Memorandum

To: Charles Witherington-Perkins, Director of Planning & Community Development

CC: Randy Recklaus, Village Manager

From: Jake Schmidt, Assistant Planner

Date: 2/15/2022

Re: PC #21-022: BMO Bank, 630 W. Northwest Highway

Background:

The Plan Commission's 8-0 recommendation of approval for the BMO Bank project on January 12th, 2022 included two conditions requiring changes prior to an appearance before the Village Board. These were conditions 3 and 4, outlined below with an update.

Update:

Condition 3 required that the petitioner work with the Village to explore options for eliminating the southernmost parking space of the eastern parking row and expanding the adjacent landscaped island, as well as shifting the southeast driveway further east to reduce the chance of vehicular conflict for vehicles driving south within the parking lot and vehicles entering from Northwest Highway. Prior to appearing before the Plan Commission, the petitioner relocated the southernmost parking space to the north side of the building, which resulted in a longer access driveway and adequately addressed Condition 3.

Condition 4 required that the petitioner provide updated fire truck turning exhibits to the satisfaction of the Village demonstrating adequate fire apparatus access. Only partial turning exhibits were provided prior to appearing before the Plan Commission. The petitioner provided a full set of fire truck turning exhibits to the Village on February 4th, 2022. These plans were reviewed by the Engineering Division and found to be satisfactory, addressing Condition 4.

Therefore, Conditions 3 and 4 are no longer required.

As an additional update, Condition 1 of the Plan Commission's recommendation required that the petitioner work with the Engineering Division to develop an acceptable stormwater detention system to the satisfaction of the Village. The petitioner has been in touch with the Village and has been working with the Engineering Division to develop an acceptable stormwater management system.