

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
For Inclusion on Board Agenda


Resolution or Ordinance (Blue)     Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

TO :            PRESIDENT AND BOARD OF TRUSTEES

FROM:         Scott R. Niehaus, Village Manager

DATE :         December 28, 2020,            (BOT) Date: January 7, 2021

SUBJECT:      PC 20-28 and PC 20-29 – Helen Plum Public Library, 401-425 S. Main Street

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

**PC 20-28**

The petitioner requests that the Village approve the following text amendments to the Village Code: (each ordinance requires a separate vote):

1. An Ordinance approving a text amendment to Section 155.419(C) of the Village Code to add “cultural facilities/institutions” to the list of conditional uses in the B5A Downtown Perimeter District; and
2. An Ordinance approving a text amendment to Section 155.602 Table 6.3 of the Village Code (and any other relevant sections for clarity) to amend the parking requirements for libraries from three spaces per 1,000 square feet gross floor area to two spaces per 1,000 square feet gross floor area.

**PC 20-29, for the property located at 401-425 S. Main Street (each Ordinance requires a separate vote)**

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. An Ordinance approving a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;

2. An Ordinance establishing a new planned development for the property with the following zoning relief:

- a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
- b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
- c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
- d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
- e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
- f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
- g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required and;
- h. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development; and

3. An Ordinance repealing all zoning relief previously granted to the subject property.

The Plan Commission recommended approval of PC 20-28 by a vote of 6-0. The Plan Commission recommended approval of PC 20-29 by a vote of 6-0. Please place this petition on the January 7, 2021 Board of Trustees agenda for a first reading under items for separate action.

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** January 7, 2021

**SUBJECT:** **PC 20-28 and PC 20-29 – Helen Plum Public Library, 401-425 S. Main Street**

Please find the following items for Village Board consideration as part of the January 7, 2021 Board meeting:

1. Plan Commission referral letter;
2. IDRC reports for PC 20-28 and PC 20-29;
3. An ordinance granting approval of a text amendment to add “cultural facilities/institutions” to the list of conditional uses in the B5A Downtown Perimeter District; and
4. An ordinance granting approval of a text amendment to amend the parking requirement for libraries from 3 spaces/1,000 square feet to 2 spaces/1,000 square feet;
5. An ordinance granting approval of a zoning map amendment to rezone the subject property from B3 to B5A;
6. An ordinance granting approval of a new planned development with companion conditional uses, deviations and variations; and
7. An ordinance repealing zoning relief previously granted to the subject property.

The Plan Commission recommended approval of PC 20-28 by a vote of 6-0. The Plan Commission recommended approval of PC 20-29 by a vote of 6-0. Please place this petition on the January 7, 2021 Board of Trustees agenda for a first reading under items for separate action.



## VILLAGE OF LOMBARD

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www.villageoflombard.org

January 7, 2021

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Anthony Puccio, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 20-28 and PC 20-29 – Helen Plum Public Library,  
401-425 S. Main Street**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests:

**For PC 20-28, the following text amendments:**

The petitioner requests that the Village approve the following text amendments to the Village Code:

1. A text amendment to Section 155.419(C) of the Village Code to add "cultural facilities/institutions" to the list of conditional uses in the B5A Downtown Perimeter District; and
2. A text amendment to Section 155.602 Table 6.3 of the Village Code (and any other relevant sections for clarity) to amend the parking requirements for libraries from three spaces per 1,000 square feet gross floor area to two spaces per 1,000 square feet gross floor area.

**For PC 20-29, for the property located at 401-425 S. Main Street**

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;

2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
  - b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
  - d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
  - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required;
3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development; and
4. Repeal all zoning relief previously granted to the subject property.

The Plan Commission conducted a public hearing on December 21, 2020. Pursuant to Governor Pritzker's Executive Order No. 2020-07 which suspends the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, multiple members of the Plan Commission participated in the meeting through a virtual meeting platform.

Sworn in to present the petition were: Bill Heniff, Community Development Director; Anna Papke, Senior Planner; Shaun Kelly of Engberg Anderson; Jason Cooper of Environmental Consulting & Technology; Sue Wilsey and Claudia Krauspe of Helen Plum Library; Jason Brandt, Board President of Helen Plum Library; and Javier Millan of KLOA.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Sue Wilsey began the presentation on behalf of the petitioner. She introduced the proposed library facility. She noted that the Library team held a series of community meetings to discuss the proposed plans throughout the fall of 2020.

Shaun Kelly presented the plans for the proposed facility. He provided an overview of proposed development and highlighted major features of the site. He noted the site plan had been developed with a focus on maximizing the both the size of the building and the number of parking spaces available on the site.

Jason Cooper described the plans in detail. He noted the proposed building is located on the northwest corner of the site, away from the adjacent residential areas. There will be a drive-through service window where patrons can pick up and drop off materials without needing to park. He noted that the Village's traffic consultant, KLOA, had recommended some modifications to the drive-through lane that will be incorporated into the final plans. The site will have a curb cut on Hickory Street and another curb cut on Main Street. This will be a reduction from the four curb cuts currently in place on the subject property.

Mr. Cooper said that under current conditions the subject property is nearly entirely covered with impervious surfaces. The proposed plan will provide a reduction of impervious surfaces by nearly 20,000 square feet. The development will introduce stormwater best management practices to the site in the form of bioretention areas to collect and filter rainwater runoff. The site will include bike parking at each entrance, with room for up to 24 bikes.

Mr. Cooper presented the landscaping plan. He noted that the public sidewalk along Main Street is located very close to the street due to space constraints within the right-of-way. To address this concern, the sidewalk will be moved east onto the Library's property, and a row of trees will be planted along the curb to separate vehicle and pedestrian traffic.

Mr. Cooper described the proposed fencing and landscaping in the transitional landscape yard on the east and south sides of the subject property. He noted that the requested variance for the fence in the transitional landscape yard will allow for a fence along the shared property line rather than inside the property line. He mentioned the site will provide up to 46 trees. There will be terraces outside the building with some seating provided.

Mr. Kelly presented the interior layout of the building. He described the various features and service areas. He presented the building elevations and a materials board. The building will be constructed mainly out of brick and glass, with some accent paneling. The color palette for the building will be cream and beige.

Mr. Kelly finished with an overview of the timeline for demolition and construction work.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment.

No members of the public were present at the meeting to provide comment. Staff received three written comments prior to the meeting. These were distributed to the Commissioners prior to the meeting, and were read into the record as follows:

*Comment 1*

To whom it may concern:

I suggest that the new library have a 2 or 3 feet grassy median between the Main Street and the side walk. Right now there is not one. I do not feel safe walking may baby stroller down the side walk because I'm worried that the baby stroller wheel would slip off the side walk and right into traffic! Once we get to the residential houses there is a median, why not the business? The businesses has there side walks right next to the street or on coming traffic! Thank you for taking suggestions.

Concerned tax paying citizen,  
Hoang Tran

*Comment 2*

Dear Plan Commission Members,

While the 12/21/20 meeting is virtual, I herewith submit the following comments to be read into the record.

I have read and understand the parking evaluation as submitted by the petitioner. However, I am opposed to variances relating to said parking in that they set a precedence for all future developments in the downtown and commercial districts. I also believe that units of local government should hold themselves to the highest standard and not look for relief because the size of the building is simply too large for the site. Helen Plum Library is well aware of parking issues from experiences relating to their current site on Maple Street. Furthermore, the GHA parking demand survey included "ho hum ", average dates (3/6/18, 3/10/18, 9/13/18 and 9/15/18) of operation. As in the "Field of Dreams" If you build it they will come. I am concerned with the volume of cars that may be drawn to special and promotional events and do not trust the leadership to always act in the best interests of the neighborhood.

In addition, I feel that the number of handicapped spaces should be in accordance with the ordinance and not reduced by the actions of a one-time recalculation.

After review, I recommend a specific limitation on the conditional use for a building that is 43' in height. At a recent library board meeting, discussion ensued on an alternate bid to enable the library to add a third floor to the structure at a later date. This is in fact an act of arrogance since there is already a proposed variance for parking. How on earth would they generate an additional 75 to 100 spaces on the site? I was insulted by the architects comment that many municipalities build parking structures to accommodate parking deficiencies. I highly doubt that he is a taxpayer

in OUR community. I ask the Library Board to cease and desist any actions and all plans for a future addition.

Thank you for serving as well as your review of my comments and concerns.

Sincerely,  
Michael A Fugiel

*Comment 3*

Hello, I am writing regarding the location of the proposed new library. I have lived in Lombard nearly 20 years, and have visited the library countless times. Despite the loss Lombard faces of not making the new library and Lilacia Park a beautiful joint destination, this is the right solution after all the in-fighting.

There is much to celebrate about the new location. It's still walkable for much of Lombard but offers better parking. Perhaps the nicest feature of the new location is that the parking is behind the building, which both improves safety for small children and a more pleasing façade. Needless to say, the larger building will be able to better support our town's needs.

Aside from all the new library's benefits, I'm not seeing much other developer interest in solving the "Mr. Z eyesore" problem that has given Main Street a black eye for too many years. It wasn't particularly scenic even when it was functioning.

I hope you will approve this new library location. Thank you for your attention.

Brigitte Baur

Vice-Chair Flint asked the petitioner to respond to the public comments.

With respect to the first comment about the sidewalk, Mr. Kelly noted that the sidewalk will be shifted to the east and a row of trees planted along Main Street to provide separation between vehicles and pedestrians.

With respect to the second comment, Mr. Kelly said that the Library hired a traffic consultant, Gewalt Hamilton Associates (GHA) to conduct a study of the parking demands generated by the current library facility on Maple Street, and found that the number of spaces proposed at the new site would be adequate after accounting for existing demand plus a projected increase in library visitors. Mr. Kelly noted that the new facility will provide more parking spaces than what is provided at the Maple Street facility. He mentioned that the drive-through service lane with book drop will reduce the number of patrons needing to park and go inside the building. He said the site plan had been developed to address the parking demand projected by GHA. Mr. Kelly noted the site will provide the required number of ADA accessible parking spaces.



Referring to the comment about a potential third story on the building, Mr. Kelly said that the proposal before the Plan Commission is for a two-story building. The Library Board has discussed constructing the building in such a way that it would be structurally possible to add a third story or expand the building horizontally in the future, though there are no plans to do so at this time. Mr. Kelly said the Library has been trying to build flexibility into the site and the building to allow for expansion in the future if that becomes necessary. He noted that any such expansions would need to come before the Plan Commission.

Vice-Chair Flint asked for the staff reports.

Ms. Papke presented the staff reports. The IDRC reports for PC 20-28 and PC 20-29 were entered into the public record in their entirety. The petitioner proposes to build a new library facility at 401-425 S. Main Street. The petitioner is seeking text amendments to the Village Code and other zoning entitlements to facilitate the proposed development.

In Petition PC 20-28, the petitioner requests a text amendment to amend the parking requirements for libraries from three spaces per 1,000 gross square feet floor area to two spaces per 1,000 square feet gross floor area. In support of this request, the petitioner has submitted a parking memorandum prepared by Gewalt Hamilton Associates. Gewalt Hamilton conducted a parking demand analysis at the current library location on Maple Street, and found that during peak hours, the library required 1.63 parking spaces to meet parking demand. Assuming the new facility will increase vehicular trips by 20%, Gewalt Hamilton concluded a parking ratio of 1.95 spaces per 1,000 square feet will be adequate to meet parking needs.

The Village's traffic consultant, KLOA, conducted a spot study at the Maple Street facility and had similar findings with respect to the current parking demand generated by the library and the assumption of a 20% increase in parking demand for the proposed new facility. KLOA also looked at the amount of parking provided by nearby library facilities serving similar-sized communities. KLOA concluded that the proposed parking ratio of two spaces per 1,000 square feet gross floor area is reasonable.

Staff notes that the Helen Plum Library is the only public library in the Village, and thus the only land use subject to the current and proposed amended parking standard for libraries. Staff finds it reasonable to adjust the parking standard to align with the observed parking demand generated by the library use, and supports the requested text amendment.

Also as part of PC 20-28, the petitioner requests a text amendment to add "cultural facilities/institutions" to the list of conditional uses in the B5A zoning district. Staff finds that a library and other similar public institutions are consistent with the intent of the B5A District. The statement of intent for the B5A District specifically notes civic services as typical in the District. Staff supports the requested text amendment.

In petition PC 20-29, the petitioner requests site-specific zoning entitlements for the proposed library facility at 401-425 S. Main Street. The subject property is currently developed with a former grocery store, an office building, and associated surface parking lots. The petitioner has requested a zoning map amendment to rezone the subject property from B3 Community Shopping District

to B5A Downtown Perimeter District. The B5A District is intended to be a transition between the Downtown area and other commercial land uses. The subject property is located at a point of transition between commercial and residential development along Main Street. The development standards in the B5A District will promote development on the subject property that is compatible with the mixture of uses surrounding the subject property. Staff supports this request.

The petitioner is requesting approval of a new planned development with several companion conditional uses and deviations. Staff notes that the proposed development will be largely compliant with the development regulations in the underlying B5A District. The library facility will replace an existing development with a number of nonconforming characteristics related to building setbacks, transitional landscape yards, and open space.

Libraries would be a conditional use in the B5A District should the text amendment associated with PC 20-28 be approved. In review of the petition, staff finds that a library on the subject property would be compatible with other surrounding land uses. The proposed site layout would position the library building on the northwest corner of the site away from abutting residential uses, and will provide required transitional landscape yards along shared property lines. KLOA has reviewed the site plan and notes that the site plan will eliminate two of four existing curb cuts on the subject property, which will improve traffic flow around the Main Street/Hickory Street intersection. KLOA anticipates the proposed library facility will generate traffic volumes similar to those generated by the previous development on the site. The site will include 105 parking spaces, which would meet the amended parking requirement for libraries the petitioner has requested with PC 20-28.

The proposed site plan includes a drive-through service window and outdoor seating area, both of which require conditional use approval. KLOA reviewed the drive-through service lane and found that it will accommodate anticipated drive-through traffic for the library without creating traffic backups on Village streets. KLOA has recommended the drive-through lane be widened to accommodate bypass traffic. The petitioner has agreed to redesign the lane. This adjustment is noted as a condition of approval at the end of the staff report, and will be reviewed by staff during permit review.

The petitioner requests a conditional use for a building with a height of 43 feet. The majority of the roofline of the proposed building will be 35 feet tall, with a pitched roof element at 43 feet. Staff notes that the building is well set back from adjacent uses to the east and south. A significant portion of the building façade will be windows, moderating the visual bulk of the building.

The petitioner has requested deviations for wall signage and a freestanding sign. Staff has reviewed the proposed signage and finds it to be consistent with the scale of the proposed building and the site.

Finally, the petitioner requests a variance to allow for a fence in a transitional landscape yard to be placed on the east property line rather than eight feet inside the property line as required by Village Code. Presently there is a fence located along this property line that is owned by the neighboring townhome association and was a requirement for the townhome developer. The petitioner proposes to replace this fence with a new fence along the property line that will serve

the transitional landscape yard requirements of both the townhomes and the library. The two parties will work out a maintenance agreement as well as any necessary access easements.

Overall staff finds that the proposed library facility will increase compatibility between the subject property and surrounding land uses while providing an essential community service. Staff is supportive of the proposed planned development and associated zoning relief. Staff recommends approval of the petition subject to the conditions in the staff report.

Ms. Papke noted that Javier Millan of KLOA was attending at the meeting virtually via Zoom. He was available to answer questions related to traffic if they pertained to findings that KLOA made in review of the Gewalt Hamilton report or the proposed site plan.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

Commissioner Burke said the petitioner's team had made a great presentation. He thought it showed a thoughtful design and he supported the project.

Commissioner Sweetser said the presentation by the petitioner had been complete and thorough. She asked if there will be any seating outside the building besides the seating in the outdoor patio seating area. She was thinking of bench seating for library patrons waiting for a ride.

Mr. Kelly said there will be no bench seating along Main Street, as they do not want to encourage traffic stopping on Main Street to pick up or drop off library customers there. However, he said the design team could look into providing some bench seating on the east side of the building.

Commissioner Giuliano said she was excited about the development. She agreed with one of the public comments that it would solve the issue of a vacant building along Main Street.

Commissioner Johnston said he was excited about the proposed library. He had questions about parking. He noted that according to the KLOA report, average parking supply for libraries per the Institute of Transportation Engineers is 2.5 spaces per 1,000 square feet building area. He was concerned that the petitioner was seeking a parking ratio of 2 spaces per 1,000 square feet. He also thought the new library would attract more visitors than the current library facility, and expressed concern about potential for traffic and parking overflow on Hickory Street and nearby properties.

In response, Mr. Kelly said that the trend in library facility planning has been to expand library services through use of a drive-through service lane. Many patrons of the library will use the drive-through service with no need to park a vehicle. Mr. Kelly said that the GHA report recommends a parking ratio of 1.95 spaces per 1,000 square feet building area even without taking the drive-through service window into account. He said the majority of libraries use a parking metric of 2 spaces per 1,000 square feet building area.

Mr. Heniff asked Javier Millan to respond to Mr. Johnston's question about the KLOA report.

Mr. Millan said that the petitioner's statements about parking demand and the drive-through window reducing parking needs are correct. He noted that the average parking ratio reported by the Institute of Transportation Engineers (ITE) is based on data that is not especially thorough. The ITE study only reviewed nine sites, and those sites were a mix of facilities located in rural areas, suburban areas and major cities. Mr. Millan said that the parking needs of a library would vary depending on the context in which it was located; libraries near downtown areas such as the proposed facility would require less parking than libraries in less developed area where everyone would need to drive to access the facility. Mr. Millan noted that the Glen Ellyn library provides 1.7 spaces per 1,000 square feet building area, and the Villa Park library provides 1.75 spaces per 1,000 square feet building area. He said the parking demand of the proposed library will be met with a parking ratio of 2 spaces per 1,000 square feet. Mr. Millan noted that KLOA's spot surveys of parking at the current library facility matched GHA's findings.

Commissioner Johnston said he was still concerned about parking. He mentioned that the Carol Stream library provides 2.8 spaces per 1,000 square feet building area.

Commissioner Johnston asked for clarification about the existing freestanding sign on the property. Would that remain? He also asked for clarification on why the petitioner was proposing a 100-square foot wall sign on the west façade of the building.

Ms. Papke said the existing freestanding sign on the site would be removed with the demolition of the existing buildings. The petitioner was proposing a new freestanding sign.

Mr. Kelly said the proposed wall sign was intended to be an integrated part of the building design, and was sized accordingly.

Commissioner Walker said he had no additional comments on the petitions. He thought the petitioner's presentation was thorough.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-28.

On a motion by Commissioner Sweetser, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-29, subject to the following five (5) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address KLOA's comments on the drive-through service lane, with revised plans to be reviewed during permit review by engineering staff;

4. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
5. Pursuant to the Village Code, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Vice-Chairperson  
Lombard Plan Commission

c: Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Text Amendments – Cultural Facilities/Institutions in B5A and Library Parking

**December 21, 2020**

**Title**

PC 20-28

**Petitioner**

Helen Plum Public Library  
110 W. Maple Street  
Lombard, IL 60148

**Property Location**

Village-wide

**Approval Sought**

The petitioner is requesting text amendments to Section 155.419(C) of Village Code to add cultural facilities/institutions to the list of conditional uses in the B5A District; and to Section 155.602 Table 6.3 to amend parking requirements for libraries to two spaces per 1,000 square feet gross floor area.

**Prepared By**

Anna Papke, AICP  
Senior Planner

**Submittals**

1. Petition for public hearing, submitted by petitioner, dated 11/18/2020;
2. Response to standards, prepared by petitioner;
3. Lombard Library parking memorandum, prepared by Gewalt Hamilton Associates, Inc., dated 11/16/2020; and
4. Neighboring library parking estimates, prepared by Engberg Anderson Architects, dated 11/10/2020.

**DESCRIPTION**

The petitioner, the Helen Plum Library, requests a text amendment to Section 155.419(C) of Village Code to add “cultural facilities/institutions” to the list of conditional uses in the B5A Zoning District.

The petitioner also requests a text amendment to Section 155.602 Table 6.3 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirements for libraries from three spaces per 1,000 square feet gross floor area to two spaces per 1,000 square feet gross floor area.

The Helen Plum Library proposes to build a new library facility at 401-425 S. Main Street (see PC 20-29). These text amendments are requested to facilitate development of the new library.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments regarding the proposed text amendments to the Village Code.

**Fire Department:**

The Fire Department has no comments regarding the proposed text amendments to the Village Code.

**Private Engineering Services:**

Private Engineering Services has no comments regarding the proposed text amendments to the Village Code.

**Public Works:**

The Department of Public Works has no comments regarding the proposed amendments to the Village Code.

**Planning Services Division:**

**1. Cultural Facilities/Institutions in B5A District**

The petitioner is requesting a text amendment to add “cultural facilities/institutions” to the list of conditional uses in the B5A District. The Village Code states the intent of the B5A District as follows:

*The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses.*

A library and other similar public institutions are consistent with the intent of the B5A District to provide transitional development between the downtown and other business and residential districts. The B5A intent statement specifically notes civic services as characteristic of the District. All residential zoning districts and several of the other business districts already allow cultural facilities/institutions as conditional uses. Staff supports the proposed text amendment.

**2. Parking Standards for Libraries**

The petitioner requests a text amendment to reduce the required parking for libraries from three spaces per 1,000 square feet of building floor area to two spaces per 1,000 square feet of building floor area.

In support of the request, the petitioner has submitted a parking memorandum prepared by Gewalt Hamilton Associates, Inc. (GHA). GHA conducted a parking demand analysis at the current library location on Maple Street, looking at the number of parking spaces occupied at the site throughout the day/week. The study found that peak parking demand at the existing library facility occurs during the weekday, with 1.63 spaces per 1,000 square feet of building area required to meet the Library’s needs. Based on existing use patterns and an anticipated 20% increase in vehicular trips that the new facility will generate, GHA concludes a parking ratio of 1.95 spaces per 1,000 square feet of floor area is sufficient to serve the Library’s future needs.

The Village’s traffic consultant, KLOA, reviewed the findings of the GWA study. KLOA also conducted a spot check parking demand study at the current library location. KLOA’s findings for parking demand at the current library location are consistent with those of GHA. Similarly, KLOA agrees with GHA’s assumption of a 20% increase in parking demand for the proposed new facility. KLOA concludes a parking ratio of two spaces per 1,000 square feet of floor area is sufficient for future needs. It should be noted that both GHA and KLOA parking demand studies were conducted in 2018, prior to the pandemic and thus are representative of parking demand under normal circumstances.

KLOA conducted field visits to the Glen Ellyn Public Library and the Villa Park Public Library to gather data on parking provided at those facilities. Based on parking space counts and building size, KLOA found that the Glen Ellyn Library has a parking ratio of 1.7 spaces per 1,000 square feet building floor area. The Villa Park Library provides 1.75 spaces per 1,000 square feet building floor area. KLOA notes the proposed library parking ratio of two spaces per 1,000 square feet building floor area is comparable to the amount of parking provided at these nearby libraries.

As the only public library facility within the Village, the Helen Plum Public Library is a unique land use. Therefore, staff finds it reasonable to adjust the required parking ratio to align more closely with the

actual observed parking demand generated by the use. The petitioner notes in the response to standards that a reduction in surface parking will benefit the Village by reducing impervious surface areas and promoting site design consistent with a downtown pedestrian-friendly aesthetic. Staff agrees that this would be a benefit to the Village, and supports the requested text amendment.

### **EXISTING & PROPOSED REGULATIONS**

Staff proposes the following text amendments. Additions are denoted by **bold and underline**. Deletions are denoted by ~~strikethrough~~.

Section 155.419(C)

#### **(24) Cultural facilities/institutions.**

~~(24)~~ **(25)** Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with § 155.210 of this Chapter.

Section 155.602 Table 6.3

#### SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Library: ~~Three~~ **Two** spaces per 1,000 square feet gross floor area

### **STANDARDS FOR TEXT AMENDMENTS**

For any change to the Village Code, the standards for text amendments must be affirmed. The standards are noted below:

- The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*  
155.419(C): This text amendment will be applicable to all properties within the B5A District.  
  
155.602: The text amendment is generally applicable to all properties in the Village.
- The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*  
The proposed text amendments are consistent with the objectives of the Village Code.
- The degree to which the proposed amendment would create nonconformity;*  
Staff does not believe any nonconformity would be created as a result of either amendment.
- The degree to which the proposed amendment would make this ordinance more permissive;*  
155.419(C): The proposed amendment will add an additional conditional use to the B5A District.  
  
155.602: The proposed amendment will reduce parking requirements for libraries, but will not impact other standards for those types of developments.
- The consistency of the proposed amendment with the Comprehensive Plan; and*  
Staff finds that the proposed amendments would be consistent with the Comprehensive Plan.



6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

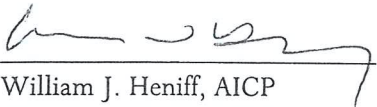
The Village has a history of amending the Village Code to address changing circumstances or policy priorities. The proposed amendments are consistent with established Village policy in this regard.

### **FINDING & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 20-28.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

Attachment: Parking Evaluation, prepared by KLOA for the Village of Lombard, dated 12/4/2020

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MEMORANDUM TO: William Heniff, AICP  
Director of Community Development  
Village of Lombard

FROM: Javier Millan  
Principal

DATE: December 4, 2020

SUBJECT: Parking Evaluation  
Proposed Helen Plum Public Library  
Lombard, Illinois

As requested by the Village of Lombard, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed and evaluated whether the request to amend the required parking ratio from three (3) spaces per 1,000 square feet to two (2) per 1,000 square feet is adequate for this site. It is our understanding that the library is proposing to relocate to the former Mr. Z's site located in the southeast quadrant of the signalized intersection of Main Street with Hickory Street and construct a 55,000 square-foot library (includes first floor, second floor, and basement) with approximately 105 off-street parking spaces.

### Parking Evaluation

As previously indicated, the proposed library will be approximately 55,000 square feet in size and will provide approximately 105 off-street parking spaces. Based on the Village of Lombard Code of Ordinances, a library should provide three (3) parking spaces per 1,000 square feet of gross floor area not including mechanical and storage floor areas. Based on this and as presented in the Gewalt Hamilton Associates (GHA) traffic study dated November 16, 2020, the net gross square footage of the proposed library will be approximately 51,680 square feet. Given this and based on the Village of Lombard's requirements, the library should provide 155 parking spaces, which results in a deficit of 50 parking spaces when compared to Village Code.

### Institute of Transportation Engineers Parking Rates

While the proposed number of off-street parking spaces does not meet the Village code requirement, based on a review of survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual*, 5<sup>th</sup> Edition for Land-Use Code 590 (Library), the following was determined:

- The calculated peak parking demand on a weekday will be approximately 112 parked vehicles.
- The average parking supply ratio for the nine sites surveyed was 2.5 spaces per 1,000 square feet.

As can be seen, the projected peak parking demand based on ITE rates will exceed the number of off-street parking spaces by approximately seven (7) spaces.

However, it is important to note that the data presented in ITE is a compilation of numerous studies including libraries outside of downtown areas unlike the proposed library site, which is located within the Village of Lombard Central Business District (CBD) area as designated in the 2014 Village's Comprehensive Plan. Being located within the CBD, as with many other libraries within municipalities bordering the Village of Lombard, tends to reduce the parking demand as patrons of the library will instead use other means of transportation (i.e. walk, bike, etc.). This is evident by the current operation at the existing library which is located about  $\frac{1}{3}$  of a mile northwest of the proposed site. Furthermore, based on a review of the plan, the library is proposing to provide a book pick-up/drop-off lane. This allows patrons of the library to drop off or pick up books that have already been reserved without parking their vehicles as they are currently required to do. Therefore, this amenity will further reduce the anticipated parking demand.

### GHA Survey of Helen Plum Library Existing Parking Demand

GHA, as part of the traffic study prepared on behalf of the Helen Plum Library, conducted a parking demand survey of the adjacent parking areas on Tuesday, March 6, 2018 from 11:30 A.M. to 1:30 P.M. and on Saturday, March 10, 2018 from 11:00 A.M. to 1:00 P.M. coinciding with the library's peak times. Based on the surveys, the existing library had a peak parking demand of 1.63 spaces per 1,000 square feet on a weekday and 1.23 spaces per 1,000 square feet on a Saturday. The study further projected that the library could see a 20 percent increase in projected vehicular trips and applied this percentage to the weekday and Saturday peak parking demand, thus projecting a peak parking demand of 1.96 parking spaces per 1,000 square feet on a weekday and 1.48 parking spaces per 1,000 square feet on a Saturday. Therefore, the study concluded that the off-street parking requirements could be reduced to two (2) spaces per 1,000 square feet.

KLOA, Inc. conducted a spot check parking occupancy survey on Thursday, September 13 and Saturday September 15, 2018 of the parking areas specifically designated for library customers (Edward-Elmhurst Health Center) and those designated for employees. Based on our field inspections, the parking demand of the areas designated for library parking was very consistent with that presented in the study. Furthermore, given the location of the proposed library within the Village of Lombard's CBD, we are in agreement with the 20 percent increase in parking demand. As such, it is our professional opinion that providing two (2) spaces per 1,000 square feet is appropriate for the library.

### Adjacent Communities' Public Libraries Parking Supply

In order to further validate the request to amend the parking requirements, KLOA, Inc. conducted a field visit to the two closest libraries: the Glen Ellyn Public Library and the Villa Park Public Library.

Based on information provided to KLOA, Inc., the Glen Ellyn Library is approximately 52,000 square feet in size, provides a book drop-off/pick-up lane, and provides a parking lot west of the building with approximately 88 off-street parking spaces. This translates into a ratio of approximately 1.7 spaces per 1,000 square feet. Based on our field observations, this number of off-street parking spaces supports the great majority of the library's parking demand with any occasional additional demand handled by the available on-street parking spaces along the adjacent streets.

The Villa Park Public Library is approximately 31,304 square feet in size and based on our observations, it provides 55 off-street parking spaces for a parking ratio of 1.75 spaces per 1,000 square feet.

Based on the above, it can be seen that the requested amendment to provide two (2) spaces per 1,000 square feet is higher than the number of off-street parking spaces provided at two comparable libraries in communities adjacent to the Village of Lombard.

## Conclusion

Based on the above, the following is concluded:

- The proposed library will be located within the Village of Lombard's CBD and will continue to attract patrons to the facility utilizing other means of transportation (i.e. walk, bike, etc.).
- The provision of a book drop-off/pick-up lane will reduce the parking demand of the library.
- The proposed amendment to the required number of parking spaces is reasonable and adequate given the observed parking demand of the existing library and is comparable to the parking supply provided at other public libraries such as the Glen Ellyn and Villa Park public libraries.

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Helen Plum Public Library – 401-425 S. Main Street

December 21, 2020

**Title**

PC 20-29

**Petitioner**

Helen Plum Public Library  
110 W. Maple Street  
Lombard, IL 60148

**Property Owners**

401 S Main: Zeidler Properties LLC  
425 S Main: 425 Main LLC  
Center parcel: RBW Enterprises, Inc.

**Property Location**

401-425 S. Main Street

**Zoning**

B3 – Community Shopping District

**Existing Land Use**

Former grocery store and office building

**Comprehensive Plan**

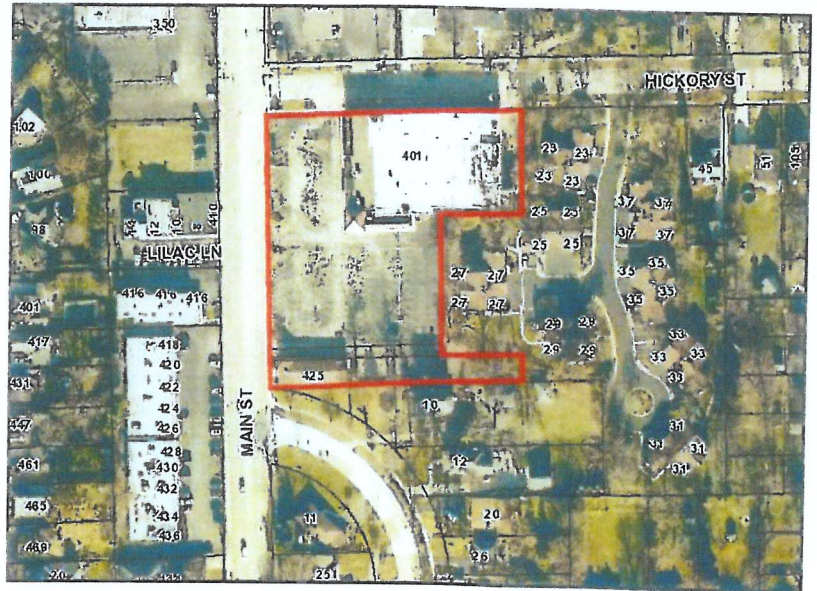
Community Commercial, Low Density Residential

**Approval Sought**

Rezone property from B3 to B5A; establish a new planned development with associated conditional uses and zoning relief; grant site plan approval to the Plan Commission; repeal previously granted zoning relief.

**Prepared By**

Anna Papke, AICP  
Senior Planner



LOCATION MAP

**PROJECT DESCRIPTION**

The Helen Plum Public Library is under contract to purchase the property at 401-425 S. Main Street (southeast corner of Main Street and Hickory Street). The Library intends to develop the subject property with a new library building and associated drive-through service window and parking lot. The Library is seeking zoning entitlements for the proposed development.

**EXISTING CONDITIONS**

The property is developed with a vacant commercial building (former Mr. Z's grocery store) and an office building, with associated surface parking. The subject property comprises three separate parcels that will be consolidated into one lot of record prior to redevelopment.

**APPROVAL(S) REQUIRED**

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;

**PROJECT STATS**

**Lot & Bulk**

Site Area:	98,884 sq. ft.
Building Size	
gross area:	55,000 sq. ft.
net area:	51,560 sq. ft.
Parking Spaces:	105 spaces
Open Space:	24.5%

**Submittals**

1. Petition for public hearing, submitted by petitioner, dated 11/18/2020;
2. Project background and narrative, dated 11/16/2020;
3. Responses to standards, prepared by petitioner;
4. Lombard Library parking memorandum, prepared by Gewalt Hamilton Associates, Inc., dated 11/16/2020;
5. Neighboring library parking estimates, prepared by Engberg Anderson Architects, dated 11/10/2020;
6. Land use opinion application, prepared by Engberg Anderson Architects, dated 8/21/2020;
7. Natural resource review results, provided by the State of IL DNR, dated 7/9/2020; and
8. Helen Plum Library Plan Review Submission Exhibits A and B, including plat of survey, architectural site plans and elevations, preliminary engineering and landscape plans prepared by Engberg Anderson Architects, ECT, Inc., and Prairie Land Survey Company, dated 11/16/2020.

2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
  - b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
  - d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
  - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required;
3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development; and
4. Repeal all zoning relief previously granted to the subject property.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

**Fire Department:**

Fire has no comments regarding the petition. Additional comments may be forthcoming during permit review.

**Public Works:**

Public Works has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

- The utility plan will require revisions. Preliminary comments have been sent to the petitioner, and detailed review comments and plan revisions will be addressed during permit review.
- The petitioner will need to secure permission from the neighboring property owner for installation of the fence in the transitional landscape yard to the east of the site (see discussion of transitional landscape fence under Planning Services Division, Part 5).

**Private Engineering Services (PES):**

PES has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

- The petitioner will need to submit an erosion and sediment control plan during permit review.
- The petitioner is proposing to use an existing building foundation for a retaining wall. Staff recommends a new retaining wall unless a structural engineer signs off on the wall as proposed.
- Additional comments on storm sewer will be forthcoming during permit review.
- No detention will be required for this project. Post-construction best management practice (BMP) improvements installed for this project may require a recorded maintenance agreement.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B5A, R2	Bank, single-family residence
<b>South</b>	R2	Single-family residence
<b>East</b>	R4PD	Townhome development
<b>West</b>	B3	Retail establishments, multi-family building, vacant commercial property

The subject property is located on the southeast corner of the intersection of Main Street and Hickory Street, on the perimeter of the Downtown Perimeter District. Neighboring development consists of medium-intensity commercial and residential uses. The proposed library facility is compatible with these surrounding land uses.

*2. Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial uses on the majority of the subject property at 401 S. Main Street. The Comp Plan recommends low-density residential development on the property at 425 S. Main Street, though the site is already developed with an office building.

The Village Code categorizes public libraries as cultural facilities/institutions. Cultural facilities/institutions are conditional uses in all residential zoning districts and many commercial zoning districts. The proposed library facility would be consistent with the Comprehensive Plan’s land use recommendations for the subject property.

### 3. *Zoning Ordinance Compatibility*

The proposed zoning of the subject property is B5A, Downtown Perimeter District. With the exception of the deviations and variations discussed below, the proposed development is consistent with the Lombard Zoning Ordinance. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance:

- The proposed use, a public library, will become a conditional use in the B5A District should the requested text amendment associated with PC 20-28 be approved.
- The proposed development includes a drive-thru service window and an outdoor service area, which are conditional uses in the B5A District.
- The proposed library building will be 43 feet in height. Buildings between 30 and 45 feet in height are conditional uses in the B5A District.
- The proposed development will maintain 24.5% of the site area as open space. Current conditions on the site include 6.8% open space. There is no minimum requirement for open space in the B5A District.
- The site will provide 105 parking spaces serving a building with a net area (not including mechanical and storage space) of 51,560 square feet, or two spaces per 1,000 square feet of building area. The petitioner has requested that the Village amend the parking requirement for libraries from three spaces per 1,000 square feet to two spaces per 1,000 square feet building area. This requested amendment is discussed in the staff report for PC 20-28. Should the text amendment be approved, the proposed development will be compliant with the amended parking requirement. A more detailed discussion of the parking demand for library facilities is located in the staff report for PC 20-28.
- The petitioner has submitted a preliminary parking lot photometric plan. A final photometric plan will be reviewed during the building permit phase.
- The petitioner has submitted a landscape plan. The landscape plan is compliant with Village Code, with the exception of the requested variation for the fencing in the transitional landscape yard discussed below.
- The subject property currently consists of three separate parcels of property. The petitioner will be required to consolidate the subject property into one lot of record via an administrative platting process.

### 4. *Request for Map Amendment*

The petitioner is requesting a map amendment to rezone the subject property from B3 Community Shopping District to B5A Downtown Perimeter District. The B3 zoning designation promotes typical shopping center development and is consistent with the property's previous use as a small office building and grocery store with large parking lot in front of the building. In contrast, the proposed library development will incorporate design elements more typical of traditional downtown development by locating the building toward the front of the property and creating a pedestrian-oriented aesthetic throughout the site. The B5A zoning designation will better reflect the physical characteristics of the proposed development.

Further, the Village Code states the intent of the B5A District as follows:

*The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses.*



The subject property is located on the south end of the Village's downtown area at a point of transition between the downtown to the north, more intense commercial development to the west, and a mixture of medium- and low-density residential uses to the east and south. The B5A zoning designation will promote development on the subject property that is compatible with this mixture of uses. Staff supports the requested zoning map amendment.

5. *Request to Establish a New Planned Development with Associated Zoning Relief*

Village Code Section 155.502(F) requires that a planned development be established whenever a property is rezoned to the B5A District and the property meets the area and width requirements for planned developments. Planned developments are intended to provide flexibility in zoning regulations in order to accommodate development that is in the public interest but that would not otherwise be permitted by the underlying zoning regulations. To accommodate the proposed library facility, the petitioner requests approval of a new planned development with companion zoning relief, enumerated below.

Staff points out that the proposed development on the property will be largely compliant with development regulations in the B5A Zoning District. The library facility will replace an existing development that has a number of nonconforming site design characteristics, including:

- Building setbacks: The existing building at 401 S. Main Street (former Mr. Z's store) does not meet the setbacks required by for the B3 Zoning District (the current zoning designation of the subject property). The proposed building meets the transitional building setbacks required by the B5A District.
- Transitional landscape yard: Existing development on the subject property does not provide the transitional landscape yard that is required where adjacent to residential uses. The proposed development will provide the transitional landscape yard.
- Open space: Under current conditions, 6.8% of the subject property is open space, whereas the B3 Zoning District requires 10% open space. Though there is no minimum open space required in the B5A District, the proposed library development will provide 24.5% open space.

Overall, staff finds the proposed library facility will increase compatibility between the subject property and surrounding land uses while providing an essential community service.

A. *Conditional use for a cultural facility/institution (library)*

The petitioner has requested a text amendment to add "cultural facility/institution" to the list of conditional uses in the B5A District. This request is being considered as part of PC 20-28.

The proposed library facility will be located at a point along the Main Street corridor where development transitions from downtown/commercial uses to residential uses. The properties immediately abutting the subject property to the east and south are developed with townhomes and a single-family residence. The proposed site layout would position the library building on the northwest corner of the site, away from the abutting residential uses. The development will also provide the requisite 10-foot transitional landscape yards along these shared property lines, with fencing to screen the library from residential development. These site design characteristics will promote neighborhood compatibility.

The Village's traffic consultant, KLOA, reviewed the impact of the proposed library facility on the Main Street/Hickory Street intersection and the surrounding neighborhood. KLOA makes the following findings:

- The subject property currently provides two curb cuts on both Main Street and Hickory Street. The proposed development will eliminate one curb cut on each right-of-way. Each of the proposed curb cuts will be full-access driveways located well to the south (Main Street) and east (Hickory Street) of the intersection. These changes between the existing and proposed conditions will reduce the number of conflict points within the rights-of-way and will enhance pedestrian and vehicle flow.
- The proposed library facility is projected to generate less vehicular traffic during the morning peak hour than did the previously existing development on the subject property (Mr. Z's and the office building). The proposed library facility will generate the same volume of vehicular traffic as did the previous development. KLOA anticipates the Main Street/Hickory Street intersection will operate with the same efficiency as it did with the previous development.

During neighborhood meetings held in Fall 2020, concerns were raised that library patrons might park along Hickory Street, creating congestion for nearby residents. In response, staff notes that the proposed development will provide parking in compliance with the proposed amended parking requirement for libraries. Staff does not anticipate there will be a need for library patrons to park along Hickory Street. Further, parking on all Village rights-of-way is regulated by the Village. Currently, anyone may park on Hickory Street outside the hours of 2 a.m. – 5 a.m. Should the new library facility create a parking issue along Hickory Street, the Village would have the option of enacting additional parking restrictions along the street. Any such parking restrictions would need to be reviewed by the Transportation and Safety Committee and approved by the Village Board. The Village Board has previously enacted targeted parking restrictions on other public streets when conditions so warranted.

Staff concludes the proposed library facility will be compatible with surrounding development and will not generate adverse impacts to traffic flow in the surrounding neighborhood. Should the text amendment associated with PC 20-28 be approved, staff supports the conditional use for a library on the subject property.

*B. Conditional use for a drive-through service window*

The proposed library facility includes a drive-through service window intended to provide increased functionality for library patrons picking up and dropping off library materials. The drive-through lane is located on the east side of the building, where it will not be visible from the Main Street or Hickory Street rights-of-way. It is separated from the adjacent residential properties by the transitional landscape yard and a portion of the library parking lot.

The drive-through lane provides space for four vehicles to queue at the service windows, and will include space for vehicles to bypass one another and exit the drive-through lane. KLOA reviewed the drive-through lane and notes the following:

- Based on KLOA's observations of other libraries, the proposed design and capacity for four vehicles will be adequate to accommodate the anticipated demand.
- It is unlikely that more than four vehicles will need to access the service lane simultaneously. If this does occur, the additional vehicles will stack internally in the parking lot with no impact to Main Street or Hickory Street.
- The proposed width of the drive-through lane is 18 feet. KLOA notes that this is not enough width for a vehicle to bypass a vehicle stopped at a service window. KLOA

recommends that simulations be run for vehicles bypassing four standing vehicles, and the width of the lane widened accordingly. This comment has been shared with the petitioner's design team. The design team has stated that they will be able to accommodate additional width in the drive-through lane to address this concern.

Staff supports the requested conditional use for a drive-through service window with the condition that the petitioner make changes necessary to address the KLOA comments on the width of the service lane. These changes will be reviewed by KLOA and Village staff during permit review.

*C. Conditional use for an outside service area*

The proposed development includes an outside service area on the north side of the building. The petitioner states that this area will accommodate book clubs and spillover from events hosted inside the library building. The library building and a planter wall will delineate the space. Staff notes the service area is relatively small and not located adjacent to residential uses, and is therefore unlikely to cause impacts to adjacent properties. Staff supports this request.

*D. Conditional use for a building that is 43 feet tall*

The maximum permitted building height in the B5A District is 30 feet or two stories. Structures up to 45 or four stories may be allowed as conditional uses. The majority of the roofline of the proposed library building will be 35 feet in height, with a clerestory roof element toward the north end that is 43 feet in height. The petitioner states that the clerestory will allow for greater natural light levels within the building while providing architectural interest. As a reference point, the existing Mr. Z's building is 33 feet high at its tallest point.

Staff notes that the building will be well set back from development on adjacent properties. Due to the building's position on the northwest corner of the subject property, the additional height will not create any shadowing for the adjacent residences. Staff further notes that the building will incorporate a mix of materials, with a significant portion of the facades being windows. These materials in combination with the variation of the roofline will moderate the visual bulk of the building from the perspective of adjacent properties and the right-of-way. Staff supports this conditional use request.

*E. A deviation to allow for 112 square feet of wall signage*

Village Code permits a maximum of 50 square feet of wall signage on the subject property. The petitioner is proposing a total of 112 square feet of wall signage: a 100-square foot sign on the west elevation of the building and a 12-square foot sign on the east elevation. The petitioner states that the sign on the west elevation is intended to be visible to traffic at the intersection of Main Street and Hickory Street, as well as traffic passing by the site.

The size of the proposed wall signage is consistent with the scale of the proposed building. Staff notes that with over 300 feet of frontage along Main Street and Hickory Street, the subject property is larger than the typical property in the B5A District. Additional wall signage is reasonable given the specific characteristics of the site and the use. Staff supports the requested deviation.

*F. A deviation to allow freestanding sign with 33 square feet in surface area*

The petitioner proposes a 33-square foot freestanding monument sign. Village Code allows a freestanding sign with 20 square feet of sign surface area at this location. The proposed sign will include an automatic changeable copy (ACC) reader board and a static component identifying the Library. The ACC reader board is 15 square feet, which meets code provisions for ACC signage. As a point of reference, the existing freestanding sign on the Mr. Z's property is 84 square feet.

The petitioner states that the size and design of the site, combined with the relatively faster traffic flow along Main Street, have dictated the size of the sign. Staff finds that the proposed sign is in scale with the size of the building and other site design elements. Staff supports the requested deviation.

*G. Variation for fencing in the transitional landscape yard*

Village Code requires a transitional landscape yard on the east side of the property where adjacent to residential development. Transitional landscape yards require a fence that is six feet tall to be placed a minimum of eight feet inside the property line. There is presently an eight-foot tall fence on the shared property line between the subject property and the townhome development immediately to the east. This fence is owned and maintained by the townhome association. Village records indicate the townhome developer was required to install this fence in 1986.

The petitioner proposes to replace the existing fence with an eight-foot tall solid wood fence at the shared property line. The petitioner notes that the fence will generally follow the property line, though the fence may at some points cross over to one side or the other. The intent is that this fence would serve the fencing requirements for both the library facility and the townhome association. The petitioner states that the Library will own and maintain the fence. The townhome association is agreeable to this proposal. Staff notes that it will be the responsibility of the petitioner to secure any required easements or access agreements from the townhome association.

Staff recognizes that one fence will provide the screening element required for both the Library and the townhome development. Staff is supportive of this variation request.

**6. Request to Grant Site Plan Approval Authority to the Plan Commission**

The petitioner requests the Village grant site plan approval authority for the proposed new planned development to the Plan Commission. Site Plan Approval authority will allow the Plan Commission to review certain zoning entitlement requests should they come forward in the future. It is standard for the Plan Commission to have site plan approval authority for planned developments. Staff supports this request.

**7. Repeal All Zoning Relief Previously Granted to the Subject Property**

Over the years, the subject property has previously received zoning relief through petitions to the Plan Commission and the Zoning Board of Appeals. These petitions are noted in the following section. It is customary in cases involving redevelopment for the Village to formally repeal any zoning relief that was granted for previous developments on the subject property. Doing so will eliminate the possibility of confusion regarding which zoning entitlements are in place going forward.

## **SITE HISTORY**

### **401 S. Main**

*PC 60-02*

Request to rezone property from R2 to B2, request approval of plat of subdivision.

*ZBA 77-01*

Request for a variance to allow a nonconforming freestanding sign to remain in place and to be refaced.

*ZBA 99-04*

Request for variance to reduce corner side yard from 30' to 0' and to permit a view obstruction in a clear line of sight area. Associated with an addition to the Mr. Z's building.

*BOT 99-03*

Stormwater variance associated with 1999 addition to Mr. Z's building.

*ZBA 12-02*

Request for variance to allow a nonconforming freestanding sign to remain in place and to be refaced. The sign was a previously-existing nonconforming sign that was damaged in a storm in 2010, with the panels removed as a result. The sign had not been in use for more than 90 days, and as such was considered an abandoned sign under Village Code. Reinstallation of sign panels required a variance.

### **425 S. Main**

*ZBA, 1963*

Request for variance to eliminate side yard setback requirement relative to south property line.

## **FINDINGS & RECOMMENDATIONS**

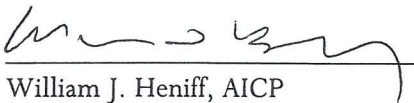
Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it complies with the standards established by the Lombard Village Code for the requested map amendment and the establishment of a new planned development with companion zoning relief, subject to the conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of PC 20-29:

Based on the submitted petition and the testimony presented, the proposed map amendment and planned development with companion zoning relief do comply with the standards required by the Village of Lombard Village Code; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities approval of PC 20-29, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

3. The petitioner shall re-design the drive-through service lane to provide sufficient width for vehicles to bypass vehicles standing at the service windows, with the re-designed lane reviewed and approved by the Village's traffic consultant and engineering staff;
4. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
5. Pursuant to the Village Code, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

Attachment: Site Plan Evaluation Proposed Helen Plum Public Library, prepared by KLOA, dated 12/7/2020.

c. Petitioner

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MEMORANDUM TO: William Heniff, AICP  
Director of Community Development  
Village of Lombard

FROM: Javier Millan  
Principal

DATE: December 7, 2020

SUBJECT: Site Plan Evaluation  
Proposed Helen Plum Public Library  
Lombard, Illinois

As requested by the Village of Lombard, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the proposed plans for the relocation of the Helen Plum Library to the southeast corner of Main Street with Hickory Street (former Mr. Z's grocery store, Art Life Gallery & Studio, and small office building) in Lombard, Illinois.

The key findings of this review are noted below.

#### Access

Under existing conditions, the site has two curb cuts on Main Street and two curb cuts on Hickory Street. Based on the proposed plans the redevelopment will reduce the number of curb cuts in half by providing one full access drive on Main Street and another full access drive on Hickory Street. This reduction in the number of curb cuts will reduce the number of conflict points, thus enhancing the vehicular and pedestrian flow in the area. The access drive on Main Street will be located approximately at the same location of the southernmost access drive. Given the existence of a two-way left-turn lane (TWLTL) along Main Street, there is no need to restrict turning movements at this location. The access drive on Hickory Street will be located approximately 175 feet east of Hickory Street's stop bar with Main Street. This will be an improvement over existing conditions given that currently the full access drive serving the Mr. Z's grocery store on Hickory Street is located approximately 60 feet east of Hickory Street's stop bar at Main Street.

## Trip Generation Comparison

It should be noted that the site, as previously mentioned, is occupied by the former Mr. Z's grocery store and a small building housing Art Life Gallery & Studio and office space. Based on information provided to KLOA, Inc., Mr. Z's is approximately 28,522 square feet in size and the office building is approximately 3,062 square feet. The number of peak hour vehicle trips estimated to be generated by the previous land uses and the proposed land use was estimated based on vehicle trip generation rates contained in ITE *Trip Generation Manual* and are summarized in Table 1. It is important to note that given the type of use and its proposed location within the Village of Lombard's Central Business District (CBD) it is anticipated that many of the trips made to the library will be made by other means of transportation (i.e. walking or bicycling). As such and based on this, a 40 percent reduction was applied to the estimated number of trips.

Table 1  
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
850	Super Market (28,522 s.f.)	66	44	110	135	129	264
712	Small Office (3,062 s.f.)	5	1	6	3	5	8
	<b>Total</b>	71	45	116	138	134	272
590	Library (55,000 s.f.)	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>	215	234	449
	<i>40% Reduction<sup>2</sup></i>	--	--	--	-86	-94	-180
	<b>Total</b>	--	--	--	129	140	269
	<b>Difference</b>	<b>-71</b>	<b>-45</b>	<b>-116</b>	<b>-9</b>	<b>+6</b>	<b>-3</b>

1 - The library will not open until 9:00 A.M. and, as such, will generate very minimal traffic during the morning peak hour  
2 - To account for location within the Village of Lombard's CBD

As can be seen from Table 1, the proposed development is projected to generate less vehicular traffic during the morning peak hour and approximately the same number of vehicular trips during the evening peak hour. As such, the traffic impact of the library on the adjacent roads will be very similar to the impact that was experienced when Mr. Z's and the office building were fully operational. In fact, given that the trip generation will be similar to what it used to be, it is anticipated that the intersection of Hickory Street with Main Street as well as the intersection of Main Street with the access drive will operate as efficiently as they used to operate in the past.



## Book Drop-off/Pick-up Lane Evaluation

A review of the site plan indicates that the library is proposing to provide a book drop-off/pick-up lane for four vehicles on the east side of the building. The book drop-off/pick-up lane will have a one-way clockwise flow with vehicles entering via the southern opening and exiting via the northern opening. Below are our comments on the proposed book drop-off/pick-up lane:

- Based on our observations of other libraries that provide book drop-off/pick-up lanes the proposed design of the lane along with the capability to accommodate four vehicles will be adequate in accommodating the anticipated projected demand.
- In the unlikely event that more than four vehicles are queued, the additional stacking will occur internally without affecting Main Street or Hickory Street.
- Based on a review of the Auto Turn runs presented in the submittal documents, it appears that a full size vehicle can maneuver in and out of the book drop-off/pick-up lane efficiently and without any encroachment.
- However, while the plans indicate that the book drop-off/pick-up lane will be approximately 18 feet wide with the intention of providing enough width to accommodate a by-pass lane in the event that a patron does not want to wait in line, based on a review of the auto turn runs it appears that there is not enough room for a vehicle to by-pass a stopped vehicle. We recommend that Auto Turn runs be prepared for a vehicle by-passing four standing vehicles in order to ensure that the maneuver can be performed. Perhaps the width of the book drop-off/pick-up lane should be increased along with the internal radii in order for vehicles to be able to by-pass stopped vehicles.

ORDINANCE \_\_\_\_\_

**AN ORDINANCE APPROVING A TEXT AMENDMENT  
TO TITLE 15, CHAPTER 155, SECTION 155.419(C)  
OF THE LOMBARD VILLAGE CODE**

PC 20-28: Text Amendment to the Zoning Ordinance: Cultural Facilities/Institutions in the  
B5A Downtown Perimeter District

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Village Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on December 21, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That Title 15, Chapter 155, Section 155.419(C) of the Lombard Village Code is hereby amended in part as follows:

§ 155.419(C)

**(24) Cultural facilities/institutions.**

~~(24)~~ **(25)** Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with § 155.210 of this Chapter.

**SECTION 2:** That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Ordinance No. \_\_\_\_\_  
Re: PC 20-28  
Page 2

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

ORDINANCE \_\_\_\_\_

**AN ORDINANCE APPROVING A TEXT AMENDMENT  
TO TITLE 15, CHAPTER 155, SECTION 155.602 TABLE 6.3,  
OF THE LOMBARD VILLAGE CODE**

PC 20-28: Text Amendment to the Zoning Ordinance: Parking Requirements for Libraries

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Village Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on December 21, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That Title 15, Chapter 155, Section 155.602, Table 6.3 of the Lombard Village Code is hereby amended in part as follows:

§ 155.602 Table 6.3

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Library: ~~Three~~ **Two** spaces per 1,000 square feet gross floor area

**SECTION 2:** That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

Ordinance No. \_\_\_\_\_

Re: PC 20-28

Page 2

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REPEALING PREVIOUSLY APPROVED ZONING RELIEF FOR  
THE PROPERTY LOCATED AT 401-425 S. MAIN STREET, LOMBARD, ILLINOIS**

**(PC 20-29: 401-425 S. Main Street, Helen Plum Public Library)**

(See also Ordinance No.(s) \_\_\_\_\_)

WHEREAS, the subject of this ordinance is the three parcels of property commonly known as 401-425 S. Main Street (collectively the “Property”), legally described in Section 1 below; and

WHEREAS, the President and Board of Trustees adopted Ordinances 4622 and 6719 providing for zoning relief for the parcel of property commonly known as 401 S. Main Street; and

WHEREAS, on February 23, 1977, the Zoning Board of Appeals approved an application for appeal of the decision of the Building and Zoning Director in order to allow an existing sign to be refaced on the parcel of property commonly known as 401 S. Main Street (ZBA 77-01); and

WHEREAS, on May 10, 1963, the Zoning Board of Appeals granted a requested variation for a side yard setback on the parcel of property commonly known as 425 S. Main Street; and

WHEREAS, as part of a companion request and petition for redevelopment of the Property, an application has been made to repeal all zoning relief previously granted to the Property; and

WHEREAS, a public hearing on the application has been conducted by the Village of Lombard Plan Commission on December 21, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of: the repealing of Ordinances 4622 and 6719; the repealing of the ZBA decision of February 23, 1977, with respect to 401 S. Main Street; and the repealing of the variance granted by the ZBA on May 10, 1963, with respect to 425 S. Main Street; all concurrent with the establishment of a new planned development; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Ordinances 4622 and 6719; the ZBA decision of February 23, 1977, with respect to 401 S. Main Street; and the ZBA approval of a variance on May 10, 1963, for 425

Ordinance No. \_\_\_\_\_  
Re: PC 20-29  
Page 2

S. Main Street; are hereby repealed in their entirety, and are null and void, for the Property legally described below:

**PARCEL 1**

LOT 1 IN BLOCK 9 IN DUPAGE HIGHLANDS, BEING A SUBDIVISION OF THAT LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2**

THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 OF WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUN 1, 1908 AS DOCUMENT 93664, IN DU PAGE COUNTY, ILLINOIS, LESS THE PARCEL PREVIOUSLY DEEDED OUT AND KNOWN AS THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 (EXCEPT THE WEST 230 FEET, AS MEASURED ON THE MOST SOUTHERLY NORTH LINE OF SAID LOT 2 AND ALSO EXCEPT THE SOUTH 35 FEET) IN WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT OF SAID WILLIAM HART'S RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424 IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3**

THE SOUTH 35 FEET OF LOT 2 IN WILLARD HART'S RESUBDIVISION OF PART OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MORNINGSIDE SUBDIVISION IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-306-001, 06-08-306-003, 06-08-306-047

SECTION 2: The repealed Ordinances and other zoning relief shall no longer be in full force and effect from and after this passage and approval as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ordinance No. \_\_\_\_\_  
Re: PC 20-29  
Page 3

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED  
DEVELOPMENT WITH COMPANION CONDITIONAL USES,  
DEVIATIONS AND VARIATIONS FROM THE LOMBARD CODE OF  
ORDINANCES**

**(PC 20-29: 401-425 S. Main Street, Helen Plum Public Library)**

(See also Ordinance No(s). \_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion conditional uses, deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 21, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the planned development with companion conditional uses, deviations and variations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a planned development with companion conditional uses, deviations and variations from the Lombard Code of Ordinances, as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
  - b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
  - d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
  - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required; and
2. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 401-425 S. Main Street, Lombard, Illinois, and legally described as follows:

**PARCEL 1**

LOT 1 IN BLOCK 9 IN DUPAGE HIGHLANDS, BEING A SUBDIVISION OF THAT LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2**

THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 OF WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUN 1, 1908 AS DOCUMENT 93664, IN DU PAGE COUNTY, ILLINOIS, LESS THE PARCEL PREVIOUSLY DEEDED OUT AND KNOWN AS THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 (EXCEPT THE WEST 230 FEET, AS MEASURED ON THE MOST SOUTHERLY NORTH LINE OF SAID LOT 2 AND ALSO EXCEPT THE SOUTH 35 FEET) IN WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT OF SAID WILLIAM HART'S RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424 IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3**

THE SOUTH 35 FEET OF LOT 2 IN WILLARD HART'S RESUBDIVISION OF PART OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MORNINGSIDE SUBDIVISION IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-306-001, 06-08-306-003, 06-08-306-047

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;

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Re: PC 20-29  
Page 4

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address KLOA's comments on the drive-through service lane, with revised plans to be reviewed during permit review by engineering staff;
4. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
5. Pursuant to the Village Code, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Ordinance No. \_\_\_\_\_  
Re: PC 20-29  
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Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Sharon Kuderna, Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

**(PC 20-29: 401-425 S. Main Street, Helen Plum Public Library)**

(See also Ordinance No.(s)\_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property located at 401-425 S. Main Street, and described in Section 2 hereto, from B3 Community Shopping District to B5A Downtown Perimeter Corridor District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 21, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to B5A Downtown Perimeter District.

Ordinance No. \_\_\_\_\_

Re: PC 20-29

Page 2

SECTION 2: This ordinance is limited and restricted to the property generally located at 401-425 S. Main Street, Lombard, Illinois, and legally described as follows:

**PARCEL 1**

LOT 1 IN BLOCK 9 IN DUPAGE HIGHLANDS, BEING A SUBDIVISION OF THAT LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2**

THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 OF WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUN 1, 1908 AS DOCUMENT 93664, IN DU PAGE COUNTY, ILLINOIS, LESS THE PARCEL PREVIOUSLY DEEDED OUT AND KNOWN AS THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 (EXCEPT THE WEST 230 FEET, AS MEASURED ON THE MOST SOUTHERLY NORTH LINE OF SAID LOT 2 AND ALSO EXCEPT THE SOUTH 35 FEET) IN WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT OF SAID WILLIAM HART'S RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424 IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3**

THE SOUTH 35 FEET OF LOT 2 IN WILLARD HART'S RESUBDIVISION OF PART OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MORNINGSIDE SUBDIVISION IN DUPAGE COUNTY, ILLINOIS.

Ordinance No. \_\_\_\_\_

Re: PC 20-29

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PINs: 06-08-306-001, 06-08-306-003, 06-08-306-047

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk