



# City of Aurora

44 East Downer Place  
Aurora, Illinois 60505  
www.aurora-il.org

## Legistar History Report

**File Number: 15-00574**

**File ID:** 15-00574

**Type:** Resolution

**Status:** ATS Review

**Version:** 3

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 06/24/2015

**File Name:** St. Charles Bank & Trust Company / 2287 W. Galena Boulevard / Final Plan Revision

**Final Action:**

**Title:** A Resolution Approving a Final Plan on Lot 3 for Unit 1A of Orchard Lake Development Subdivision located at 2287 W. Galena Boulevard

**Notes:**

**Agenda Date:** 08/13/2015

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2015-07-30 - 2015.125.pdf, Exhibit "A-2" Landscape Plan - 2015-07-30 - 2015.125.pdf, Exhibit "A-3" Building and Signage Elevations - 2015-07-30 - 2015.125.pdf, Exhibit "A-4" Fire Access Plan - 2015-07-30 - 2015.125.pdf, Fire Prevention Bureau Comments - 2015-07-28 - 2015.125.pdf, Property Research Sheet - 2015-06-02 - 2015.125.pdf, Land Use Petition and Supporting Documentation - 2015-06-24 - 2015.125.pdf, Plat of Survey - 2015-07-30 - 2015.125.pdf, Legistar History Report - 2015-07-31 - 2015.125.pdf

**Enactment Number:**

**Planning Case #:** AU19/1-15.125-Fpn/R

**Hearing Date:**

**Drafter:** tvacek@aurora-il.org

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	07/07/2015	Forward to Planning Council	DST Staff Council (Planning Council)	07/14/2015		
	<b>Action Text:</b> This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	07/14/2015					
	<b>Notes:</b> Mrs. Vacek said I will be reviewing this one in the next week or so.						
	Mr. Feltman said Engineering sent out comments. They were minor.						
	Representatives Present: Peter Morrison, Jeff Lietz, and Todd Abrams						

Mr. Lietz said you originally said that we were going to be on the August 5th Planning Commission. We just want to make sure that we maintain that.

Mrs. Vacek said I believe that's what we had you set for. I will double check. I should, hopefully, be reviewing it this week and getting you comments.

Mr. Lietz said we've got the engineering comments. We've got those all taken care of and we were going to resubmit that, but didn't know if it needed to be resubmitted in a packet including your comments.

Mrs. Vacek said it is up to you. I might have comments that might affect theirs. You may want to just wait and hold off. I should have it done by the end of this week.

Mr. Lietz said and is it required for us to resubmit prior to August 5th?

Mrs. Vacek said yes. I'm guessing I'm not going to have a whole lot of comments. I don't think that you will have any problem getting it to us before then.

1	DST Staff Council (Planning Council)	07/21/2015				
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**Notes:** Mrs. Vacek said this is tentatively set for the August 5th Planning Commission. I did sent out comments yesterday.

1	DST Staff Council (Planning Council)	07/28/2015	Forwarded	Planning Commission	08/05/2015	Pass
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**Action Text:** A motion was made by Mrs. Vacek, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/5/2015. The motion carried by voice vote.

**Notes:** Mr. Sieben said this is for St. Charles Bank. This needs to be changed.

Mrs. Vacek said it can't be just because it's already gone, so in Legistar it cannot be, but it will be changed as it moves forward to Planning Commission. I'm voting this out today. This is going to the August 5th Planning Commission. I do have a condition that the plans be revised pursuant to the staff's comments dated July 20, 2015. They should be resubmitting tomorrow. I just have not gotten the review comments back so I tend to think that there will be probably none. I think that they were making all the changes, but I do want to leave that condition on for now until I am able to review their plans.

Mr. Sieben said have Engineering and Fire already approved?

Mr. Feltman said we haven't approved the plans, but we did get a review done and there wasn't anything major.

Mr. Beneke said I think we were okay with that.

Mrs. Vacek said I believe you were. If I remember, I remember getting comments from you saying that fire was okay.

Mr. Sieben said do I have a second?

Mr. Feltman seconded the motion. The motion carried unanimously.

2	Planning Commission	08/05/2015	Forwarded	Planning & Development Committee	08/13/2015	Pass
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**Action Text:** A motion was made by At Large Engen, seconded by At Large Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/13/2015. The motion carried.

**Notes:**

- 2 VICE CHAIRMAN TRUAX: Our next item of
- 3 business is a resolution approving a final plan on
- 4 Lot 3 for Unit 1A of Orchard Lake development
- 5 subdivision located at 2287 West Galena Boulevard in

6 Aurora, Ward 5.

7 MS. VACEK: Good evening. The subject  
8 property is located at the northeast corner of Galena  
9 Boulevard and Nelson Lake and is currently a vacant  
10 B-2 property which is located in the Orchard Lake  
11 development -- special use planned development.

12 The proposal consists of the construction of  
13 a 4,684-square-foot bank facility with three drive-  
14 through lanes. The plan shows 27 parking spaces --  
15 actually, let me bring it up for you.

16 There is access into the property in  
17 two points off of Nelson Lane. The access along the  
18 north property line is a shared access between Lot 2  
19 and Lot 3, and then the other access would be at the  
20 southwest corner of the property.

21 Landscaping is being implemented throughout  
22 the property which is in accordance with the City's  
23 landscape requirements, and storm water management has  
24 already been taken into account in the property to the

5

1 west of this property.

2 VICE CHAIRMAN TRUAX: Okay. Are there  
3 questions for staff?

4 MEMBER ENGEN: I have a question.

5 I don't know, has this property been  
6 developed for retail more so than banks? I'm just  
7 going to make a comment. It just seems like we're  
8 very saturated with banks in that area going up to  
9 Indian Trail and then, of course, to Sullivan, in  
10 that area.

11 MS. VACEK: This was preliminarily approved  
12 and at the preliminary time there was showing a bank  
13 on this lot.

14 VICE CHAIRMAN TRUAX: Okay. Other questions  
15 for staff?

16 (No response.)

17 VICE CHAIRMAN TRUAX: If not, if the  
18 petitioner would like to give us a brief overview of  
19 what's happening here.

20 MR. RICHMOND: Good evening, Madam Chairman  
21 and Commissioners. My name is Scott Richmond. I am  
22 an attorney for St. Charles Bank & Trust, and I'm here  
23 on behalf of Aurora Bank & Trust, which will be a  
24 branch of St. Charles Bank & Trust at this property.

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1 I'm here tonight with Pete Morrison, the  
2 executive vice president and COO for St. Charles Bank  
3 & Trust, John Reagan, who is the senior vice president  
4 of corporate real estate for Wintrust -- this bank is  
5 a member of the Wintrust Community Bank. I'm here  
6 with Jeff Lietz and Jason Dutkovich from Charles  
7 Vincent George Architects, and Jeff will give you the  
8 specifics on the site in a minute.

9 We're very pleased to be able to locate in  
10 this location. And to address your question, there's  
11 the Walgreen's already there. There's an inline plot  
12 that's still vacant that's there for retail, and then  
13 this lot that we're going to be located on was --  
14 originally as part of the PUD was anticipated to be

15 a bank.  
16 So we are putting the bank on that site, and  
17 you'll hear about the details in a minute. But the  
18 bank will be about 4700 square feet. It will be a  
19 branch bank of St. Charles Bank & Trust known as  
20 Aurora Bank & Trust, and there will be up to eight  
21 personnel there when it's fully staffed. There will  
22 be a branch manager, tellers, personal bankers,  
23 commercial loan officers, a mortgage loan officer,  
24 wealth management. So it be a fully functional bank

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1 for the Aurora area.  
2 So we are very excited to be locating here.  
3 The bank will operate on standard operating hours for  
4 a bank, 9:00 to 5:00 Monday through Friday and then  
5 about 9:00 to 1:30 on Saturdays.  
6 There will be three drive-through lanes, one  
7 with an ATM in it, and then there will be the  
8 traditional bank lobby where people can come in and do  
9 their banking in person.  
10 So at this time I am going to turn it over  
11 to Jeff Lietz from Charles Vincent George Architects  
12 to give you some of the finer details on the site plan  
13 itself. Thank you.  
14 MR. LIETZ: As Tracey mentioned earlier, the  
15 bank is situated on Lot 3. We do have two entrances,  
16 one in the northeast corner that is shared with the  
17 future development to the east of our property, and  
18 then the southwest corner which is just north of the  
19 right-in/right-out along Galena Boulevard.

20           We do have 29 parking spaces, two of which  
21   are handicap parking. All the aisles are two-way  
22   aisles, so there's both ingress and egress at both of  
23   the points of access for the site. As Scott mentioned,  
24   we do have a three-lane drive-through.

8

1           The trash enclosure that we have planned is  
2   on the northeast corner of the building. It is  
3   situated so that it's hidden from the traffic along  
4   Galena, but then per the original ordinance for the  
5   development there is enhanced landscaping and berming  
6   along the north property and the west property line  
7   which is required between residential and nonresidential  
8   zoning districts. So the trash enclosure, it is fully  
9   masonry and it will be hidden from view.

10          The bank itself is 3900 square feet, and the  
11   drive-through canopy is 700 square feet, which is how  
12   we come up with the 4600 square feet.

13          The landscaping around the perimeter of the  
14   bank is continuous. It is tiered to complement the  
15   architecture of the building.

16          And, Tracey, how do I get to one of the  
17   elevations? The southeast view would be great.

18          As you can see from the picture on your  
19   screen, the bank has a tower element on the south  
20   facade which is right along Galena Boulevard. That  
21   tower is 26 foot 10 inches tall. The building  
22   material we're looking at is stucco or an EIFS  
23   material, and then the darker images that you see

24 there is a large format porcelain tile. The roof is

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1 asphalt flat roof, and then we have a metal roof

2 portion up on top of the tower.

3 The monument sign that we have -- the

4 monument sign complements the architecture of the

5 building in shape, format, and material. We're

6 working with staff right now on the placement of that

7 sign. It follows the guidelines that were set forth

8 in the ordinance from the original development both in

9 the height and side.

10 So with that conclusion of my presentation,

11 I can answer any questions.

12 VICE CHAIRMAN TRUAX: Are there questions

13 for the petitioner?

14 MEMBER ENGEN: Just with regards to exterior

15 lighting, is it all just focused downwards because of

16 the residential area to the back?

17 MR. LIETZ: The majority of our lighting is

18 going to be on the front of our building. We do want

19 to accentuate a lot of the front facade and try to

20 illuminate the tower, but there will be no lighting on

21 the back side of the building, which is on the

22 residential side.

23 VICE CHAIRMAN TRUAX: So there's another lot

24 between your building and Walgreen's?

10

1 MR. LIETZ: Walgreen's, yes.

2 VICE CHAIRMAN TRUAX: And the traffic to get  
3 to you goes up either off Constitution and down or off  
4 Galena.

5 MR. LIETZ: Or a right turn off of Galena  
6 traveling westbound.

7 VICE CHAIRMAN TRUAX: Okay. Other questions  
8 for the petitioner?

9 (No response.)

10 VICE CHAIRMAN TRUAX: We thank you for your  
11 presentation.

12 I guess this is not a public hearing, is it,  
13 Tracey? Are you ready to give us a recommendation?

14 AUDIENCE MEMBER: I have a question.

15 VICE CHAIRMAN TRUAX: I'm afraid this is  
16 not -- this is not a public hearing. This is a final  
17 plat.

18 AUDIENCE MEMBER: Oh, thank you.

19 VICE CHAIRMAN TRUAX: You can ask -- I'm  
20 sure staff will be able to answer your questions later  
21 if you'd like.

22 MS. VACEK: Staff would recommend  
23 conditional approval of the resolution approving a  
24 final plan for Lot 3, Unit 1A, of Orchard Lake

11

1 development subdivision located at 2287 West Galena  
2 Boulevard with the following conditions:  
3 Number one, subject to final engineering  
4 approval and, number two, that the fire access plan be  
5 revised prior to building permit issuance pursuant to



6 the fire prevention bureau staff's memo dated

7 July 28th, 2015.

8 VICE CHAIRMAN TRUAX: What was the issue

9 with the fire prevention?

10 MS. VACEK: The memo is in your packet.

11 VICE CHAIRMAN TRUAX: Okay.

12 MS. VACEK: I don't recall, to tell you the

13 truth, offhand. I think they just had to modify their

14 plan to show that they make the -- the area for the

15 fire lane.

16 VICE CHAIRMAN TRUAX: Okay. If there are no

17 more questions for staff, do we have a motion?

18 MEMBER ENGEN: I would move for approval

19 with staff conditions.

20 MEMBER COLE: Second.

21 VICE CHAIRMAN TRUAX: It's been moved and

22 seconded.

23 Sue, would you call the roll, please.

24 MS. JACKSON: Mr. Bergeron.

12

1 MEMBER BERGERON: Yes.

2 MS. JACKSON: Mr. Cameron.

3 MEMBER CAMERON: Yes.

4 MS. JACKSON: Mrs. Cole.

5 MEMBER COLE: Yes.

6 MS. JACKSON: Mr. Divine.

7 MEMBER DIVINE: Yes.

8 MS. JACKSON: Mr. Engen.

9 MEMBER ENGEN: Yes.

- 10 MS. JACKSON: Mr. Pilmer.
- 11 MEMBER PILMER: Yes.
- 12 MS. JACKSON: Mr. Reynolds.
- 13 MEMBER REYNOLDS: Yes.
- 14 VICE CHAIRMAN TRUAX: Okay. Motion carries.
- 15 Tracey, does this go forward now?
- 16 MS. VACEK: Yes. This will be next heard at
- 17 our planning and development committee on August 13th
- 18 here at City Hall in the 5th floor conference room at
- 19 4:00 p.m.
- 20 VICE CHAIRMAN TRUAX: Okay. Thank you.
- 21 Good luck with the project.
- Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer,  
Aurora Twnshp Representative Reynolds, At Large Divine and At Large  
Engen
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