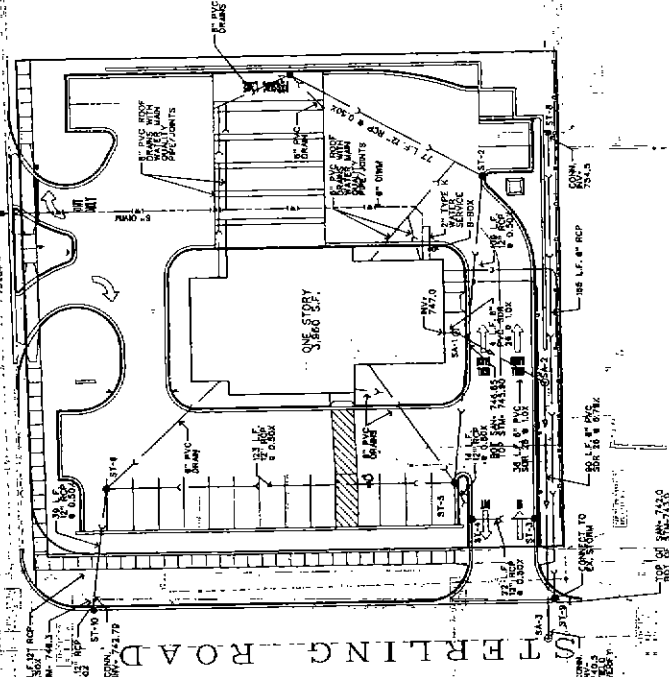
DESIGNED BY
 WEBSTER McGRATH & AHLBERG LTD.
 4000 HWY 707-04
 MISSISSAUGA, ONT. L4V 1P2
 TEL: (416) 291-1111
 FAX: (416) 291-1111

DATE: 08-28-11
 SHEET: 03



OGDEN AVENUE
(US ROUTE 94)

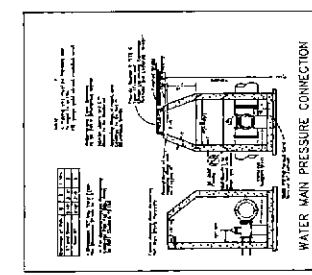
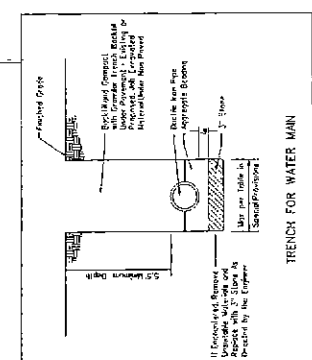
DOUGLAS ROAD



SANITARY SEWER LEGEND:
 SA-1 RIM = 750.7
 INV = 746.39
 SA-2 RIM = 750.2
 INV = 746.5
 SA-3 RIM = 748.05
 INV = 745.0
 EX. INV. (M.S.) = 740.18 (FIELD VERIFY)

STORM SEWER LEGEND:
 ST-1 RIM = 750.4
 INV = 746.39
 TYPE A INLET
 ST-2 RIM = 749.7
 INV = 746.0
 W. INV. = 745.0
 TYPE TOL.
 ST-3 RIM = 747.22
 INV = 743.28
 TYPE A INLET
 TYPE TOL.
 ST-4 RIM = 747.18
 INV = 744.40
 TYPE TOL.
 ST-5 RIM = 748.10
 INV = 745.0
 TYPE TOL.
 ST-6 RIM = 748.4
 INV = 742.99
 TYPE TOL.
 ST-8 RIM = 746.5
 INV = 743.0
 TYPE TOL.
 ST-10 RIM = 745.95
 INV = 741.9
 TYPE A INLET
 TYPE TOL.

NOTE:
 1. ALL SEWER LINES SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
 2. ALL SEWER LINES SHALL BE 18" DIA. UNLESS OTHERWISE SPECIFIED.
 3. ALL STORM SEWER LINES SHALL BE 18" DIA. UNLESS OTHERWISE SPECIFIED.
 4. ALL SEWER LINES SHALL BE 15' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 5. ALL SEWER LINES SHALL BE 18' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 6. ALL SEWER LINES SHALL BE 15' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 7. ALL SEWER LINES SHALL BE 18' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 8. ALL SEWER LINES SHALL BE 15' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 9. ALL SEWER LINES SHALL BE 18' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 10. ALL SEWER LINES SHALL BE 15' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 11. ALL SEWER LINES SHALL BE 18' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 12. ALL SEWER LINES SHALL BE 15' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 13. ALL SEWER LINES SHALL BE 18' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 14. ALL SEWER LINES SHALL BE 15' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.
 15. ALL SEWER LINES SHALL BE 18' MIN. DEPTH UNLESS OTHERWISE SPECIFIED.



NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/15/11	ISSUED FOR PERMITS	J. J. JONES	M. J. JONES
2	10/20/11	REVISIONS	J. J. JONES	M. J. JONES
3	11/01/11	ISSUED FOR CONSTRUCTION	J. J. JONES	M. J. JONES

UTILITY PLAN
 PREPARED BY: J. J. JONES
 CHECKED BY: M. J. JONES
 DATE: 10/15/11
 PROJECT: 11-1111
 SHEET: 11-1111-01

CONNOLLY, EKL & WILLIAMS, P.C.

ATTORNEYS AT LAW

MID AMERICA OFFICE CENTER

115 WEST 55TH STREET - SUITE 400

CLARENDON HILLS, ILLINOIS 60514

TELEPHONE (630) 654-0045

FAX (630) 654-0150

STEPHEN J. CONNOLLY
TERRY A. EKL
PATRICK J. WILLIAMS

October 14, 2004

OUR FILE
41723.77 PJW

PATRICK L. PROVENZALE
VINCENT C. MANCINI
JEFFREY S. MACKAY
SEAN M. RELAY

WRITER'S DIRECT DIAL NO.
(630) 654-1653

Via E-mail Only

The Village of Downers Grove
Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515-4776

RE: *MidAmerica Bank, fsb - Branch Bank Facility*
535 Ogden Avenue/Ogden Avenue & Sterling Road, Downers Grove, Illinois
Project Summary

Dear Board Members:

MidAmerica comes before you seeking a special use to develop the 535 Ogden Avenue site and further expand its business base within the Village. As you are aware, MidAmerica currently operates a branch bank location at 7531 Lemont Road and its Loan Center operations at Corridors III. MidAmerica's objective is to construct a 3,960 square foot building with five (5) drive thru lanes on the 32,941 square foot parcel which is currently occupied by Stadler Plumbing and Heating.

The site is designated as Commercial under the Village's Future Land Use Plan and the property is currently zoned B-3 (General Retail Business). According to Village Code, the drive up aspect of the project is classified as a special use within the zoning classification requiring a public hearing before the Plan Commission and approval by the Village Council.

The site acquisition people at MidAmerica along with the Bank Architects, Smith & Stephen Architects, Inc., and the Bank engineers have worked closely with the Department of Planning and Community Development and the staff members of the Village in preparation for this submittal and presentation. We believe that MidAmerica has already demonstrated its commitment to this community with its other branch bank and business operations locations.

MidAmerica is keenly aware of the Village's concern over the development along Ogden Avenue and specifically in the area of this project. The current site houses the

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Page 2

Stadtler Plumbing and Heating offices along with their vehicle and equipment storage yard. To the east, west and north of the site, commercial retail businesses currently operate. The area to the south of the site is residential.

While the Stadtler Plumbing and Heating business has been long associated with the Village and has provided valuable services to the community, there can be little dispute that the site is showing its age. The building is plainly visible from both the east and west along Ogden Avenue and has absolutely no architectural or aesthetic value. The building will be demolished as part of the proposed MidAmerica Bank development of the site. Furthermore, the site consists of large expanses of covered chainlink fencing and gravel areas. There is virtually no landscaping to be found anywhere on the existing site.

MidAmerica proposes to construct a first rate and aesthetically pleasing branch bank facility utilizing top quality building materials. MidAmerica is well aware of the commitment that the Village is making to the redevelopment of the business corridor along Ogden Avenue. In addition, MidAmerica plans on developing a landscaping concept that will enhance both the site and the commercial and residential areas in general. MidAmerica believes that the proposed development of this site will dramatically enhance not only the site but also the commercial development along Ogden Avenue in accordance with the Ogden Avenue Redevelopment, Comprehensive Planning and Focus Area XII since the project places an emphasis on trees, sidewalks, consolidation of curb cuts and superior architectural design.

Special Use. As I have already indicated, the B-3 zoning designation specifically allows for the operation of a branch bank facility, however, the proposed drive thru aspect contemplated by MidAmerica requires that a special use be obtained. Drive up and drive thru uses for banks are specifically designated as one of the special uses within the B-3 zoning classification. MidAmerica has determined that the drive thru lanes are integral to the operation of their branch bank facilities and each free standing branch similar to this location incorporates drive thru lanes. Through the efforts of the Bank personnel, the architect, the Bank engineers, along with the invaluable assistance from the Village staff, MidAmerica believes that its proposed development will meet the needs of the Bank, the concerns of the neighbors adjacent to the site and the objectives and directives of the Village for site development along Ogden Avenue.

To that end, the Bank has made every reasonable effort to ensure that the construction of the branch bank facility will enhance the site and not be detrimental to the surrounding residential or commercial neighbors. In that regard, the Bank has specifically considered the following:

- a) The on-site traffic flow will be clearly designated to enhance traffic flow "on-site" and the re-direction of traffic back out onto Ogden Avenue rather than into the residential area;

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- b) Lighting fixtures have been designed to illuminate only the site. Abutting residential neighbors will project a maximum 0.10-foot candle rating as measured at the adjoining residential property line.
- c) Delivery vehicles generally consist of vans or "panel" trucks, therefore the presence of semi-trailers on the site or in the area is highly unlikely;
- d) A new sidewalk will be constructed along both Ogden Avenue and Sterling Road;
- e) A new six (6) foot board-on-board cedar fence and retaining wall will be constructed along the common residential property line which will significantly diminish or completely remove the potential light intrusion from automobile headlights;
- f) No loudspeakers or broadcast equipment will be utilized;
- g) Landscaping through out the site has been proposed to maximize green space and the presence of larger trees and substantial foliage.
- h) MidAmerica believes that the development of the branch bank facility on the site is a marked improvement from the current use of the site that will provide a significant business boost to this specific area of Ogden Avenue. We believe that the project will dramatically enhance the appearance and value of this property as well as the appearance of Ogden Avenue in this portion of the Village.

MidAmerica further believes that the granting of the special use is consistent with Section 28-1902 of the Village Ordinance:

- i) **The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute the general welfare of the neighborhood or community.**

The proposed development of this site will dramatically alter the appearance and use of the site and provide valuable banking services to the community as a whole. The project has been formulated in accordance with the objectives and directives of the Village along the Ogden Avenue business corridor and there is no indication of any detrimental impact on the adjoining residential area.

- ii) **The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons**

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residing or working in the vicinity or injurious to property value or improvement in the vicinity.

The branch bank facility will not be detrimental to area residents since the project incorporates traffic flow and vehicle stacking considerations that minimize residential impact. Specifically, traffic flow from the property will not be conducive to entering the residential area and the residential area is simply not conducive to the business traffic of the Bank. The construction of the branch bank facility will dramatically enhance the property values in the area and improve the general welfare of persons residing or working in the vicinity. The branch bank facility offers an architecturally and aesthetically pleasing structure that will be landscaped in accordance with the high standards of the Bank and the requirements and directives of the Village.

- iii) **The proposed use will comply with the regulations specified in this zoning ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to 28-1802.**

The branch bank facility, including the drive thru lanes, will fully comply with the requirements of the B-3 zoning district. MidAmerica is seeking a special use for the purpose of constructing and operating the drive thru lanes at the site and there are no known variations required.

- iv) **The use requested is one of the special uses specifically listed for the district in which it is to be located.**

As I have indicated previously, the drive thru lanes are specifically listed as a "special use" for the B-3 zoning classification according to Village Ordinance.

MidAmerica has demonstrated its commitment to the Village of Downers Grove as well as an emphasis on constructing and operating a first class branch bank facility within the Village. We ask your consideration and approval of the proposed development of this site.

If you should have any questions, please do not hesitate to call.

Sincerely yours,
CONNOLLY, EKL & WILLIAMS, P.C.


Patrick J. Williams
Attorney for MidAmerica Bank, fsb

TRAFFIC PLANNING STUDY

To: **Mr. Ben Bussman**
Webster, McGrath & Ahlberg, Ltd.

From: Daniel P. Brinkman, P.E., PTOE ~~DB~~
Brenda Christopher *BCC*

Date: July 30, 2004

Subject: Mid-America Bank
US 34 (Ogden Avenue) @ Sterling Road – SE Corner
Downers Grove, Illinois

Consulting Engineers
and Surveyors

Civil, Municipal, & Traffic

850 Forest Edge Drive
Vernon Hills, Illinois 60061
tel 847 478 9700 fax 847 478 9701

RECEIVED

AUG 03 2004

**Planning and Community
Development**

PART 1. PROJECT CONTEXT AND SUMMARY STATEMENT

Per your request, *Gewalt Hamilton Associates, Inc.* (GHA) has studied the traffic planning requirements of the above captioned project. As proposed, Mid-America Bank will develop an approximately 4,000 square foot retail banking facility on the subject site, replacing a former light industrial use. The site currently consists of two joined buildings and a small parking lot. It is located on the southeast corner of the intersection of US 34 (Ogden Avenue) and Sterling Road in Downers Grove, Illinois (see *Exhibit 1*). Our study findings are discussed below. *Exhibits* referenced in the text are centrally located in the Technical Addendum.

Briefly summarizing, we believe that the adjacent roadways can accommodate Mid-America Bank traffic. Reasons include:

- The site plan has been designed to help minimize the traffic impacts by incorporating a right in/ right out driveway off of Ogden Avenue.
- Sufficient parking will be provided on-site to meet the busiest demands.
- Sufficient drive-thru stacking is available.

PART 2. BACKGROUND INFORMATION

Roadway Network Discussion

Ogden Avenue is a major east-west route that is under the jurisdiction of the Illinois Department of Transportation (IDOT). Ogden is not classified as a Strategic Regional Arterial (SRA) along the site, thus allowing for greater access flexibility and less rigid spacing requirements. Ogden provides two travel lanes in each direction along the site frontage with a center median painted to allow two-way left turns. The posted speed limit is 35 mph.

Sterling Road is a local (Village of Downers Grove) north-south street that has stop sign control at Ogden. Sterling provides one travel lane in each direction and has a posted speed limit of 25 mph.

Exhibit 2 provides a photographic inventory of current operations at near the proposed bank.

Existing Traffic

GHA conducted weekday morning and weekday evening traffic counts at the intersection of Ogden and Sterling. These times were chosen because they will coincide with the busiest combinations of bank and background activity. The peak hours for traffic at the intersection occurred from 7:30 to 8:30 AM and from 5:00 to 6:00 PM. *Exhibit 3* illustrates the existing peak hour traffic volumes. No unusual delays occurred during the counts such as foul weather (e.g. heavy snowfall or rain), road construction, or emergency activity that would adversely affect the volumes or travel patterns.

PART 3. PROJECT TRAFFIC CHARACTERISTICS

Property Access

The existing building on the site allows access on Sterling Road. Additionally the site has loading docks off of Sterling.

The site plan (see *Appendix I*) prepared by Webster, McGrath & Ahlberg, Ltd. (WMA) indicates that one drive each will be provided on Ogden and Sterling. The drive on Sterling Road will accommodate movements both in and out of the parking lot. The drive on Ogden Avenue will be restricted to right-in / right-out (RIRO) movements. The site and access points are designed to aid in the counterclockwise flow of the drive-thru teller lanes.

Note that IDOT has indicated that the RIRO access will be considered on Ogden Avenue in their letter dated June 17, 2004. The letter is attached as *Appendix II*.

Traffic Generations

Mid-America Bank will have approximately 3,960 square feet of first floor space. The bank operating characteristics are expected to include:

- Four (4) drive-thru teller lanes and one drive-thru ATM lane will be provided.
- The ATM will be available 24 hours.
- The maximum number of employees expected at any one time is 12.

Mid-America Bank traffic was generated based on rates published by the Institute of Transportation Engineers (ITE). *Exhibit 4 – Part A* lists the traffic volumes in/out of the site, as well as the calculated number of “new” trips. A large percentage of the driveway volumes are not new. Per ITE, about 50% of the trips will be “pass-by” in nature. These are trips made by people already traveling the road system, perhaps as a stop on the way home from work. The pass-by trip discount was *not* applied to help ensure that the maximum site traffic impact was tested.

Trip Distribution

Site traffic will be distributed on the adjacent roads based generally on: 1) existing travel patterns, 2) locations of nearby competing banks, and 3) property access. The projected trip distribution is listed in *Exhibit 4 – Part B*. As can be seen, the majority of trips are expected to stop “on their way home”, putting an emphasis on eastbound right turns in and out. Use of Sterling north and south of the site is expected to be minimal and limited to neighborhood patrons of the bank.

PART 4. EVALUATION AND RECOMMENDATIONS

Traffic Assignments

Project traffic was “assigned” to the adjacent roads based on the project characteristics (see *Exhibit 4*) and the site’s access system. *Exhibit 5* illustrates the site traffic assignment. Development traffic was combined with the existing traffic volumes (see *Exhibit 3*) to yield the Total Traffic assignment, which is presented in *Exhibit 6*.

The total volumes are probably overestimated because the pass-by trip generation discount was not applied. Furthermore, no effort was made to subtract the traffic generated by the current site uses. *Thus, we believe that this analysis has considered the maximum Mid-America Bank traffic impacts.*

Traffic Operations Plan

The access drives should be designed to meet IDOT and Village standards. Exiting site traffic should have stop control. Key traffic plan elements include:

- Based on the results of the traffic assignments, no roadway widening should be needed along Ogden or Sterling to specifically accommodate Mid-America Bank traffic.
- Appropriate signing should be included internally to reinforce the one-way counterclockwise circulation pattern.
- The traffic analyses indicate that the impact on Sterling south of the site will be negligible, as the vast majority of customers will be oriented along Ogden during the peak hours.

Parking and Drive-Thru Stacking

Per the WMA plan (see *Appendix I*)

It is our understanding that 10 parking spaces are required by Village code (Article XIV Section 28-1410). Eighteen (18) spaces will be provided, which should readily meet the busiest patron and employee demands. Thus, site parking should not intrude onto the neighborhood streets.

Stacking at the drive-thru lanes is available for at least 16 vehicles, which should be adequate to meet the anticipated demand.

PART 5. TECHNICAL ADDENDUM

The following *Exhibits* were referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Exhibits

1. *Site Location Map*
2. *Photo Inventory*
3. *Existing Traffic*
4. *Project Traffic Characteristics*
5. *Site Traffic*
6. *Total Traffic*

Appendices

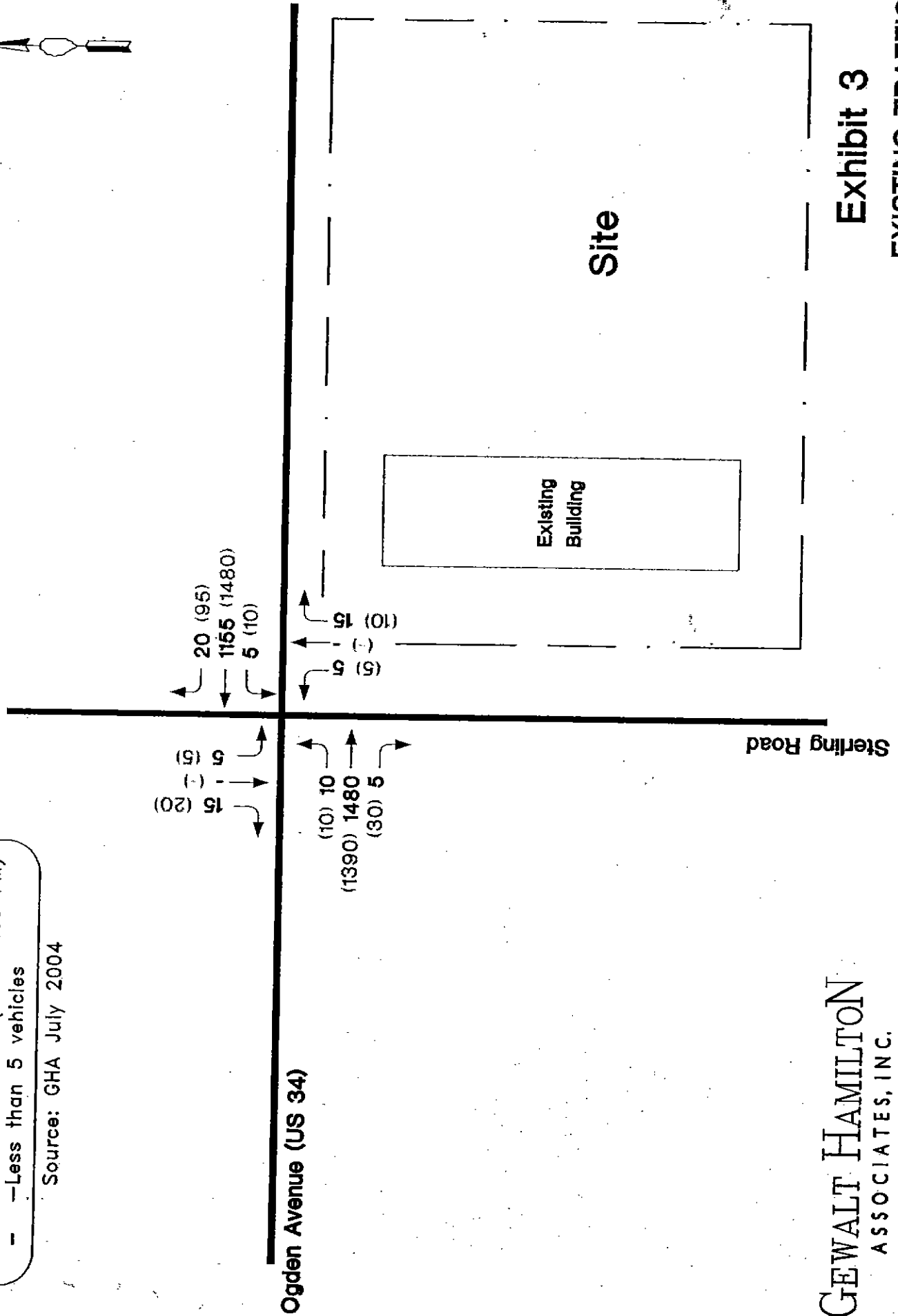
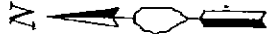
- I. *Proposed Paving and Layout Plan*
- II. *IDOT Letter, June 17, 2004*

3547.900 Mid Amer Bnk TPS - 073004.doc

Legend:

- XX -AM Peak Hour (7:30-8:30 AM)
- (XX) -PM Peak Hour (5:00-6:00 PM)
- -Less than 5 vehicles

Source: GHA July 2004



GEWALT HAMILTON
ASSOCIATES, INC.

Exhibit 3
EXISTING TRAFFIC

Exhibit 4
Project Traffic Characteristics
Mid America Bank - US 34 @ Sterling - Downers Grove, IL

Part A. Traffic Generation Calculations - Vehicle Trips

ITE Code	Peak Hour				Daily				
	Weekday Morning		Weekday Evening		Weekday		Evening		24-hour
	In	Out	In	Out	In	Out	In	Out	
#912	45	35	80	40	100	100	200	100	1,645

Mid-America Bank
 - 4 drive-thru windows

Notes:

- (a) — Source: Institute of Transportation Engineers (ITE) Trip Generation Manual; 7th Edition
- (b) — Per ITE, a bank can expect to have up to 50% pass-by trips

Part B. Trip Distribution

Route	Direction		Percent Use	
	In	Out	Approach	Depart
Sterling Road		North	5%	5%
		South	5%	5%
		East	30%	60%
		West	60%	30%
Totals =			100%	100%

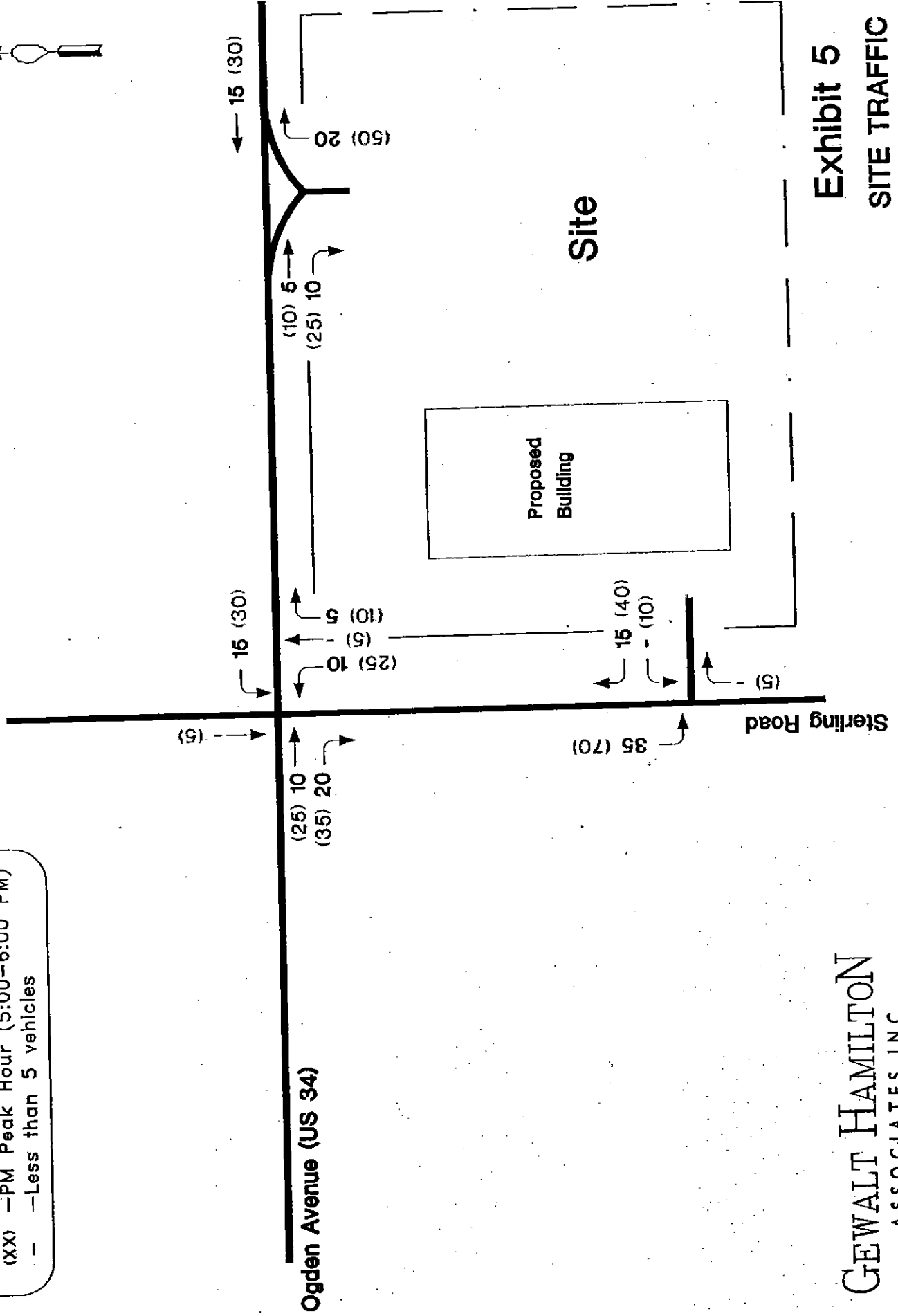
US 34 (Ogden Avenue)

GEWALT HAMILTON
 ASSOCIATES, INC.

Exhibit 5
SITE TRAFFIC

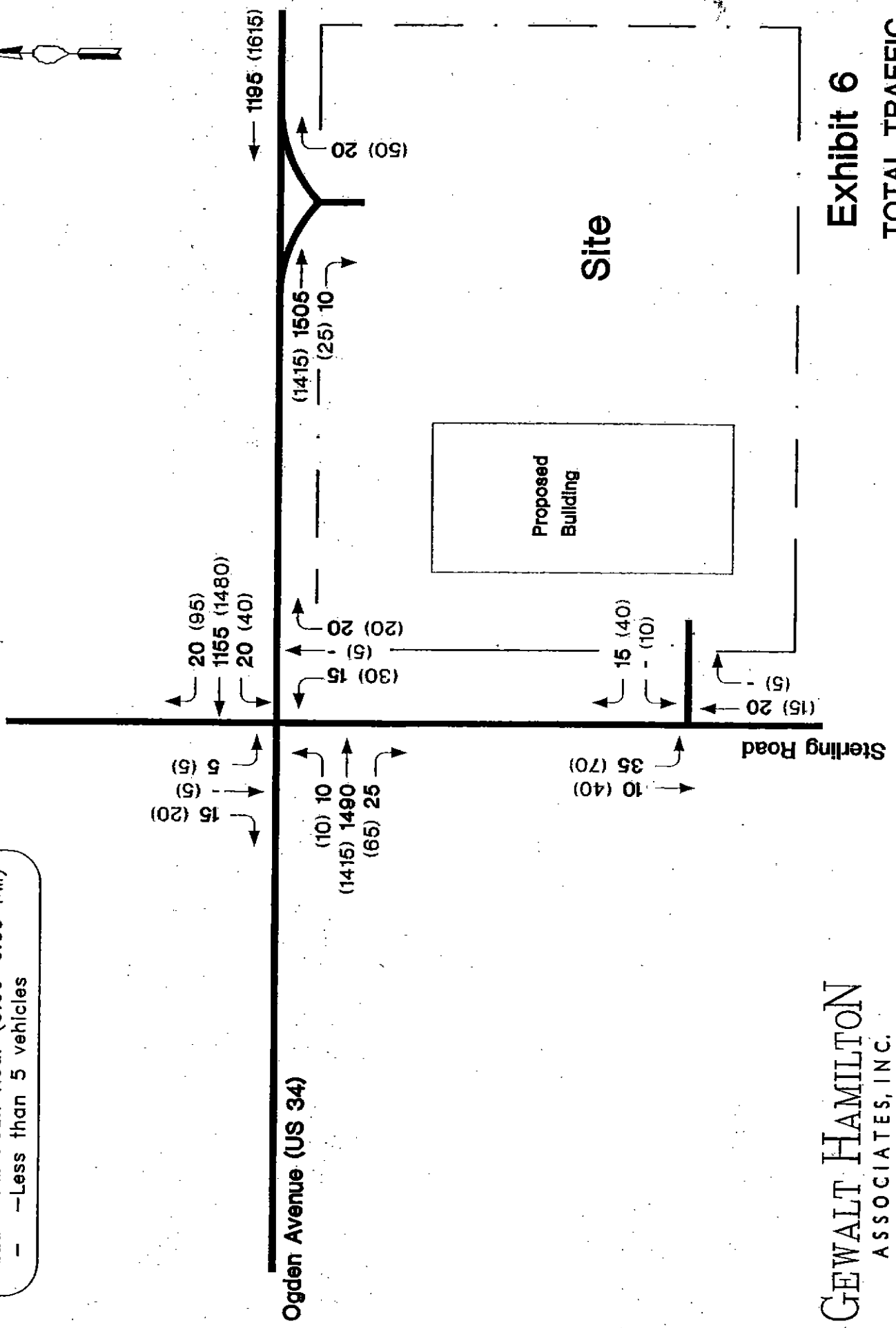
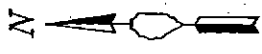
GEWALT HAMILTON
ASSOCIATES, INC.

Legend:
 XX — AM Peak Hour (7:30-8:30 AM)
 (XX) — PM Peak Hour (5:00-6:00 PM)
 - — Less than 5 vehicles



Legend:

- XX —AM Peak Hour (7:30—8:30 AM)
- (XX) —PM Peak Hour (5:00—6:00 PM)
- - - Less than 5 vehicles



GEWALT HAMILTON
ASSOCIATES, INC.

Exhibit 6
TOTAL TRAFFIC

3. **THIS RECOMMENDATION IS FURTHER CONDITIONED THAT IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL THE APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES;**
4. **DEMOLITION OF EXISTING HOUSE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.**

MR. NICHOLAOU SECONDED THE MOTION.

Chairman Jirik observed this petition is making this lot become consistent with the neighborhood. It is inconsistent in its current state. If this lot split is approved by the Village Council, the newly created lots would be wholly consistent with virtually every other lot in the neighborhood. Chairman Jirik emphasized 60 foot wide lots are highly consistent in the most absolute sense. He apologized for not making this observation before the motion. The Plan Commission members agreed with his observation.

Chairman Jirik called for the vote.

ROLL CALL:

AYE: Mr. McCormick, Mr. Nicholaou, Mr. Matejczyk, Mr. Quandt, Mrs. Rabatah, Mr. Waechtler, Chairman Jirik

NAY: None

The motion passed unanimously.

FILE NO. PC-20-04 – Petition seeking approval of a Special Use for a drive-up banking facility for a proposed bank – Property located at the southeast corner of Ogden Avenue and Sterling Road, commonly known as 535 Ogden Avenue, Downers Grove, IL (PIN 09-05-403-001, 09-05-403-018); Patrick J. Williams, Attorney/Petitioner; Downers Grove National Bank Trust #67-5, Owner

Chairman Jirik asked if a representative of the petitioner was present.

Patrick Williams, 115 W. 55th Street, Clarendon Hills, Illinois stated he is an attorney with the law firm of Connolly, Ekl & Williams and is the attorney for MidAmerica Bank. Mr. Williams pointed out MidAmerica is already a part of the community with a branch bank location at 7531 Lemont Road, and their loan center operates out of the Corridors III facility off Warrenville Road.

Mr. Williams stated 535 Ogden Avenue is currently the site of Stadtler Heating and Plumbing. Mr. Williams noted the current site is in need of work, and there is an industrial look to that section of Ogden Avenue which does not conform to the Ogden

Avenue Master Plan. The bank's proposed development will dramatically change both the existing site as well as the impression of the surrounding area.

Mr. Williams indicated the current zoning is B-3. They are requesting a Special Use to operate a five-lane drive-through as part of the branch bank facility. Mr. Williams presented a color rendering of the proposed building which shows the roof lines, colors of the brick, windows, etc. He also brought a model depicting what the structure is proposed to look like.

Mr. Williams noted there is an emphasis with regard to access and curb cuts on Ogden Avenue. He distributed copies of recent photographs of the existing building showing the site on Ogden Avenue from the east, the west and facing south. These photographs show some of the concerns as to why the Village is pursuing redevelopment along Ogden Avenue. Mr. Williams stated the proposed project would have a right-in right-out along Ogden Avenue rather than the existing continuous curb cut. He noted they have been working with the Illinois Department of Transportation and are in the process of finalizing this configuration. Another access point is along Sterling Road at the southernmost portion of the site, which will allow traffic to utilize Sterling Road for purposes of ingress-egress from the site without backing up along Sterling Road.

Mr. Williams stated the proposed structure is approximately 3,900 square feet. It will conform to the bulk requirements of the Village's Zoning Ordinance in terms of the approximately $\frac{3}{4}$ of an acre site.

With respect to landscaping, Mr. Williams stated MidAmerica is proposing approximately 23% of the site be landscaped, which exceeds the minimum Village requirements by an additional 13%.

With respect to traffic and the traffic flow on the site, Mr. Williams noted with the drive-through lanes the traffic is directed in a counter clock-wise fashion around the facility. He explained one of the reasons for the drive-through facility is the convenience it offers the bank's customers; people are looking to use a drive-through aspect. According to the bank's studies, approximately 85% of the bank's business is allocated to drive-up customers with the remaining 15% being walk-in customers. Mr. Williams noted the significance from a traffic flow standpoint is that with a counter clock-wise flow, the traffic is directed around the building and then back out onto Ogden Avenue. This type of flow will minimize the potential for residential impact. In terms of people attempting to use the residential area as a by-pass or a means of getting back to a traffic light, Mr. Williams pointed out in this particular area there is no available traffic light within proximity of the site. The cut-through is blocked one block west of Fairview Avenue. With respect to lighting, Mr. Williams stated the lighting fixtures, which have been designed for the site, are designed to illuminate only the site, and according to the completed lighting study, the 0.1 foot-candles at the residential property line has been met.

Mr. Williams noted this is not a site that would be visited by loud delivery vehicles. The bank generally uses panel-type or pick-up trucks for delivery of their necessary paper products and materials.

With respect to the residential area, Mr. Williams explained significant grading is being proposed that will require a retaining wall to be constructed along the south residential boundary line. The retaining wall in conjunction with a new board on board fence will minimize both sound and light intrusion into the residential area to the south.

Mr. Williams stated the proposed project does not involve any loudspeakers or broadcast equipment. There will be an intercom system, but the system is designed so the customer can speak with the teller, and the business of the customer is not announced to the community.

With respect to the landscape design shown on the overhead screen and the colored rendering on display, Mr. Williams noted the landscaping has been designed to not only accentuate the site but the area as well. Mr. Williams stated they are attempting to create aesthetic appeal along Ogden Avenue. Mr. Williams pointed out the current building is somewhat of an eyesore. He further explained, while Stadtler is a valuable member of the community, the bank's proposed project will be dramatically different and significantly more appealing.

With regard to the specific parameters for approval of a Special Use, Mr. Williams stated "the proposed use at this location is necessary and desirable to provide a service and a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood and the community." The facility, a retail branch bank, will offer the significant convenience of drive-through lanes. He said the way people shop today, the way they buy gas, the way they look to quickly get in and out of even oil change places is significant to the way communities and banks specifically operate. This will provide a valuable cost savings service to the community. Mr. Williams stated the development of the site would provide a valuable addition to this specific area of Ogden Avenue.

Mr. Williams stated the second standard is "the use will not under the circumstances of this particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity." Mr. Williams stated this branch would be MidAmerica's 72nd or 73rd branch in the Chicago area including the recent acquisitions in the Milwaukee area. Mid-America is a bank that is committed to the communities in which they operate, and they are committed to the people of the communities. The way the traffic is being generated around the site to minimize impact in the residential area is indicative of their commitment to being both a good neighbor and a neighbor that is respectful of the rights of the other residents and the other businesses.

Mr. Williams next addressed the third standard which states "that the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which

the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802". Mr. Williams stated the Special Use is specifically provided for in the Village Ordinance. The current zoning allows for the construction of the bank. The Special Use is strictly limited to the five drive-through lanes. The work that Mid-America has done with the architect, the engineers, the traffic planners and the fine Downers Grove staff has been invaluable in ensuring compliance with these regulations.

Mr. Williams addressed the last standard which states "that it is one of the Special Uses specifically listed for the district in which it is to be located". Mr. Williams noted under the B-3 zoning classification the Special Use of a drive-through lane is specifically designated according to the Zoning Ordinance.

Mr. Williams concluded by expressing the belief that Mid-America Bank has met each of the requirements for the awarding of a Special Use, and he asked for the Plan Commission's favorable recommendation to allow them to go forward with this project.

Chairman Jirik asked Staff to make its technical review.

Mrs. Riordan noted the petitioner did an excellent job of thoroughly explaining their petition, so she will focus on the zoning related issues noting the property is zoned B-3, General Services and Highway Business.

With respect to the proposed site plan, Mrs. Riordan stated the petitioner is proposing significant grading work to accommodate the proposed facility as well as stormwater management, although on-site stormwater detention is not specifically required because the site is less than one acre in size.

Mrs. Riordan advised no variations are being requested with respect to the proposed petition. All parking and structure related setbacks for both Ogden Avenue and Sterling Road would be satisfied or exceeded.

Mr. Riordan stated the landscape requirement of 10% of the overall site area is being more than doubled with approximately 23% of the site being reserved in landscaped green space as outlined by the petitioner.

Floor area ratio requirements are proposed to be met as are the height requirements for the B-3 zoning district. Mrs. Riordan referred the Plan Commission members to Page Two of the Staff Report where there is a thorough outline of the setback requirements and proposed conditions.

With regard to parking, Mrs. Riordan stated the petitioner is proposing 18 spaces including one handicap accessible required space, which exceeds the Code requirement of ten spaces.

Mrs. Riordan advised the proposed loading space on the south side of the building is not strictly required by Code but is being proposed by the petitioner.

Although not strictly regulated per Code, the petitioner has also addressed site lighting with a proposed lighting plan indicating shielded fixtures and low lighting levels to again avoid any potential negative impacts on the adjacent residential uses to the south.

Mrs. Riordan indicated the petitioner thoroughly detailed their proposed operations as well as their proposed building design.

Mrs. Riordan explained, absent having the petitioner obtain approval from IDOT with respect to the proposed right-in, right out access onto Ogden Avenue, Public Works and Stormwater Management have no outstanding issues pertaining to the proposed Special Use. Certain permitting procedural requirements have been outlined for the petitioner, which must be satisfied prior to the issuance of construction permits.

The Fire Prevention Division of the Fire Department has also reviewed the proposed plans and has no outstanding issues regarding the proposed Special Use.

With respect to proposed signage, Mrs. Riordan stated the petitioner has been advised of the sign moratorium that currently limits wall mounted and freestanding signage, and is aware that these provisions may be modified in the future as discussions regarding the sign regulations progress at a Staff and Committee level and then to a text amendment with respect to the Zoning Ordinance.

Mrs. Riordan concluded the Staff Development Team recommends that the Plan Commission consider forwarding a favorable recommendation to the Village Council with respect to the petitioner's Requested Action, subject to the four conditions outlined in the Staff Report.

Chairman Jirik moved on to public participation and asked if there was anyone in the audience who wished to speak.

Roger and Julie Lommatzsch, 4335 Sterling Road, stated their home is three houses to the south of the proposed site. They agreed with the bank's attorney that the new bank would be a marked improvement over what is currently on the site. Mr. & Mrs. Lommatzsch stated their concern is the traffic pattern on Sterling Road. Mr. Lommatzsch pointed out the entrance-exit on Sterling is proposed to be located on the most southerly portion of the bank's property. Mr. Lommatzsch expressed his belief that the traffic flow from the site will go south. He noted between the hours of 3:30 and 6:30 p.m. Sterling Road does become a cut-through. Ogden Avenue backs up, people turn right and go south on Sterling Road, pick up Sherman and go east to catch Fairview, thus avoiding the traffic light at Fairview and Ogden. Mr. Lommatzsch expressed his opinion that if Ogden Avenue is backed up at 5:00 p.m. customers will come out the drive through, come around the west side of the property, exit onto Sterling and proceed south, thus avoiding all that Ogden Avenue traffic.

Mr. Lommatzsch pointed out in addition to the existing commercial property; there is a strip center on the west side of Ogden Avenue and Sterling Road. There is traffic on

Sterling Road from the ice cream parlor, particularly in the summer, because people do not want to exit out onto Ogden Avenue so they exit onto Sterling Road and proceed south. Mr. Lommatzsch stated the same situation is true for the customers of the auto parts store, plus their delivery trucks. The Army Surplus store is also in that strip mall and their customers tend to do the same thing when leaving that store.

Mr. Lommatzsch asked if anyone has looked at the possibility of closing Sterling Road as was done for Walgreens at Ogden and Highland Avenues as well as Papa John's Pizza. Mr. Lommatzsch expressed the belief that there is a no right turn northbound at the Speedway gas station on the north side of Ogden Avenue at Lindley Avenue. He asked if the criteria utilized in these situations were applied to the possible closing of Sterling Road.

Mrs. Lommatzsch stated the petitioner's attorney indicated 85% of their customers are going to be drive-through, which just means that all of that traffic will come down Sterling Road. She disagreed that the only customers using Sterling Road would be the bank's customers who live on Sterling Road. She stressed Sterling Road is the busiest cut-through street during rush hour, and the bank will complicate that situation. If Sterling Road was closed off, cars would have to exit and go north on Sterling to Ogden Avenue. Mr. Lommatzsch expressed his belief that such closure would not impede the bank's plan to have traffic exit onto Ogden Avenue. He stated he thought such a plan would be beneficial to both the residential and commercial neighborhood.

Mr. Lommatzsch pointed out there are six homes on Sterling Road, and he expressed his belief that not all of the people who go up and down Sterling Road live on Sterling Road.

Todd Chapin, 526 Sherman Street, agreed that between 3:30 and 6:00 p.m. Sterling Road is a bypass. Drivers also cut through on Douglas Road to the east to avoid the intersection of Fairview and Ogden Avenues. Mr. Chapin stated if customers are going to turn right onto Sterling once they see traffic backed up on Sterling past the ice cream parlor, they will turn left and proceed south and make the necessary adjustments to get back onto Ogden Avenue. Mr. Chapin noted because Douglas is a through street, it cannot be blocked off. Sterling is only one block long south of Ogden. Mr. Chapin advised there are 15-20 kids living in that one block area. Currently the Stadtler and the CarQuest trucks zip down Sterling, but they know there are a number of children residing on that block. Mr. Chapin stated people who use the drive-through banking facility are usually in a hurry, and they do not want to wait for a break in traffic on Ogden Avenue. Mr. Chapin advised between 7:00 and 9:00 a.m. no one will be successful in making a left hand turn onto Ogden Avenue. Instead, customers will proceed south on Sterling just as the late afternoon customers will do in order to avoid the traffic from the lighted intersection of Fairview and Ogden Avenues. He agreed there are a number of closed streets on Ogden Avenue primarily to address all the issues with cut-through traffic. Mr. Chapin stated drivers cut through at all times of the day not just during peak traffic times. He noted Sterling Road currently is in disrepair and expressed the opinion that curbs and gutters would be an improvement if the street were to remain open. Mr. Chapin concluded by stating as a parent he wants the traffic situation to be addressed.

Donna Chapin, 526 Sherman Street, stated they know Sterling Road is a cut-through because they have seen it ever since they moved into the neighborhood ten years ago. Stadtler is a business whose customers generally do not drive in and out of their facility. Stadtler goes to their customers' homes. A bank will bring more traffic to Sterling Road because you cannot safely turn left onto Ogden Avenue. Mrs. Chapin pointed out at Steak and Shake no right turns into the neighborhood are allowed. She asked if that could be looked at for Sterling Road or the possibility of blocking off Sterling Road south of Ogden as it is not a through street. Mrs. Chapin stated such a close would only affect the ten families who live there.

Chairman Jirik asked if there were any further questions or comments from members of the audience. Hearing none, he closed the public participation portion of the public hearing.

Chairman Jirik next asked for questions or comments from the Plan Commission members.

Mr. Matejczyk asked the petitioner if it would be onerous to make the driveway on Sterling Road an entrance only.

Daniel Brinkman, Gewalt Hamilton Associates, suggested instead of inbound only, an adjustment or reconfiguration of that access so that it prohibits traffic from entering or exiting to the south could be done. It would still be two-way traffic, but the driveway on Sterling Road would be curved and adjusted similarly to but not as extreme as the way it would be done on Ogden Avenue so that you can only make a left turn into the site off of Sterling Road and only make a right turn out from the site. Mr. Brinkman agreed with the residents that making left turns onto Ogden Avenue is difficult but no more difficult than a number of locations along Ogden Avenue. Mr. Brinkman stated to prohibit outbound movements to Sterling Road would essentially require all traffic leaving the bank to proceed eastbound and in his opinion that would be limiting the bank's customer base and also limiting the convenience the bank is looking to provide for its customers at this location.

Mr. Matejczyk asked Mr. Brinkman if he was saying there could be a no left turn sign. Mr. Brinkman responded it could be done a number of ways; with a no left turn sign that would rely on enforcement and the moral fortitude of the patrons, or the driveway could physically be designed with the south side of the access having a much tighter radius than it does now and that it be signed appropriately.

With respect to the cut-through volumes, Mr. Brinkman stated in reviewing the existing traffic volumes on Sterling and having driven the neighborhood, he concurred that there is an existing cut-through problem in terms of the volume of traffic during peak hours on both Sterling and Sherman. He noted we are not talking about the amount of traffic volume taxing the roadway or making it over capacity in any way.

Mr. Nicholaou asked Mr. Brinkman if the petitioner heeded his suggestion and the Village at a later date, outside of the purview of this Commission, decided to block off the street as they did at Ogden and Highland Avenues, would the street closure affect the bank at all. Mr. Nicholaou expressed his opinion that customers could still exit out on Sterling Road and make a left-turn onto Ogden Avenue. Mr. Brinkman agreed. Mr. Nicholaou stated his only concern with regard to this petition was adding traffic to the neighborhood.

Mr. Waechtler asked Mr. Brinkman if he was suggesting a right-in, right-out like what is proposed for Ogden Avenue. Mr. Brinkman responded he was suggesting a left-in, right-out and adjusting the geometrics of the axis so a right turn could not be made into the bank site off of Sterling nor could you physically make a left turn out of the bank site onto Sterling Road.

Chairman Jirik explained to a member of the audience who wished to speak that the public participation portion of the hearing had been closed. He further advised that the Plan Commission currently is discussing a variety of techniques to direct the traffic.

Chairman Jirik asked if there were any further questions or comments from the Plan Commission members. There was no response, and Chairman Jirik indicated he had one question with regard to the landscaping. He questioned if a customer came into the bank property off of Ogden Avenue to use the drive-through and then came around the building would the light splash onto the neighboring residents' homes. He wanted to know if six foot tall plantings were sufficient to block that light.

Mr. Williams stated there is going to be significant grading to flatten the site. He advised one of the architects, Eric Luedtke from Smith & Stephens Architects, is present to answer any questions. He added that a retaining wall will be constructed along the south property line with a fence on top of that retaining wall. There will be a sound and light barrier by virtue of both the fencing and the retaining wall.

Mr. Williams then introduced Benedict Bussman, who was one of the site engineers specifically involved with the landscaping. Mr. Bussman asked the Chairman to clarify his question. Chairman Jirik stated he wanted to be sure there was sufficient barrier to prevent light spill-over into the residential neighborhood from vehicles using the drive-through lanes. Mr. Bussman advised there is a slight grade difference in that area, and the bank parking lot will be a few feet lower than the property line, plus there will be a six foot board-on-board fence, plus an arborvitae hedge, which will be installed at a six foot height.

Mrs. Rabatah asked if the difference in the retaining wall grade to the grade on the north side would be about two feet, and Mr. Bussman agreed. He explained as you move further toward the east, the wall becomes higher. He noted the retaining wall is on the south, east and west sides of the lot.

Chairman Jirik asked if the height from the top of the fence to the base of the retaining wall would be greater than six feet. Mr. Bussman clarified the area that the Chairman was referring to does not have a retaining wall. He indicated the fence height would be six feet and noted there is a slight grade difference because the lot is lower than the property line at that point.

Chairman Jirik commented regarding the six foot arborvitae, his concern is light spilling into the residential neighborhood. He asked whether this was considered with regard to the types of plantings selected. Mr. Bussman acknowledged it was part of his consideration as well as to screen the parking lot. He noted he did not want the residents to the north looking out from their front yard into the bank parking lot.

Chairman Jirik asked Mrs. Riordan if the Village has sufficient enforceability to maintain adequate maintenance of the buffer. Mrs. Riordan responded affirmatively and noted if the arborvitae or evergreen species at the southern tip of the driveway were to die or not be effective as a screen, the Village has the ability to enforce the concept of providing an adequate screen. She did note, however, that behind that 25 foot setback line, the petitioner is proposing a fence along the southerly property line. She asked the petitioner's representative to verify the height of that portion of the fence. Mr. Williams responded they proposed a six foot fence, but they could go to a higher fence if it is allowed. Mrs. Riordan clarified the requirement is six feet in height. Mr. Williams further explained the fence would be a board on board cedar fence. Mr. Williams noted this would be in contrast to the chain link fence that exists along the southern property line as well as the rest of the site.

Chairman Jirik stated there is some potential risk to the viability of the fence as well as the evergreen screening and stressed that the Village would want the fence and screening kept in good condition. Chairman Jirik noted this was not an element in the Staff Report, but he wanted this issue to be emphasized. He also indicated he was not sure whether it would be better to go with eight foot arborvitae but acknowledged he did not know if that was possible.

Mr. Nicholaou asked if the retention wall could be built higher. Chairman Jirik stated the retention wall is being done for grading purposes. He asked Mr. Bussman if eight foot arborvitae could be substituted for six foot arborvitae, and Mr. Bussman responded that eight foot arborvitae are readily available.

Mr. Waechtler pointed out the Forester had no comment in the Public Works report and recommended the petitioner re-review the planting selections with the Village Forester to determine if there was enough density with the arborvitae to accomplish the necessary screening. Chairman Jirik agreed.

With regard to the landscape plan, Mr. Nicholaou commented three members of the Plan Commission have had a significant amount of conversation regarding signage on Ogden Avenue. They have been discussing lines of sight with regard to signage. He cautioned the landscape architect that the shrubbery by the entrance and exit onto Ogden Avenue be

set back appropriately to make sure the line of sight is there upon entering and exiting. Mr. Nicholaou stressed the line of sight exiting the bank will be needed both left and right. Mr. Nicholaou asked the architect if the anticipated shrubbery as shown would be almost at the sidewalk line. Mr. Bussman responded there is a five foot wide sidewalk. Mr. Bussman further advised that the planting materials are proposed to be perennials and low shrubs.

Mr. Waechtler agreed the lines of sight are extremely important anywhere along Ogden Avenue. Mr. Waechtler stressed that the Plan Commission members were not nitpicking. He recognized the work that had been put into this plan and acknowledged that it has a lot of merit.

With regard to handicap accessible parking, Mr. Waechtler stated there are going to be 18 parking spaces, but only one of the 18 parking spaces will be for handicap parking. He asked Staff how many are required, and Mrs. Riordan responded one handicapped parking space is required for up to 25 parking spaces. Mr. Waechtler asked the petitioner to at least consider adding one additional handicapped accessible space.

With regard to hours of operation, Mr. Waechtler asked if the ATM would be operating 24 hours a day. Mr. Williams explained the drive-through lane closest to the building will be the only ATM lane, and it would be available 24 hours a day. The bank hours Monday through Friday are 7:00 a.m. to 7:00 p.m., Saturday 7:00 a.m. to 2:00 p.m. and Sunday hours differ between branches. This branch could be 10:00 a.m. to 2:00 p.m. Mr. Waechtler stated the fact that the ATM machine is operating 24 hours a day reiterates the concern for the shielding of the residential neighborhood.

In response to the expressed concerns, Mr. Williams stated Mid-America has always been neighbor friendly. Mr. Williams advised he has been involved in other situations where the bank has reconstructed fences along neighboring property lines to accommodate neighbor requests. Mr. Williams stated they are not trying to create a residential fortress with a high fence and landscaping that may not be appealing to the neighbors. Mid-America has maintained all of its sites to the highest level, both in terms of its bank structures as well as its landscaping. Mr. Williams stated Mid-America is very willing to work the neighbors and residents who have concerns about traffic flow and traffic patterns as well as the appearance of its site and how that site will affect the neighboring community.

Mr. Williams advised that Mr. Tom Meyers, Senior Vice President of Mid-America bank is present this evening to answer any questions as well as to take back feed-back to the powers that be to address the issues brought forward this evening.

As there was no further discussion, Chairman Jirik called for the motion.

MOTION: WITH RESPECT TO FILE NO. PC-20-04, SPECIAL USE FOR A DRIVE-THROUGH COMPONENT TO A PROPOSED BANK, MR. MATEJCZYK MOVED THAT THE PLAN COMMISSION FORWARD A

POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL WITH RESPECT TO THE PETITIONER'S REQUESTED ACTION SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. INSTALLATION OF SIGNAGE AND CURB CONFIGURATIONS TO PROHIBIT LEFT TURNS FROM THE SUBJECT PROPERTY ONTO STERLING ROAD;**
- 2. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED AUGUST 16, 2004;**
- 3. COMPLIANCE WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JULY 17, 2004;**
- 4. ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION WHETHER THOSE CHANGES OCCUR PRIOR TO OR AFTER VILLAGE APPROVAL SHALL BE PROMPTLY REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE SPECIAL USE;**
- 5. IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES. MR. NICHOLAOU SECONDED THE MOTION.**

Mr. Waechtler asked the Chairman if it was necessary to mention anything about the landscaping screening that was addressed. Chairman Jirik indicated it could be done if it was the pleasure of the Commission. Chairman Jirik noted given that there could be traffic at the ATM throughout the night, the southerly border to the residential district should have strict attention paid to the necessary screening. He recalled while an eight-foot fence could not be constructed, eight-foot trees could be planted. He suggested the Village Forester should select the type of tree so as to further the goal of light screening year round. Everyone agreed to amend the motion to add this language. Chairman Jirik stated the motion captured the concept of the angular driveway to foster the right-in, right-out movement. He recalled he did not hear any objection to a sign that would say right turn to strengthen the message. There was no objection from the Plan Commission members to further amending the motion to include this language.

AMENDED MOTION:

MOTION: WITH RESPECT TO FILE NO. PC-20-04, SPECIAL USE FOR A DRIVE-THROUGH COMPONENT TO A PROPOSED BANK, MR. MATEJCZYK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL WITH

RESPECT TO THE PETITIONER'S REQUESTED ACTION SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. INSTALLATION OF SIGNAGE AND CURB CONFIGURATIONS TO PROHIBIT LEFT TURNS FROM THE SUBJECT PROPERTY ONTO STERLING ROAD;**
- 2. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED AUGUST 16, 2004;**
- 3. COMPLIANCE WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JULY 17, 2004;**
- 4. COORDINATION WITH THE VILLAGE FORESTER REGARDING THE SELECTION OF PLANT MATERIALS TO PROVIDE AN EIGHT FOOT TALL LANDSCAPE SCREEN TO THE SOUTH OF THE MAIN DRIVEWAY ON SITE;**
- 5. ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION WHETHER THOSE CHANGES OCCUR PRIOR TO OUR AFTER VILLAGE APPROVAL SHALL BE PROMPTLY REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE SPECIAL USE;**
- 6. IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES.**

MR. NICHOLAOU SECONDED THE MOTION.

ROLL CALL:

AYE: Mr. Matejczyk, Mr. Nicholaou, Mr. McCormick, Mr. Quandt, Mrs. Rabatah, Mr. Waechtler, Chairman Jirik

NAY: None

The motion passed unanimously.

Chairman Jirik advised this is a recommendation and further action by the Village Council will be scheduled in the later part of November. For those who wish to follow the further review of this petition, the Council Workshop Agenda is available on cable