



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: April 11, 2018

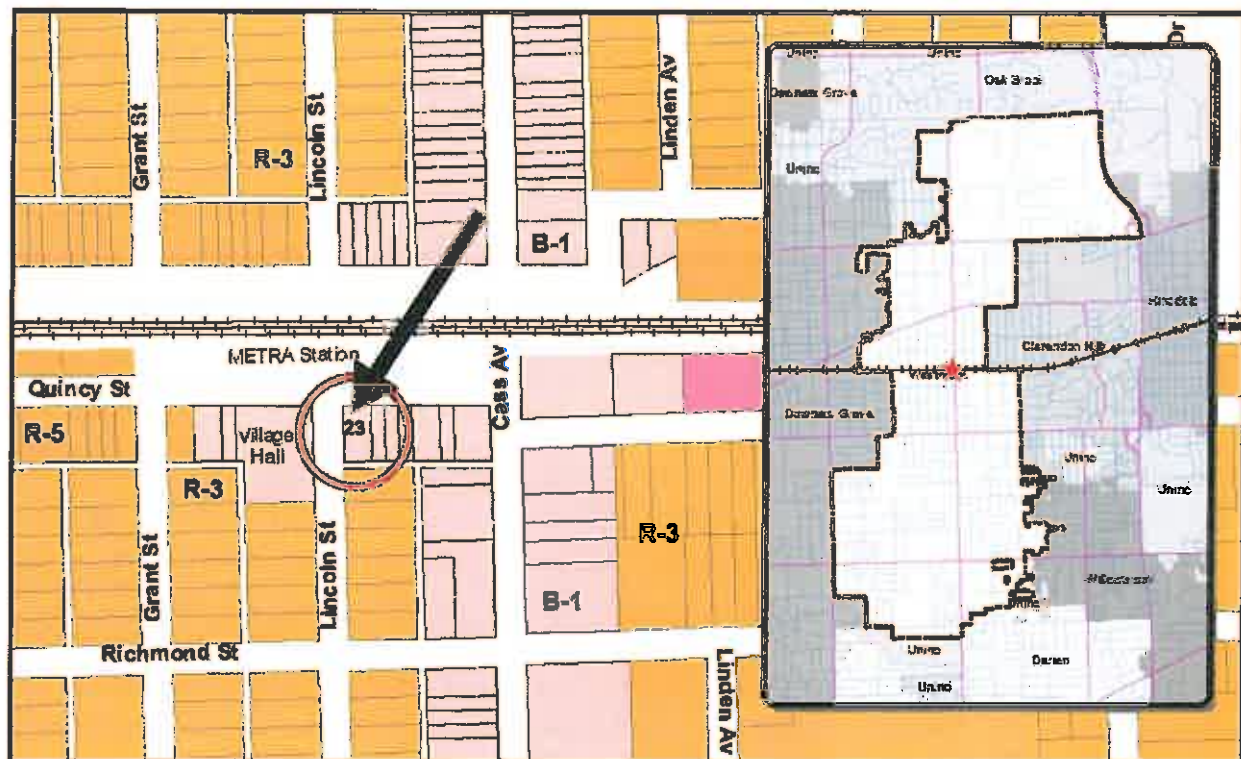
P/Z 18-005

TITLE: Victoray Realty Partners LLC regarding the property located at 23 West Quincy Street, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate a bank (credit union) in the B-1 Limited Business District.
- (B) Special Use permit request to operate an on-premise ATM in the B-1 Limited Business District.

BACKGROUND OF ITEM

The subject lot is located on the southeast corner of West Quincy and South Lincoln Streets, just across from the METRA station. It is known as Lots 1 and 2 in the Arthur T. McIntosh and Company's Westmont Subdivision, which was recorded on February 15, 1921.

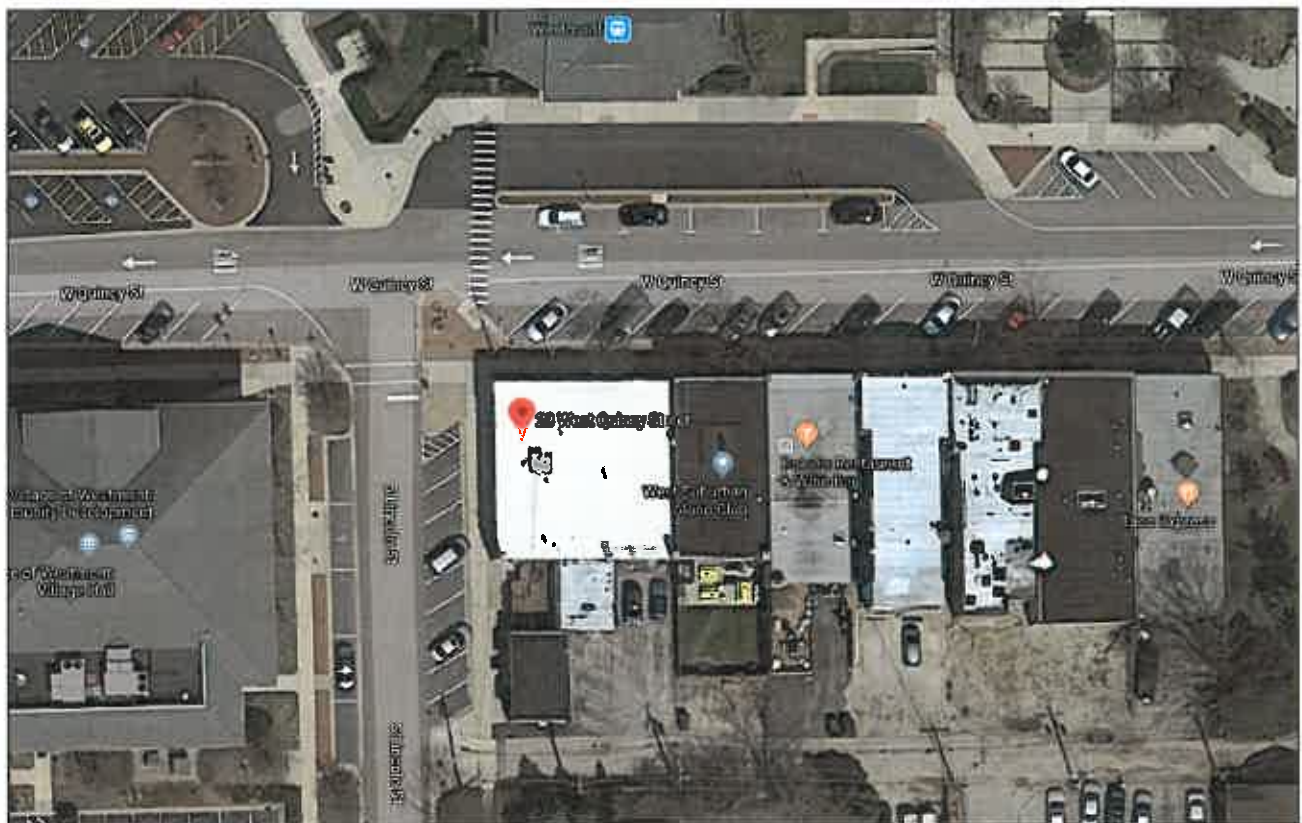


Zoning map - 23 West Quincy Street

The petitioner is requesting approval for a Special Use permit to operate a credit union with an ATM in the B-1 Limited Business District. Currently operating in Westchester, Vibrant Credit Union has targeted Westmont for relocation to be better centralized for current and future members.

The property at 23 West Quincy Street is one of 3 tenant spaces in an existing commercial building and was formerly occupied by a bank, and most recently was envisioned as a pilates studio that failed to move forward with occupancy. A separate smaller building is at the rear of the property facing Lincoln Street. Two of the 4 spaces have remained vacant for some time, with a coffee shop and a vocal coach occupying the others.

Vibrant Credit Union would serve approximately 1,900 members in the area, and only anticipates a slight increase to the current average of 33 transactions per day at the Westchester location. Hours of operation would generally be Monday thru Friday, 8:30 am to 4:30 pm. The interior spaces have already been structured for this use by the previous bank, and would not require any remodeling of the space other than the restoration of the ATM on the western elevation, where a window was installed after the last ATM was removed. A typical sign package has been included for illustration and is anticipated to replace existing cabinet signs on the building elevations.



Aerial Map - 23 West Quincy Street

ZONING ANALYSIS

The subject property is located in the B-1 Limited Business District. Properties to the east and west are similarly zoned, and the property to the south is zoned R-3 Single Family Detached Residence District with an alley separating the properties. Directly to the north is the local METRA station, which generates increased vehicular and pedestrian traffic in both the morning and evening rush hours. The proposed credit union would be located within an existing building with 3 tenant spaces. Brewed Awakening is in the unit to the east, and the center unit is currently vacant.



23 West Quincy Street - Storefront

Special Use Request

Appendix "A", Section 7.03(A)(10) requires that all banks in the B-1 General Business District receive a special use permit and abide by the special condition that there will be no appreciable traffic congestion or hazard to pedestrian safety.

Concurrently, the addition of the ATM also requires a separate special use approval as required in Section 7.03(A)(7a), and must undergo the scrutiny of the special condition listed below:

"Such special use may be permitted provided the owner of the facility and the host premises provide for adequate security as determined preliminarily by the chief of police for the Westmont Police Department with such determination to address all relevant factors, including but not limited to the use of the host premises, the use of parcels adjacent to and nearby the host premises, the material and design constituting the

facility, lighting, alarm systems, personal or mechanical surveillance, visibility from rights-of-way, crime rates in the vicinity, limitations upon access to the facility, pedestrian and traffic flow in the vicinity of the facility, and the number of facilities of like kind located nearby the proposed facility and available to the residents of the village and the customers and employees of businesses in the village.”

The applicant has stated that although there may be an increase in the 33 daily transactions experienced now, it would not be substantial and should not result in any detrimental traffic congestion or pedestrian safety. A detailed review has been performed by the Westmont Police Department and highlights no additional concerns. The use appears to meet all other Special Use standards, which are noted below:

Standards. A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

PARKING ANALYSIS

The proposed credit union requires one parking space per 300 square feet of floor area and the ATM requires two additional parking spaces resulting in a total off-street parking requirement of 6 spaces for this 1,200 square foot tenant space:

Automatic teller machines: Appendix A, Section 10.06(K)(4)(e)(25) - *“Two parking spaces for each teller machine located at any one premises; provided, however, that the two*

parking spaces shall not apply to drive-through automatic teller machines that are adjacent to a bank drive-through facility which have a designated drive-through lane specifically devoted to such automatic teller machine."

Banks: Appendix A, Section 10.06(K)(4)(e)(7) - "One parking space for each 300 square feet of floor area plus in the case of drive-in facilities seven additional on-site reservoir parking spaces for each drive-in window."

This facility does not have any drive-thru windows existing or proposed. Although a very limited number of spaces exist behind the building in a shared lot, most of the parking requirement would likely utilize the adjacent street parking on both Quincy and Lincoln Streets. A variance or parking waiver is not required due to the prior uses in the space, as defined by Appendix A, Section 10.01(C) below:

"Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use."

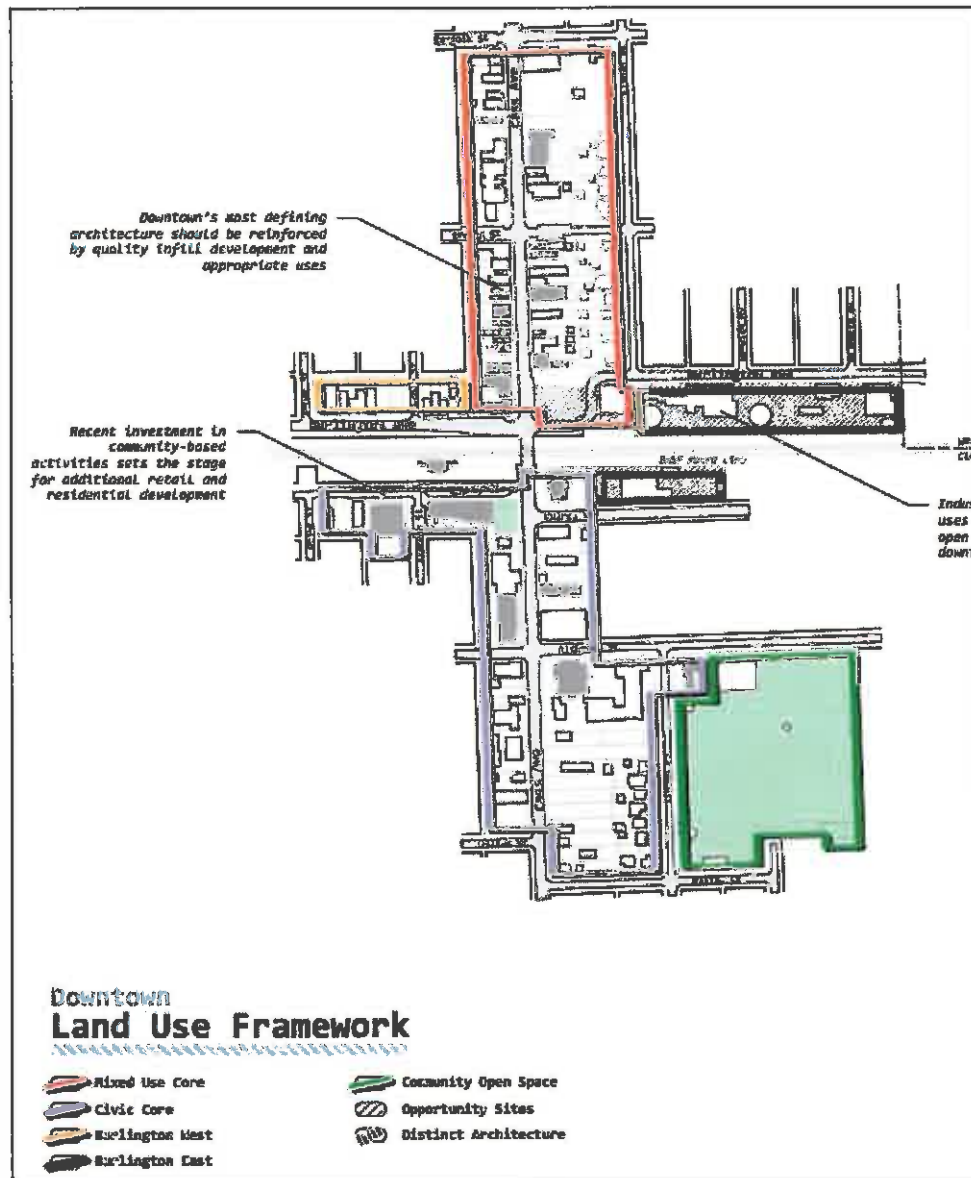
The Village has records of the previous 2 uses in the space; a bank and meat market. Each of those uses required 6 parking spaces. Because this amount does not exceed the number of spaces needed by the proposed new use, additional parking facilities are not required.



23 West Quincy Street - Adjacent parking along South Lincoln Street

Comprehensive Plan, Economic Development and Design Guidelines

The proposed office is located in the **Central Business District TIF District**, and the building is not currently planned for redevelopment. The proposed use is located within the **Comprehensive Plan** designated Civic Core of the Central Business District, which the Comprehensive Plan denotes as an area containing public offices, services, and open space, as well as secondary downtown retail and restaurant activity. A credit union would not be considered a retail use, and the primary function of the business does not directly contribute to the retail sales tax base, although it would serve residents and generate foot traffic in the area.



Comprehensive Plan excerpt highlight area as "Civic Core"

SUMMARY

The applicant seeks approval of a special use permit in order to operate a credit union with ATM in the B-1 Limited Business District. While the proposed use may not significantly contribute to the tax base, customers and employees arriving by foot, public transit, and by automobile may patronize other downtown businesses. Allowing for a carefully considered mix of use types within the B-1 District helps cater to the needs of residents and visitors.

DOCUMENTS ATTACHED

1. Publication notice appearing in the March 28, 2018 edition of Westmont Suburban Life.
2. Police Department Review, prepared by Chief Jim Gunther, dated April 04, 2018.
3. Application for public hearing dated March 13, 2018, and associated attachments.
 - a. Plat of survey, prepared by Morris Engineering, Inc., dated January 03, 2007.
 - b. Statement addressing Special Use standards, prepared by petitioner, undated.
 - c. Floor Plan, prepared by Pappageorge/Haymes Ltd., dated October 24, 2007.
 - d. Signage example.



POLICE DEPARTMENT
500 North Cass Avenue, Westmont, Illinois 60559-1503

Main: 630-981-6300 Records: 630-981-6303
Investigations: 630-981-6302 Administration: 630-981-6363
westmont.il.gov | police@westmont.il.gov



To: Joe Hennerfeind, Community Development
From: Jim Gunther, Chief of Police
Date: April 4, 2018
RE: Security review of proposed ATM for 23 W. Quincy Street

As requested, I conducted a security review of the proposed site for an ATM machine for Vibrant Credit Union located 23 West Quincy Street, Westmont. A "Special Use" requires the following considerations and a determination by the police department:

"Such special use may be permitted provided the owner of the facility and the host premises provide for adequate security as determined preliminarily by the chief of police for the Westmont Police Department with such determination to address all relevant factors, including but not limited to the use of the host premises, the use of parcels adjacent to and nearby the host premises, the material and design constituting the facility, lighting, alarm systems, personal or mechanical surveillance, visibility from rights-of-way, crime rates in the vicinity, limitations upon access to the facility, pedestrian and traffic flow in the vicinity of the facility, and the number of facilities of like kind located nearby the proposed facility and available to the residents of the village and the customers and employees of businesses in the village."

After reviewing all the available information, it is my opinion that all security concerns have been addressed as such, would not prevent the issuance of a special use permit.



Re: Approval for a Special Use Permit - 23 W. Quincy; Westmont, IL.

Attn: Community Development Department, Village of Westmont

Currently Vibrant Credit Union is located at 3013 Wolf Road, within the Village of Westchester, IL. Vibrant is looking to relocate it's Member Service Center to 23 W. Quincy an address located within the Village of Westmont, IL. As a part of this relocation effort, Vibrant is seeking approval from the Village of Westmont, Community Development Department for a special use permit specific to the property at 23 W. Quincy.

Request for approval:

Vibrant Credit Union to operate the premise of 23 W. Quincy as a full service financial institution, including ATM.

Organization Background:

Vibrant Credit Union, a State of Illinois Chartered Not-for-Profit Financial Institution, currently serves 1,900 Members residing within the Village of Westmont and it's adjacent communities. Vibrant, headquartered in Moline, IL, has been serving Members since 1935. As of December 2016 Vibrant merged with Salt Creek Credit Union, a Not-for-Profit Financial Institution serving Employees of the former Hinsdale Hospital. As a result of this merger, Vibrant now serves those members along with our 46,000+ additional members throughout the midwest.

Financially speaking, as of December 2017 Vibrant ranks in the top 8% in the country for overall return on member value. With assets exceeding \$600 million dollars, Vibrant offers everything from savings and checking accounts to low rate mortgage and home equity programs. Business services are also available including, checking, business credit cards, merchant card services and more.

Emphasizing culture and experience for both members and employees, Vibrant has been recognized as a true partner to its communities and membership in proving there is a better way to bank. Vibrant Credit Union has been identified as a Certified Great Workplace, one of the top 5 Credit Unions to work for in the United States and the top place for Young Professionals to work.



The heat map to the left represents Vibrant membership, with the pink dot being our current location in Westchester and the maroon line showing our charter area. **A new centralized location in The Village Westmont would mean added convenience for almost ALL of our members.**

We look forward to having the opportunity to be a Vibrant addition to Westmont!

Thank you for your consideration,

Matt McCombs, President/CEO



(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. No, the establishment of the new branch would not be detrimental or endanger the public health, safety, morals, comfort or general welfare.

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. Currently there are no other financials in the immediate vicinity, so the addition of our branch would not be injurious to the current properties or impair any values within the neighborhood.

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The establishment would not impede the normal and/or orderly development and improvement of surrounding property.

(4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided. There would be no issues, the building is already in existence.

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. No, Vibrant Credit Union currently has 17 other locations and traffic congestion has never been an issue. Current transaction volume at our Westchester branch is 33 transactions per day. We do foresee a slight increase in volume due to the centralized location but nothing that would cause congestion to the public streets.

(6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission. Yes, Vibrant Credit Union would conform to all other applicable regulations.

(7) Such special use may be permitted where the owner satisfactorily establishes that there will be no appreciable traffic congestion or hazard to pedestrian safety. The property is situated on a corner which provides parking spaces immediately adjacent to and in front of the building, with a sidewalk lining the two mentioned sides for safe entrance and exit. Member transactions will take an average of 5 minutes, most members will be in and out of parking spaces within 10 minutes. We have no concern of potential traffic congestion, or hazard to pedestrian safety.



LEGEND

A = ABUTMENT	NW = NORTHWEST
BL = BUILDING SETBACK LINE	P.O.B. = POINT OF BEGINNING
C = CALCULATED	P.O.C. = POINT OF COMMENCEMENT
C.E. = CITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT
CH = CHORD	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
D.E. = DRAINAGE EASEMENT	R.O.W. = RIGHT OF WAY
E = EAST	S = SOUTH
F.I.P. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE
F.I.R. = FOUND IRON ROD	S.I.R. = SET IRON ROD
FT. = FEET/FOOT	SE = SOUTHEAST
L = ARC LENGTH	SW = SOUTHWEST
M = MEASURED	V.E. = VILLAGE EASEMENT
N = NORTH	W = WEST
NE = NORTHEAST	

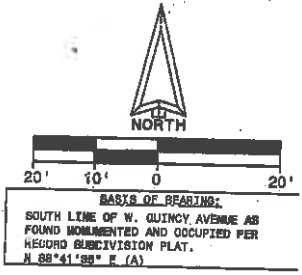
--- = FENCE
 --- = EASEMENT LINE
 --- = SETBACK LINE

AREA OF SURVEY:
 CONTAINING 2.199 SQ. FT. 0.17 ACRES MORE OR LESS

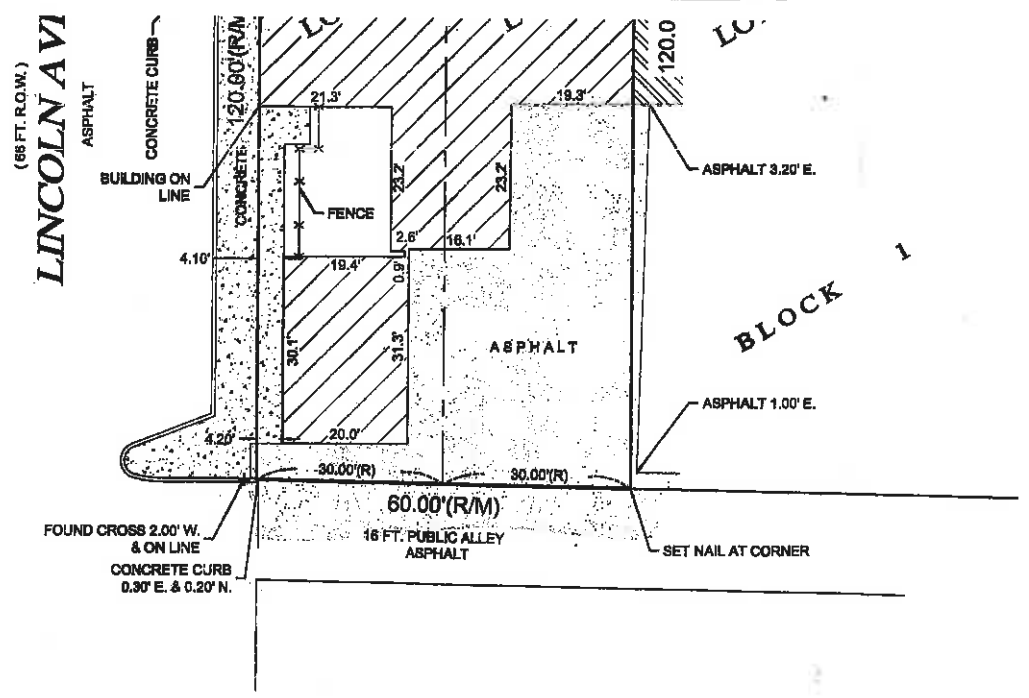
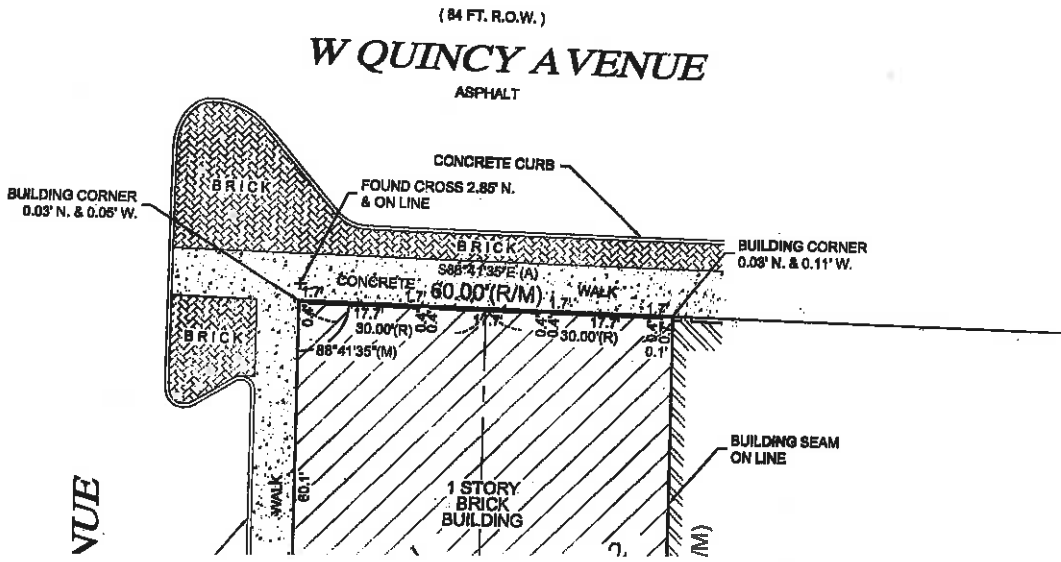
MORRIS ENGINEERING, INC.

5100 S. LINCOLN Lisle, Illinois 60532
 PHONE: (630)271-0770 WEBSITE: SURVEY@EIVL.COM

PLAT OF SURVEY



LOTS 1 AND 2 IN BLOCK 1 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1921, AS DOCUMENT 146502, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS 388
 COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 3RD DAY OF JANUARY, A.D., 2007, AT Lisle, ILLINOIS.

Robert J. Island
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-2181
 LICENSE EXPIRATION DATE NOVEMBER 30, 2008
 ILLINOIS BUSINESS REGISTRATION NO. 164-001246

ADDRESS COMMONLY KNOWN AS 10 W. QUINCY AVENUE
 WESTMONT, ILLINOIS

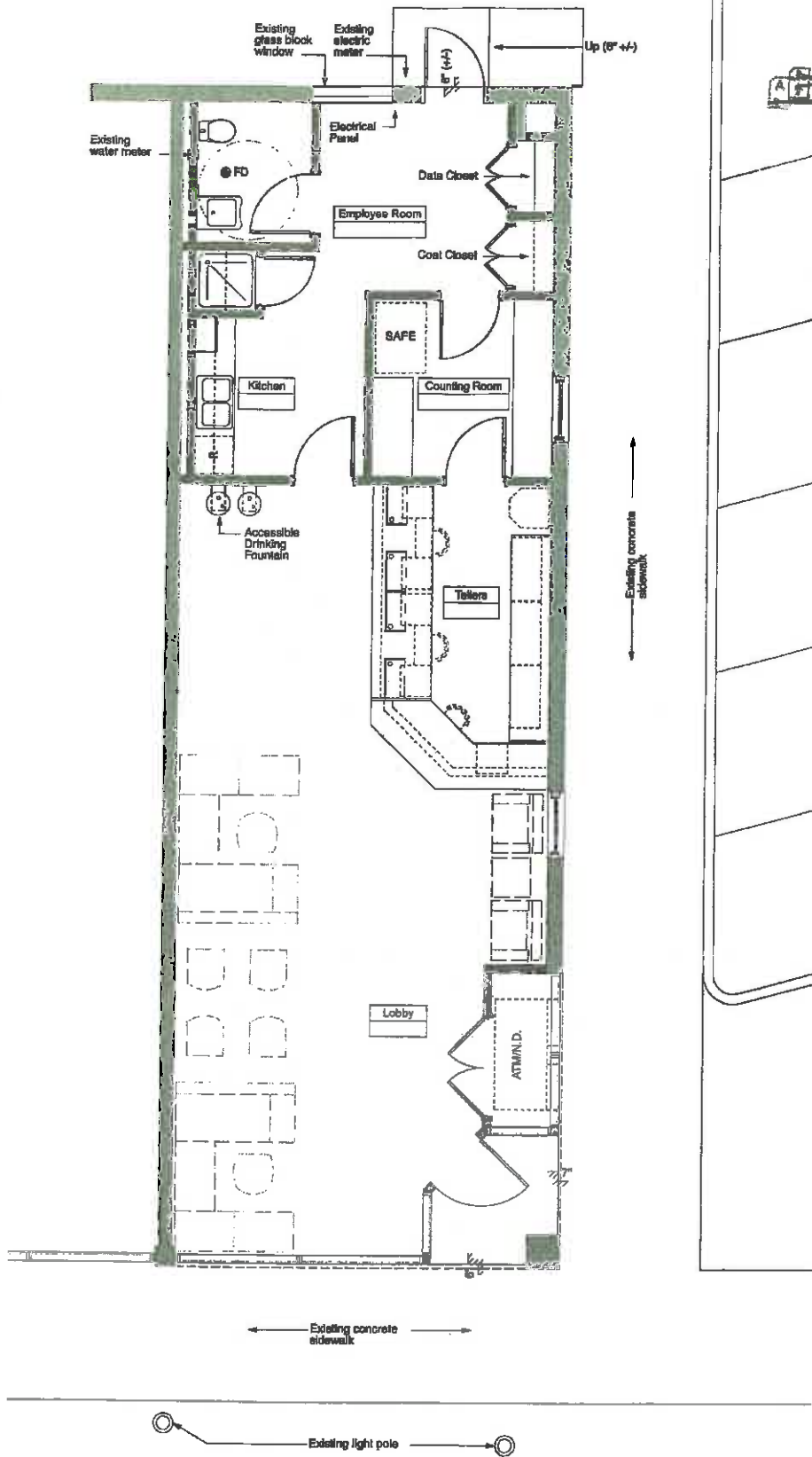
CLIENT DEBORAH HILL

JOB NO. 08-12-0074

FIELDWORK DATE/CREW CHIEF 12-29-06 (AT/MI)

DRAWN BY: JR DEUTSCH





Floor Plan
Scale: 3/16" = 1'-0"

Metropolitan Bank Group
DEVELOPER



PAPPAGEORGE/HAYMES Ltd.
ARCHITECT

October 24, 2007
PH # 10000

Nibrent Credit Union
~~Community Bank of DuPage~~
23 W. Quincy
Westmont, Illinois

What place do use the floor plan that was in place

These plans are prepared and are subject to further refinement for compliance with local codes and regulations. The client is responsible for obtaining all necessary permits and approvals.

Client: Vibrant Credit Union - Dubuque

Approved:

Scale as indicated
Date: 3/2/18

Sketch: vibranidubq

Drawn: Steph F

Sales: PD

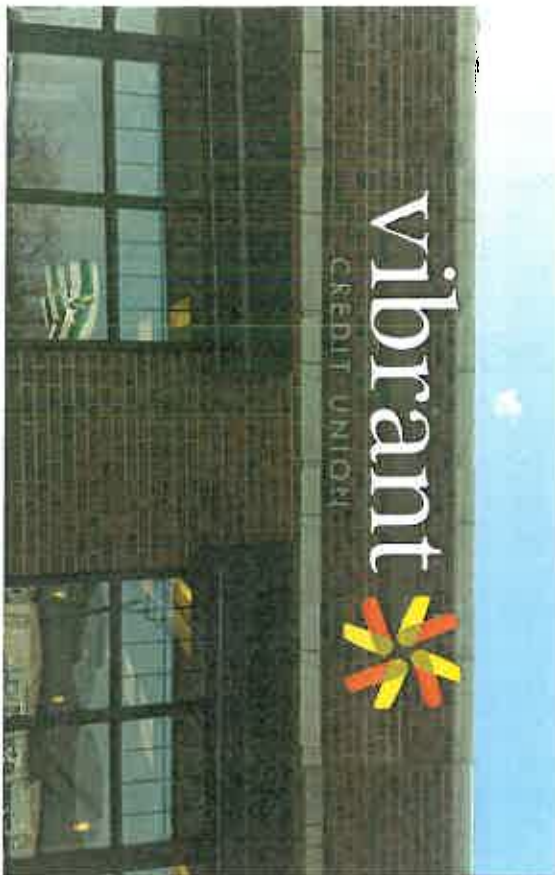
**PDF COPY
WAY NOT BE TO SCALE**

TRI-STATE AREA
1790 IL Route 35 N
E. Dubuque, IL 61025
(618) 724-4649
(Toll Free) 866-582-8979

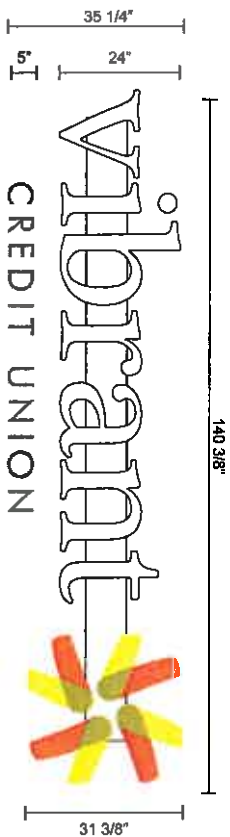
QUAD CITIES AREA
5569 Carey Ave.
Davenport, IA 52807
(563) 321-6659
(563) 321-6654
(Toll Free) 800-904-8025

© COPYRIGHT 2018 LSG

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees; they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.



Scale: 3/8"=1'-0"

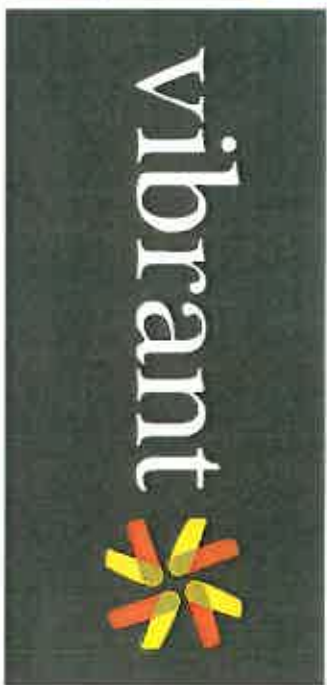


Scale: 1/2"=1'-0"

Series 240 illuminated logo with white acrylic faces overlaid with translucent digital print.
Letters - white acrylic faces. Logo and letters illuminated with white LEDs.
1/2" flat cut acrylic letters sprayed to match PMS 430 grey to read "CREDIT UNION"
Logo and letters stud mounted to fabricated aluminum raceway sprayed to match building
***Will need exact measurements**



Existing



Night View

PMS 430	White	PMS 383	PMS 158	PMS 603
---------	-------	---------	---------	---------

Example of current sign project. We would do a similar sign in Dubuque.