

December 4, 2003

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 03-42; 110, 126, & 130 W. Maple Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the November 17, 2003 Plan Commission meeting.

The petitioner requests that the Village take the following actions on the subject property:

1. Amend the Comprehensive Plan to designate the lots at 126 W. Maple Street & 130 W. Maple Street as Public and Institutional Use;
2. Approve a map amendment rezoning the lots at 126 W. Maple Street & 130 W. Maple Street from the R2 Single Family Residence District to the CR Conservation Recreation District;
3. Grant a conditional use for a cultural facility/institution (library); and
4. For the entire subject property, grant a conditional use for a planned development within the CR Conservation Recreation District with the following deviations and variations:
 - a. A deviation from Section 155.404 (D), reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet);
 - b. A deviation from Section 155.404 (E), reducing the minimum required lot width;
 - c. A variation from Section 155.404 (F) (1) and Section 155.508 (C) (6), reducing the minimum required front yard setback from 50 feet to 15.98 feet;

- d. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 5 feet;
 - e. A variation from Section 155.404 (F) (4) and Section 155.508 (C) (6), reducing the minimum required rear yard setback from 50 feet to 21 feet;
 - f. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space from 93.75 percent to 27 percent;
 - g. A variation from Section 155.705, reducing the required number of parkway trees from 8 trees to 5 trees;
 - h. A variation from Section 155.706 (B), reducing the required interior parking lot landscaping;
 - i. A variation from Section 155.706 (C), reducing the required perimeter parking lot landscaping; and
 - j. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.
5. The petitioner also requests Site Plan Approval authority to the Lombard Plan Commission.

Linda Dickey, 126 W. Springfield, president of the Helen Plum Library, gave an overview of the request. She stated that the library is in need of more space because the building is not ADA-compliant and the shelving is grossly inadequate. Also, they need a quiet room for the adult department that is separate from the children's department. They also would like more computers and to address problems with the building's HVAC equipment and low ceilings. The library commissioned a study that reported they need 79,000 sq. ft. They considered building on the DuPage Theater site or the parking lot at Maple and Park, or possibly doing a land swap with the Lombard Park District. They decided it was important to remain in the downtown area for both the Village and the library. The library has a special agreement with the Park District, which wants Lilacia Park to remain the focus of the area. The library is negotiating parking with the Park District, Health Futures, Mark Bales of 134 W. Maple, and others in the area. Ms. Dickey then thanked the Village for its assistance in this process.

Michael Mackie, architect for the project, stated that the conceptual design is based on the library's base need standards of 79,000 sq. ft. They have purchased the two lots to the west and will also use the access drive for Lilacia Park. The lower level will be for adult services, with circulation and reading rooms on the first level. The second floor will house the children's department. He then went over various elevations and renderings, pointing out the green roof and the impacts to sunlight. Mr. Mackie finished by addressing the three parking locations on the west side of the building and the lots across Maple and Park.

Ms. Dickey concluded by stating that they are pulling the building closer to Maple in order to minimize its impacts on Lilacia Park and to allow for an equipment staging area.

Chairperson Ryan then opened the meeting for public comment.

Wayne Kankovsky, 1344 S. Main Street, Vice-President of the Library Board, discussed the importance of this project. The trustees are working to ensure that this project provides a better quality of life and is dedicated to community service.

Kerry Simone of Glen Ellyn, representing Mark Bales of 134 W. Maple Street, stated that Mr. Bales is in support of the library and doesn't disagree with its needs. However, the proposed two-story library would be within 16 feet of his one-story home. He is concerned about a lack of sunlight and the impact on property values because he will have a parking lot right next to him. He would like the setback request denied.

Beth Reiner, 206 W. Maple Street, stated that she was not very familiar with the project, but Ms. Simone had shared the plans with her and she was shocked by its size. She had hoped to see a model of the building because it is hard to get a feel for its scale from the color rendering. The building could be more sensitive to the historical residential neighborhood it is in. There are issues with traffic, safety and aesthetics. She is concerned about looking out her window and seeing this. She wondered why they couldn't build the library taller instead of wider. She asked to see the library needs study, stating that there is enough space in the current library and this expansion may not be necessary if they use the upstairs and the auditorium.

Kevin Adler, also of 206 W. Maple Street, stated that he is against such a big building. He stated that improvements could be made without taking away the residential character of the neighborhood. He appreciates the need for a newer, larger library, but they should consider other ideas.

Ms. Dickey responded that 38,000 sq. ft. of the building will be below ground. She explained the parking on the first level and the wall that surrounds it. She stated that they are going underground to reduce the overall impact of the project, and that two-story buildings are not uncommon.

Mr. Kankovsky stated that as all patrons are currently forced to cross a street to access the library, pedestrian safety will be improved with this new design. He explained that the upstairs and the auditorium of the existing library are already frequently used. With regard to aesthetics, the trustees are continuing to address the final appearance of the building and they will do everything they can to ensure that it is the best design for the community.

Robert Harris, 105 E. Grove, Director of the library, reiterated the need for more space. He stated that books are currently packed tightly on the shelves and that there are books stored on

top of cabinets. Shelves in the children's departments are out of many children's reach, there is inadequate seating, and there is no area for quiet reading or study. They also need more space for Internet access, as they currently only have five Internet workstations.

Chairperson Ryan then requested the staff report. William Heniff, Senior Planner, stated that staff's report will focus on land use issues. The library is seeking approval for their project prior to seeking approval of a referendum. They are requesting an amendment to the comprehensive plan, a conditional use for a library, and a planned development with deviations and variations. Site Plan Approval will allow the Plan Commission to approve or deny the building plans, subsequent to a voter-approved referendum.

Mr. Heniff addressed the IRDC comments, noting that stormwater detention will need to be addressed. The Comprehensive Plan recommends that this site be used for Public and Institutional and Low-Density Residential Uses. Staff believes that changing the plan to Public and Institutional Uses is compatible.

The property is surrounded on three sides by public and institutional uses. Plant materials on the western property line would help to soften the visual impact of the library building. No signage is currently proposed. Any subsequent signage would be part of the Site Plan Approval process. The petitioner is requesting rezoning of the R2 properties to CR to be consistent with the Library and Lilacia Park. Staff believes this designation is appropriate.

Mr. Heniff explained the requested conditional used for a cultural facility/institution and a planned development. Staff supports the requested open space variation as the amount of open space on the property will be increased. Staff recommends that no trees be removed. Parking will be provided on the site and in two adjacent parking lots. The ordinance requires 3 parking spaces per 1,000 sq. ft. of library space. However, there are also on-street spaces that can be used for short-term parking. The proposed parking layout on the first floor of the library must be revisited to ensure adequate vehicle maneuvering room.

Site Plan Approval will address any outstanding issues. The submitted plans are not refined and when the petition is approved, the final elevations would come back before the Plan Commission for Site Plan Approval. If a referendum is passed, the Village of Lombard will allow a new library to be constructed. Staff recommends approval of the petition, subject to the conditions noted in the staff report.

Chairperson Ryan then asked the audience if they had any questions or comments on the staff report.

Ms. Simone asked how there could be extra landscaping on the west side of the building. All the trees on that lot line will be removed, so the building should be 50 feet from the lot line, not five.

Mr. Adler said the map doesn't even have the correct addresses so the second hearing should not be waived.

Bill Mueller, 520 S. Brewster, asked where the library will be located during construction and what the costs would be to taxpayers.

Ms. Dickey responded that if a referendum is passed, they will look for rental properties for the library to operate in during construction.

Mr. Heniff noted that the notices that had been sent to all adjacent property owners within 250 feet of the library show the correct addresses of 110, 126, and 130 W. Maple Street.

Chairperson Ryan opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser stated that, in spite of all the factors involved, this is a remarkable plan for both residents and users. She speculated that the plans were probably designed to maximize space, but care should be taken to preserve any mature trees on the west of the building. She asked if any part of the design could be moved to the east.

Commissioner Olbrysh asked for clarification on the west elevation of the building. He confirmed that the library would be three levels with the entrance on the second level. He asked what the building's height is.

The petitioner stated that the new building will be eight-10 feet higher than the existing building.

Commissioner Olbrysh stated that the library does need a larger building, but that it will have to be sensitive to the residents and the historic nature of the neighborhood.

Commissioner Burke stated that he lives down the street from the library and thinks there is a great need for more space. He could support all the requested variances but asked for an explanation of the reduction in side yard setback from 50 feet to 5 feet. Mr. Heniff referred to drawing SD1.3 of the petitioner's submittal.

Commissioner Burke said he has no problem with the east side but questioned the west side and asked what the setback is in a residential district versus a B1 District. Mr. Heniff said that in R2 the setback is six feet, but in business districts the setback would range from 20 to 40 feet, depending on the location of the parking lot and transitional yard issues.

Commissioner Burke asked if the end of the parking deck would be closed. Mr. Mackie said there would be a wall to conceal the cars and lighting and shield the view, as it would be irresponsible to have an open parking area that close to a residence.

Chairperson Ryan noted that if the westernmost row of parking were removed, the stair tower could be rearranged and the wall moved 20 feet to the east. The petitioner stated that such a configuration would remove 1,000 sq. ft. of library space.

Commissioner Sweetser asked about shifting the entire building to the east. Mr. Heniff stated that such a move could be done when the library comes back before the Plan Commission for Site Plan Approval.

Mr. Kankovsky stated that the library has been in many discussions and that the Park District does not want the library to encroach on any more of its property.

Commissioner Flint concurred that there should be more of a buffer on the west side.

Commissioner Burke stated that the resident might have more of a right to a buffer space than the Park District. Something should be done to solve the problem, by removing parking spaces, shifting the building, or some combination of those two.

Commissioner Sweetser stated she would prefer to see the building moved, if the Park District was open to it. It would be nice to gain some buffer space without sacrificing any parking.

Commissioner Olbrysh asked how long a 79,000 sq. ft. building would continue to meet the library's needs. The petitioner stated it is a 20-year projection.

Commissioner Olbrysh stated that another way to get more space would be to build further underground to the west. The petitioner stated that they are pretty much limited on the west side, so the only real possibility would be the north side. That is not where they need the additional space, though.

Commissioner Sweetser stated that she agrees with staff that further trees should be planted, in addition to saving the large trees on the west side of the property. She asked about the dedicated parking spaces. Mr. Heniff stated that the library and Elmhurst Memorial Healthcare are negotiating the details of that agreement, which will go to the Board of Trustees on December 4.

Commissioner Olbrysh stated that the dedicated spaces are a little illusionary because there won't be anyone guarding them. If the medical building gets busy, people will probably use the dedicated spaces.

Commissioner Sweetser asked if the dedicated spaces would be signed. Mr. Heniff stated that 38 spaces would be signed along the western edge of the lot, with six additional "floater" spaces.

Commissioner Burke suggested that a condition be added that the side yard setback on the west side of the property should be no less than 15 feet along the entire length of the lot line.

Chairperson Ryan asked about the motion to waive the second public hearing. Commissioner Flint asked if the confusion regarding the property address numbers needs to be looked at. Mr. Heniff stated that since the legal notice and the adjacent property owner notifications were correct, everything was legally prepared.

Commissioner Sweetser moved to waive the second public hearing. The motion was seconded by Commissioner Flint.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed subdivision and variation request complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities **approval** of PC 03-42, subject to the following conditions, as amended:

1. That the exterior building elevations for the proposed library shall be submitted to the Lombard Plan Commission for site plan approval.
2. The site shall be developed substantially in accordance with the site plans prepared by Burnidge Cassell Associates, dated October 10, 2003.
3. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
4. The parking lot shall be designed in accordance with Village Code.
5. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
6. Refuse disposal areas shall be screened in accordance with Section 155.710 of the Lombard Zoning Ordinance.
7. That the petitioner shall provide a photometric plan to the Village showing compliance with Village Code.
8. That the petitioner shall provide the Village with an updated landscape plan showing the following improvements:
 - a. Three additional parkway trees located per Village Code; and
 - b. Transitional landscape plant materials along the western property line consistent with those transitional landscape yard improvements required when business districts abut single-family residence districts, with the

review of the types and location of the plant materials as determined by the Director of Community Development.

9. That the library shall provide for signage for the designated parking spaces within the parking lot located at the northeast corner of Park Avenue and Main Street, with said signs denoting that the spaces are for library patrons.
10. That the west interior side yard setback variation shall be reduced from fifty feet to fifteen feet. No buildings shall be placed closer than fifteen feet from the west interior side lot line.

The Plan Commission also voted 4-0 to waive a second public hearing regarding this petition.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

c. Petitioner
Lombard Plan Commission