

PUBLICATION OF:

ORDINANCE NO. 24-

**AN ORDINANCE GRANTING A SITE PLAN APPROVAL, SPECIAL USE FOR
A DRIVE-THROUGH FACILITY, PRELIMINARY AND FINAL PLAT OF SUBDIVISION
FOR U.S. BANK (1293 E. HIGGINS ROAD)**

CASE NO. Z2405-04

ADOPTED: OCTOBER 22, 2024

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON**

OCTOBER 23, 2024

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WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on October 9, 2024 and has recommended a Site Plan Approval, Special Use for a Drive-Through Facility, Preliminary and Final Plat of Subdivision for U.S. Bank located at 1293 E. Higgins Road, Case No. Z2405-04;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Site Plan Approval, Special Use for a Drive-Through Facility, Preliminary and Final Plat of Subdivision for U.S. Bank located at 1293 E. Higgins Road, Case No. Z2405-04 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Site Plan Approval, Special Use for a Drive-Through Facility, Preliminary and Final Plat of Subdivision described as follows:

- Site Plan Approval for a 4,328 Square Foot Freestanding Bank [Title 15, Chapter 154, Section 154.46 of the Village Zoning Ordinance]
- Special Use for a Drive-Through Facility [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Preliminary & Final Plat of Subdivision [Title 15, Chapter 154, Section 154.47]

for U.S. Bank located at 1293 E. Higgins Road, Case No. Z2405-04 be and is hereby granted on the property legally described as:

PARCEL 1:

LOT 4 IN PARK ST. CLAIRE PLAZA RESUBDIVISION NO. 1, BEING A SUBDIVISION OF LOT 2 IN PARK ST. CLAIRE PLAZA, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1995 AS DOCUMENT 95288758 AND RERECORDED JULY 7, 1995 AS DOCUMENT 95441456, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY THE OPERATION AND EASEMENT AGREEMENT DATED APRIL 14, 1993 AND RECORDED MAY 10, 1993 AS DOCUMENT 93351020 AND BY DEED DATED JULY 3, 1995 AND RECORDED JULY 7, 1995 AS DOCUMENT 95441461, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING:

(A) NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AND PARKING OF VEHICLES AND PEDESTRIANS OVER AND ACROSS PARKING, DRIVEWAY AND SIDEWALK AREA AS MORE FULLY DESCRIBED IN ARTICLE 2.1 OF SAID AGREEMENT; (B) NON-EXCLUSIVE PERPETUAL EASEMENTS FOR UTILITY LINES, IN, TO, OVER, UNDER, ALONG AND ACROSS PORTIONS OF THE COMMON AREA AS MORE FULLY DESCRIBED IN ARTICLE 2.2 OF SAID AGREEMENT; (C) NON-EXCLUSIVE EASEMENT FOR MAINTENANCE AND REPLACEMENT OF FOOTINGS, FOUNDATIONS, COLUMNS OR WALLS

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INADVERTENTLY CONSTRUCTED BEYOND A COMMON BOUNDARY LINE AS
MORE FULLY DESCRIBED IN ARTICLE 2.3 OF SAID AGREEMENT.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. Prior to the issuance of a Land Development Permit, the Final Plat of Subdivision shall be recorded and placed on file with the Cook County Clerk.
2. Prior to the issuance of a land development permit, the proposed Declaration of Restrictive Covenants and Easements between HSG Schaumburg, LLC and U.S. Bank must be recorded and placed on file with the Cook County Clerk. This revision must provide for cross access and shared parking.
3. A Land development permit is required. The permit will cover all work outside the building including paving, site lighting, and landscaping. Work related to the building will be a separate permit. Separate permit applications and plans are required. The building permit will not be issued until the Land development permit is picked up.
4. A Project Security in the form of a Letter of Credit or Bond is required before the Land Development permit may be issued. The amount of the Security will be determined by the village and will be approximately 50% of the Engineers opinion of probable construction cost (EOPC). The Security will not be released until the Record Drawings are approved. Sample formats for the Security are available on the village website or by request.
5. A MWRD/WMO permit will be required. Please note that village code differs from the WMO.
6. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement.
7. The floor plan has been accepted preliminary. The plans will receive a much more detailed review when submitted for the building permit.
8. Prior to the issuance of a building permit the petitioner shall provide a cash contribution to the Village Police and Fire Fund in the amount \$398, based on the 3,984 square foot proposed building and \$0.10 per square foot fee.
9. All rooftop mechanical units must be screened from view.
10. The existing traffic agreement for 1293 E. Higgins Road runs with the land and will remain in effect following the proposed subdivision of the property according to the terms of the executed agreement. The traffic agreement shall remain recorded with the existing pin and any new pins generated as result of the subdivision.
11. Prior to issuance of a land development permit, the bank shall evaluate security & safety near the ATM machines in the drive through lane and provide additional landscaping in the adjacent landscape island to screen the ATM operations, if necessary.
12. Prior to the issuance of a land development permit, the engineering plans shall be revised to illustrate the following:
 - a. The water main on the east side of the building is now shown within the footprint of the eastern permeable pavement area. This should be relocated to be outside any stormwater infiltration areas.
 - b. Redesign the drive through exit to extend the width of the northern island only, narrowing to one exit lane. The southern island is to remain as originally designed.

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- c. Provide pedestrian access to the public sidewalk to the south of the development through the extended landscape island.
13. Prior to the issuance of a land development permit, the photometric plans shall be revised to illustrate the following:
- a. Verify if the existing light pole at the northwest corner of the bank is proposed to be removed or remain, as the demolition plan call out for it to remain. The photometric plan shows this pole as a proposed single fixture which is assumed to have a 25-foot mounting height, but this pole is much taller with two existing fixtures and has a raised foundation. It is not clear what is being proposed as installing a new shorter pole on this foundation would be difficult as it would likely have a different bolt circle and diameter. If the pole and foundation is to be removed and replaced with a new foundation and shorter pole, the demolition plans should be revised accordingly.
 - b. For the pole mounted light fixtures, indicate photometric (ies) file used on the photometric plan.
 - c. For the building mounted light fixtures, indicate the mounting height, light loss factor, lumens, and photometric (ies) file used on the photometric plan.
 - d. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.
14. Prior to the issuance of a land development permit, the landscape plans shall be revised to illustrate the following:
- a. Remove the proposed shrub that conflicts with the existing tree along Meacham Road.
15. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
- a. Sheet C000, Cover Sheet, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - b. Sheet G201, 3-D Reference Views, prepared by RSP Architects, LTD dated March 17, 2024, and received by the Community Development Department on September 16, 2024.
 - c. Sheet C000, Cover Sheet, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - d. Sheet V000, Topographic Survey, prepared by Compass Surveying, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - e. Sheet C100, General Notes, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - f. Sheet C101, MWRD Notes, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - g. Sheet C102, Village Notes, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - h. Sheet C200, Overall Site Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - i. Sheet C201, Refuse Truck Turn Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
 - j. Sheet C202, Fire Truck Turn Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.

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- k. Sheet C203, Existing Conditions & Demolition Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- l. Sheet C300, Site Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- m. Sheet C301, Photometric Site Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- n. Sheet C400, Erosion Control Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- o. Sheet C401, Erosion Control Details, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- p. Sheet C500, Grading Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- q. Sheet C600, Utility Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- r. Sheet C700, MWRD Drainage Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- s. Sheets C800, Construction Details, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- t. Sheets C801, Construction Details, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- u. Sheet L100, Landscape Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- v. Sheet L200, Landscape Details, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- w. Sheet T100, Tree Preservation Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- x. Sheet A001, Architectural Site Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- y. Sheet A010, Site Details, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- z. Sheet A101, Floor Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- aa. Sheet A102, Drive-Lane/Drive-Through Canopy Plans, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- bb. Sheets A401, Exterior Elevations, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- cc. Sheet A402, Exterior Elevations, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.

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- dd. Sheet i301, Furniture Plan, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- ee. Sheets i503, ATM Equipment Cutsheets, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- ff. Sheet -i504, ATM Equipment Cutsheets, prepared by RSP Architects, LTD, dated September 16, 2024, and received by the Community Development Department on September 16, 2024.
- gg. Project Narrative, prepared by RSP Architects, LTD, dated May 9, 2024, and received by the Community Development Department on September 16, 2024.
- hh. Final Plat of Subdivision and Signature Page, Park St. Plaza Resubdivision No. 3, prepared by Compass Surveying, LTD, dated May 14, 2024, and received by the Community Development Department on September 16, 2024.
- ii. Bike Rack Detail, prepared by Wausau Tile, dated November 11, 2020, and received by the Community Development Department on September 16, 2024.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 22nd day of October, 2024.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk