

Village of Schaumburg
Zoning Board of Appeals
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CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:02pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Pat Riley, Mike LaRosa, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Sunil Shah and Elizabeth Veatch

A quorum was present.

Also Present:

Sworn in for testimony:	Parth Joshi Community Planner	Kate Duncan Quarles & Brady LLP 300 N. LaSalle Chicago, IL	Michael Lenz RSP Architects 1220 Marshal Street NE Minneapolis, MN
	Rose Noetzel U.S. Bank Cincinnati, OH	Suzanne Henderson JLL Arizona	

Ms. Kate Duncan, attorney, stated that U.S. Bank is proposing a new location at the southwest corner of Higgins & Meacham Roads within the Park St. Claire Shopping Center .

Chairman Raimondi asked the Recording Secretary if all of the public notices were sent out and she said, yes.

Ms. Rose Noetzel, U.S. Bank, stated that U.S. Bank is a Fortune 200 company with over 2,000 branches across 26 states and they were founded in 1863. They have 105 branches in the Chicagoland area, and they are the fifth largest consumer bank in America. They have a diversified international presence across the globe in over 195 countries. U.S. Bank is committed to spending over \$9,000,000 on this proposed project over the next 10 years. Their new location will deliver a modernized financial center and customer experience showcasing all of U.S. Bank’s current design standards to help transition to a more self-service atmosphere and provide a more personalized advisory interaction with their customers. This is considered a relocation of their existing branch which is located one mile south of the proposed location. Some of the new equipment that will be showcased in this branch include digital marketing displays, new customer support station or teller line, a lobby ATM, 2 teller cash recyclers, a café, private engagement offices, oversized conference room, a large lobby for gatherings and socializing. The new modern exterior will include full signage, walk-up ATM, remote drive-up ATM, night-drop and drive-through services. Their proposed hours will be 9am – 5pm, Monday – Friday and 9am – 1pm on Saturday. They will be adding 5 new employees, and they have been active in the Schaumburg Business Association.

Mr. Michal Lenz, Petitioner, stated that the proposed building hosts premium materials, including brick, limestone and ACM metal panel systems throughout. The “jewel-box” conference room is a standard for

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U.S. Bank and is the white ACM panel and limestone structure that is the highest point of the building. The lit canopy and the blue ACM thin wall will draw patrons to the main entrance of the building. The site plan shows an entry point from east Higgins Road and one from the southeast corner coming from Meacham Road. There will be 2 site-access points for pedestrians from the right-of-way of Higgins and Meacham Roads. The site plan shows 15 cars queuing in the drive-through which exceeds their expected usage of this drive-through, but they want to reiterate that they meet the queuing requirements. They also have 25 parking stalls within their property line. Their trash enclosure will be located at the southwest corner of their site within the island bump-out. It is screened from all sides minus the south-facing side. The drive-through will be screened from Meacham Road to the best of their ability and some existing trees help screen from Higgins Road at the entry. The Staff and the Petitioner worked on the orientation of the building. The Petitioner originally had the drive-through facing Higgins & Meacham Roads, but they landed on where the building is going to be built and Mr. Lenz feels it is a great final outcome as far as screening the drive-through, presenting the main entry to Higgins and Meacham Roads and giving great aesthetics from that corner lot.

Referring to the building elevations, Mr. Lenz said there will be the aforementioned premium materials, and the tallest parapet height is 23 feet. All of the mechanical systems will be housed within the 4-sided white metal panel parapet. The Meacham Road elevation brings more premium limestone on the southeast corner of the building as well as expanding the glazing which brings a more aesthetically pleasing building from the corner vantage point of Higgins and Meacham Roads. The south-facing elevation highlights the drive-through, canopy and drive-up ATM. On the west elevation, there will be signage facing Higgins Road, Meacham Road and facing west (where the existing Starbucks and Verizon store are located). They will have a drive-up clearance sign at the drive-up at the entry of their building and their lit canopy. Their landscape plan includes Village-approved tree species, perennials and shrubs. Their civil and landscaping team developed the landscape plan to maximize site aesthetics, screening where needed and to bring an overall attractive building to Schaumburg.

Mr. Parth Joshi complimented the Petitioner's team on their presentation. He stated that Staff determined that the proposed location is just outside the Woodfield Regional Center and therefore Woodfield Regional Design Center Review will not be included in the approving ordinance. The proposed outlot is approximately .73 acres, and the preliminary and final plat show the legal boundaries of the creation of the outlot. The proposed will be a free-standing building facing north-south and the entrance to the building will face Higgins. The drive-through will wrap on the west and south sides. There will also be an access entrance for employees facing Meacham Road for back end of the operations. No new access points will be provided to the site as there are existing points to the shopping center on Higgins Road and on Meacham Road. Village code requires the proposed drive-through lane to be separated by a continuous landscape median which has been provided to separate traffic from the drive-through lane. The proposed drive-through does comply with and exceeds the stacking requirements of 11 cars. The proposed materials are highly compatible including brick veneer, glazing and metal panels are to be used on all sides of the building. There are multiple bump-out portions, especially facing Higgins and Meacham Roads to create some additional geometry and to enliven the facades, as well. Mr. Joshi stated that Staff is supportive of the overall project and is recommending approval.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

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Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare stated that the overall plan looks good and is pleased with the building architecture. He added that the proposed trees will not screen much because they will have no leaves on them for 6 months of the year. He noted that the placement of the drive-through is effective as headlights of idling cars should not affect traffic. He said that it is very good that they are proposing a lot of permeable drainage because that particular corner of the parking lot in front of Kohl's is under 2 feet of water for 6 months out of the year. Mr. Dolbeare stated that he wants to go on record saying that there are too many outlots being built in Schaumburg shopping centers and it is getting out of control because it causes too much congestion on the roadway.

Mr. Joshi stated that Staff worked extensively with the Petitioner to provide as much screening as possible on the Meacham Road elevation because the proposed building would technically have 2 street frontages (Higgins and Meacham Roads) and Staff did not want back-of-the-house building design facing the main roadway. Mr. Lenz said the species in the rendering software are not 100% accurate, but they represented the species selected by their landscape team to the best of their ability. The screening at the drive-through exit is done through layering of some existing trees. There are 3 existing trees and 2 additional new ones. On the Meacham Road side within their lot, the additional 2 trees will be right at the exit of the drive-through island. Some additional perennials and smaller shrubs will be oriented along the entire island to screen the drive-through. He believes they are providing 4-foot-high shrubs that should screen a significant portion of car profiles for motorists coming from the Kohl's or Starbucks side. Mr. Lenz noted that the tree species is mostly Red Buckeye. Mr. Dolbeare asked how long Red Buckeyes keep their leaves, and Mr. Lenz said he did not know. Mr. Dolbeare likes the screening on the sidewalk side as it very cleverly addresses the headlight issues for the properties across the street. He said that he is specifically talking about the driveway island on the south side of the drive-through where it splits into a double drive-through and then the overhang. He is talking about the screening of the cars that are sitting at the actual overhang. He suggested that evergreens are very good for screening. Ms. Duncan said that they can continue to work with Staff to ensure that they have the right species for appropriate screening. However, U.S. Bank is concerned about screening for security purposes. Mr. Joshi suggested that the ZBA add a condition that Staff works with the Petitioner to provide more evergreens so Staff can implement that in the final landscape plan. Ms. Noetzel stated that if you're at the ATM and you've got a big tree right next to you, someone could be standing on the other side of that tree. Whereas, if you have a tree trunk, then you can see somebody coming towards you. They like trees with foliage on the top and not at the bottom. Ms. Noetzel said if someone wants to do harm, they will look for that "pinch point." She feels confident that they can find a tree that works for them and the Village, but she is always reminded by their security team to think about security. Mr. Dolbeare suggested that Staff can ask the Police Department to address this concern.

Mr. Riley stated that the exterior design of the building is extremely attractive, and he complimented the Petitioner's team on a very good presentation. He asked if they are in agreement with the conditions on the Staff Report and Ms. Duncan said, yes.

Mr. LaRosa stated that the renderings are very well done, and the proposed building looks very welcoming. He asked about the exterior lighting and Mr. Lenz said it will be multi-directional lighting. The brow-shape

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of the canopy will have down lights spaced every 6 or 8 feet. Numerous canned lights will be lighting that throughout the night. They will also have uplighting on the canopy that will highlight the signage at night and as motorists turn on Meacham Road, there will be some wall-mounted light fixtures that will also illuminate the signage wall in the evening.

Referring to Mr. Dolbeare's comment about the standing water in the parking lot in the rainy season, Mr. Szurgot asked if that has ever been addressed. Mr. Joshi said that Staff is not aware of the issue since this initial proposal of this project, Staff has received no drainage complaints for that area. He is confident that the Petitioner is aware of the issues, and they will fix it with the proposed permeable pavers and the underground utilities. Mr. Lenz confirmed that they will be adding permeable pavers and working on the property line, the drainage and adding a couple drainage locations within their property line. Mr. Szurgot asked if it's correct that they will have to go further into the parking lot. Ms. Duncan said U.S. Bank will control the site within their property line. They believe that will help with drainage in other areas of the parking lot. She added that their site will comply with all drainage code requirements.

Ms. Errera stated that she worked at a bank and frequents bank drive-throughs, and agrees with the security concerns because you cannot have too many evergreens. She agrees with providing shrubs for screening but in that particular area, she would like to be able to see her surroundings to ensure that no one is nearby watching. She asked how many parking spaces were lost. Mr. Lenz said he believes approximately five, but Mr. Joshi confirmed a total of 70 spaces will be lost. She said the proposed looks great.

Mr. Morreale stated that he agrees with Mr. Dolbeare about there being too many outlots in Schaumburg and they're taking over shopping centers. He really likes the proposed building and the great design.

Chairman Raimondi stated that the Village has had outlots for years and they are usable property. He asked if it's correct that the dumpster enclosure has a door because it was mentioned that it had 3 sides and Mr. Lenz said, yes. Chairman Raimondi asked if an ADA parking space can be added at the northernmost part on the Meacham Road side. Ms. Joshi said that the Illinois Accessibility code governs the number of required ADA parking spaces onsite. Their formula is one per 25 spaces, and the Petitioner is in compliance. He said Staff can potentially look at relocating them within the lot. Chairman Raimondi asked if it's correct that the pedestrian access will extend to the sidewalks and Mr. Joshi said, yes. Chairman Raimondi asked if it's correct that they will have no new monument sign and Ms. Duncan said the existing monument sign will remain, and no new monument sign is proposed. Chairman Raimondi asked when they anticipate opening this location, and Ms. Suzanne Henderson, JLL, stated that they are anticipating the project to be completed in October, 2025.

Ms. Errera asked if they have security in the bank and Ms. Noetzel said they do and they perform a very in-depth security analysis and typically take the recommendation of their Security Department. In some locations, they have bullet-resistant glass. They do have security cameras inside and out.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Dolbeare, to close the hearing.

MOTION CARRIED

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Mr. LaRosa made a motion, seconded by Mr. Riley, to recommend approval 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, subject to 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 a 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:

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- 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.
 - 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.

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- 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.
- 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.

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- 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.
- 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.

MOTION CARRIED: vote: 7 - 0 with two member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Mike LaRosa - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Absent
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Absent

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The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 10/22/24.

ADJOURNMENT

The meeting was adjourned at 7:56pm.

Parth Joshi

Parth Joshi, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals