

# Helen Plum Public Library

401-425 S. Main Street

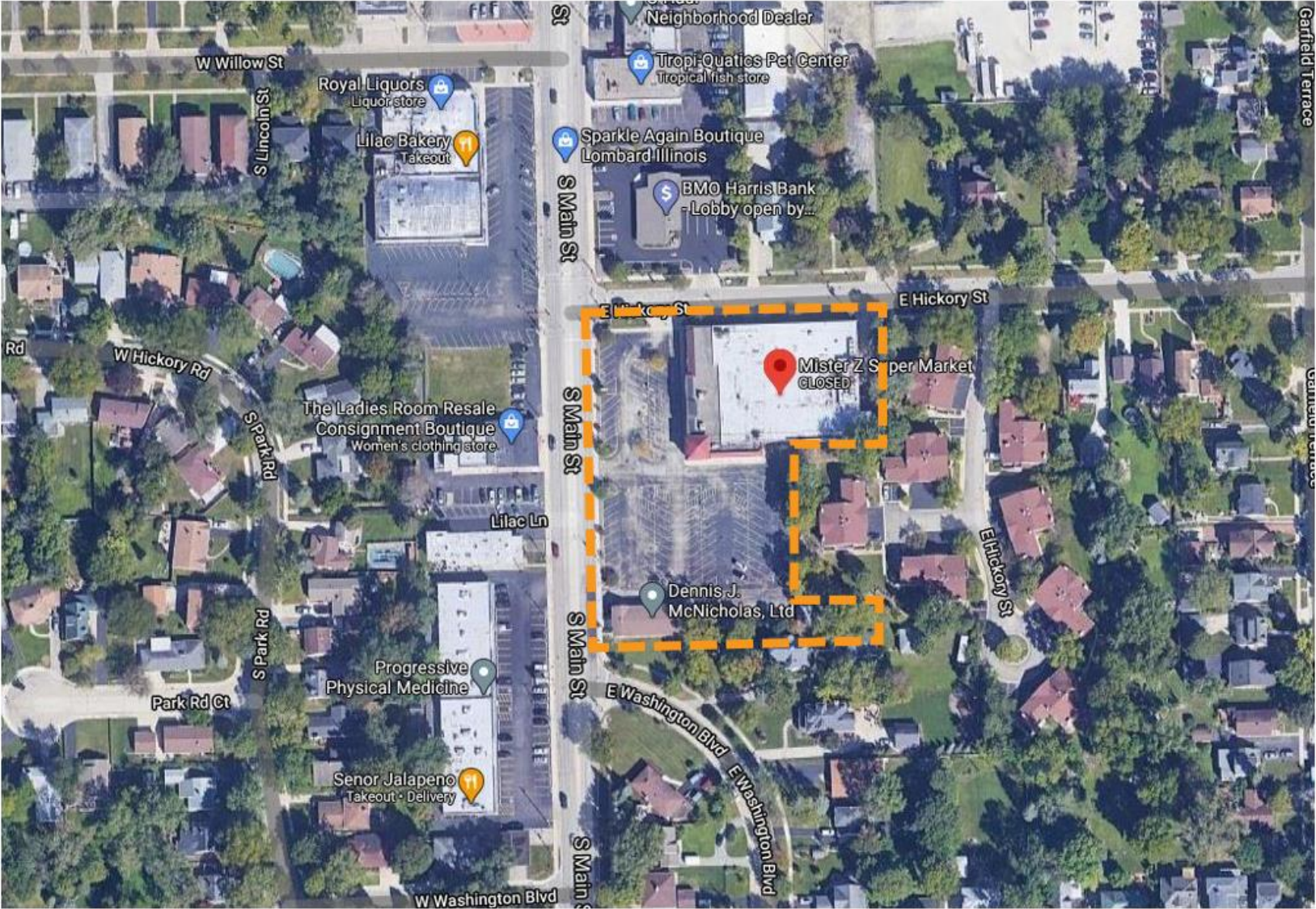
PC 20-28 & PC 20-29

---

VILLAGE BOARD OF TRUSTEES

JANUARY 7, 2021

# 401-425 S. Main Street



401-425 S. Main Street  
Helen Plum Memorial Library

---

## Advance Planning Efforts by Library

- Four “Community Conversations” virtual meetings to discuss project
- Live “parking lot neighborhood meeting” with abutting townhome residents to share plan specifics and solicit input and cooperation
- Engagement with Village staff and consultants on plan concepts, zoning, building, traffic/parking, preliminary engineering and fire code provisions

# Site Plan

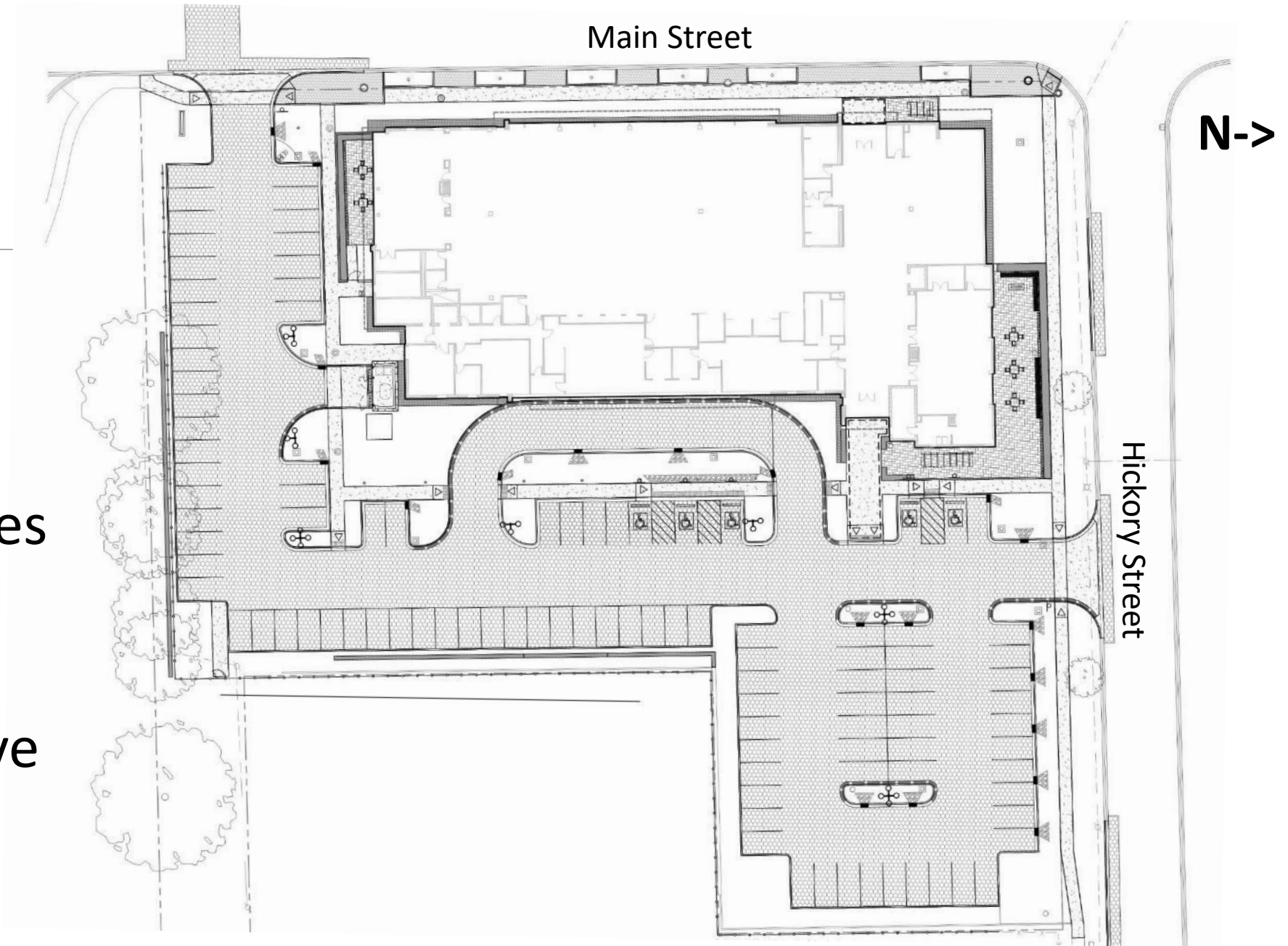
## PARKING

(105) Total Parking Spaces

(5) Accessible Spaces

(24) Bike Spaces

Book Drop and Drive Thru Services





HP helen plum library



# Two Petitions

---

- PC 20-28: Request for text amendments
  - Add Cultural facilities/institutions (libraries) to the B5A District
  - Amend parking standards to 2 spaces per 1,000 square feet gross floor area for libraries (currently 3/1,000 sq. ft. g.f.a.)
- PC 20-29: Request for site-specific zoning entitlements

## PC 20-28: Text Amendments

---

- Add “cultural facilities/institutions” as conditional use in the B5A Downtown Perimeter district
  - B5A is a transitional district between downtown and other land uses
  - Civic services are characteristic of the B5A District



# PC 20-28: Text Amendments

---

- Amend parking requirements from 3 spaces per 1,000 SF to 2 spaces per 1,000 SF
  - Current code standard not reflective of current trends
  - Library/Gewalt Hamilton study
    - Parking study at Maple Street + 20% increase at new facility = 1.95 spaces per 1,000 SF
  - KLOA, Village traffic consultant
    - Spot study agrees with GH study; 2 spaces per 1,000 SF is adequate
    - Neighboring Glen Ellyn & Villa Park libraries: 1.7 and 1.75 per 1,000

# PC 20-29: Zoning Entitlements

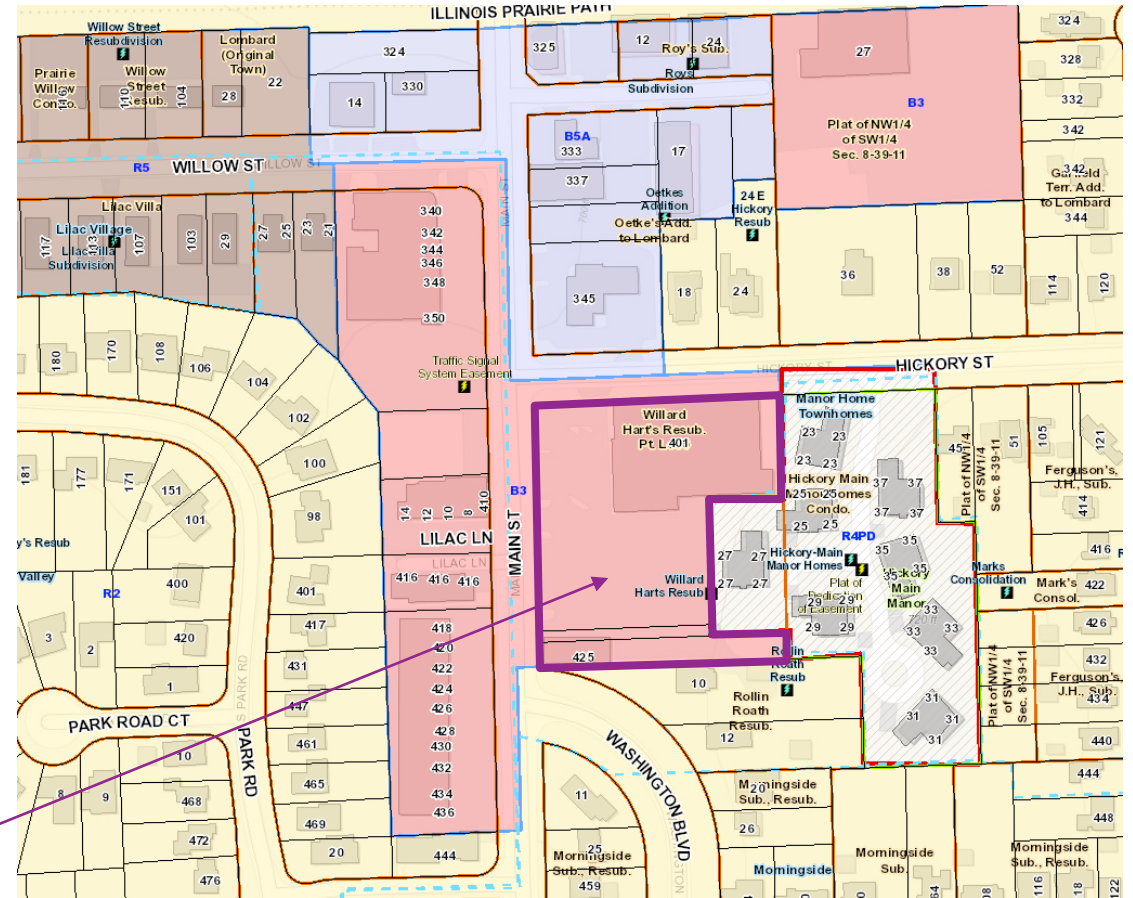
---

- Rezone from B3 to B5A
- New planned development
  - Conditional uses for cultural facility/institution, drive-through service window, and outdoor service area
  - Conditional use for building 43 feet in height
  - Deviations for wall signage and freestanding sign
  - Variation for transitional landscape yard fence
- Site Plan Approval authority to Plan Commission
- Repeal previous relief granted to 401 and 425 S. Main

# Rezoning Request: B3 to B5A

- Subject property zoned B3, consistent with previous use and past development pattern
- Proposed use and site layout more typical of the B5A District:
  - Building set toward street frontage, with parking in rear
  - Transition between downtown area and a mix of adjacent uses

Subject property



# Conditional Uses

---

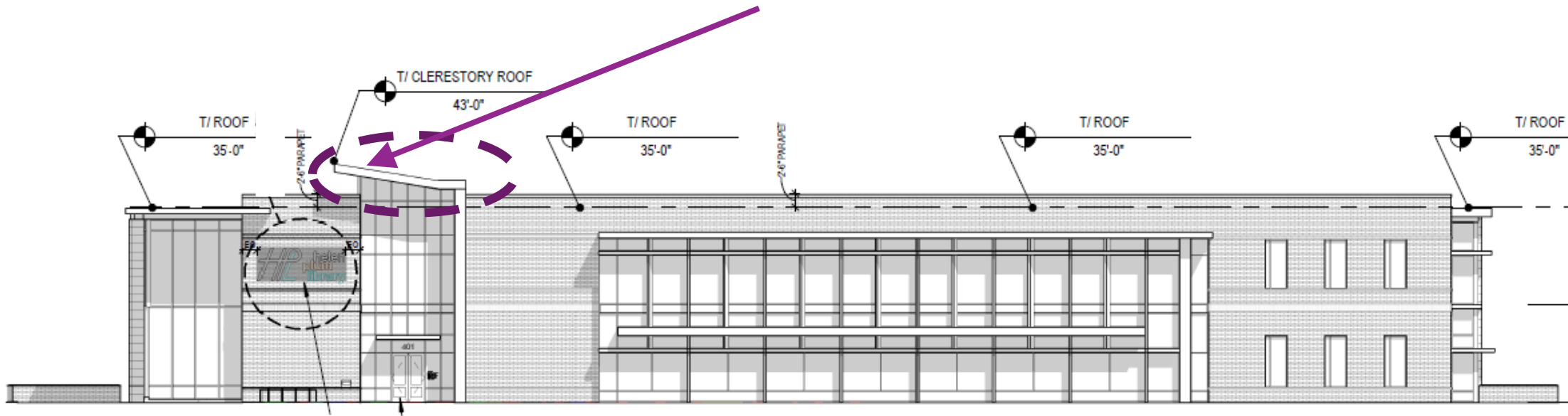
- Cultural facility/institution (Library)
- Drive-through service window
  - KLOA review: stacking space adequate for library
  - Petitioner will widen drive-through lane per KLOA comments
- Outside service area



FORSYTH

# Conditional Use – Building Height

- Buildings up to 30' in height are permitted
- Buildings up to 45' in height are conditional uses
- Majority of roofline at 35'; peaked element is 43' above grade





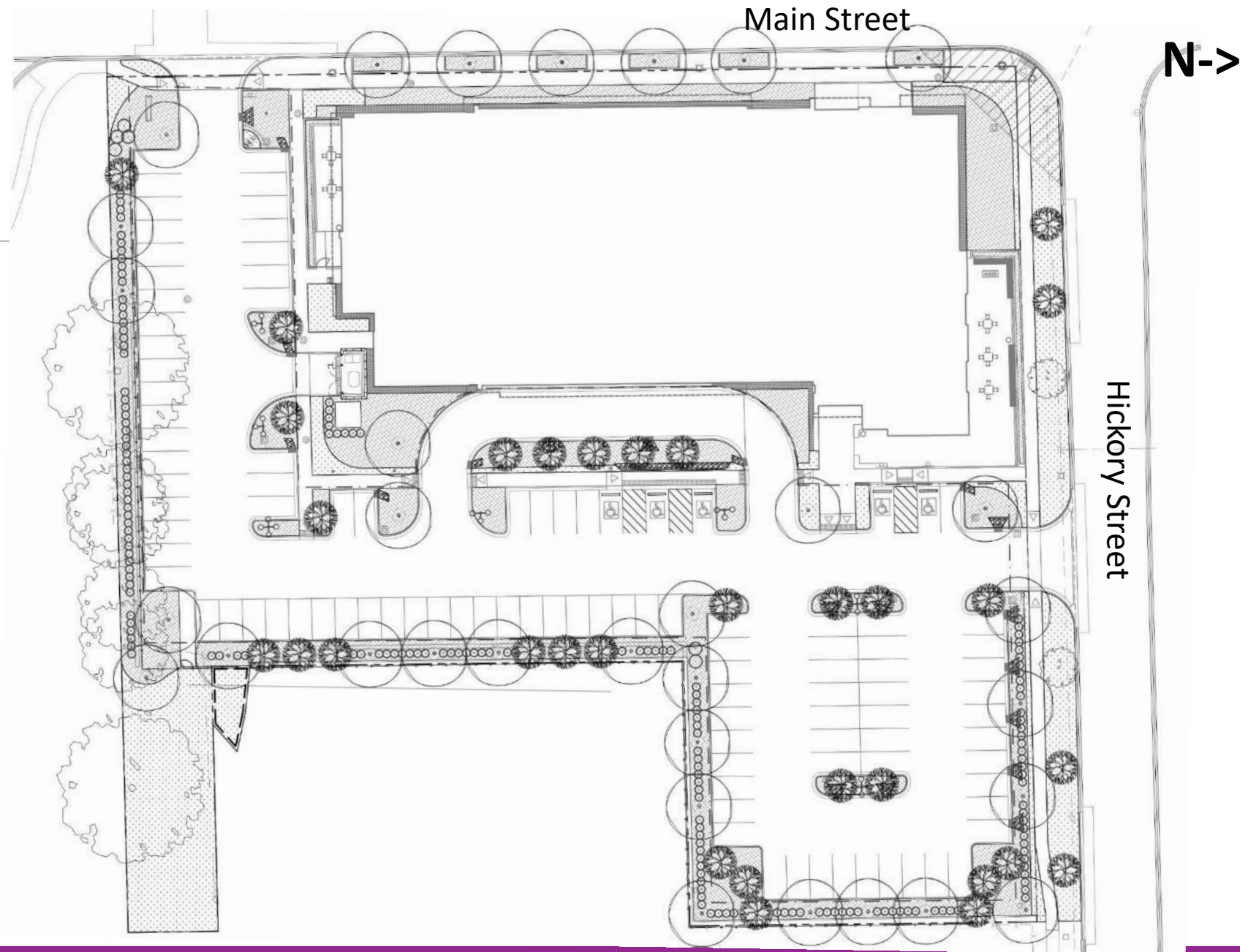
HELEN PLUM PUBLIC LIBRARY

# Landscaping

- Wood Perimeter Fence
- Streetscaping along Main St.
- 63 New Trees
- Community Plazas



PICTURE OF FENCE TO BE USED





# Fence Variation

---

Allow 8-ft high fence b/t library and abutting townhomes

(relief is to allow it to be placed on property line (or in alternative onto neighboring property in same location as existing townhome fence)

Fence to be owned and maintained by Library



PICTURE OF FENCE TO BE USED



# Sign Deviation

---

112 sq. ft. of wall  
signage  
(50 sq. ft. permitted)



# Sign Deviation

33 sq. ft. monument sign  
(20 sq. ft. permitted)



## Plan Commission Recommendation

---

- Public hearing conducted December 21, 2020
- PC 20-28: Recommend approval, 6-0
- PC 20-29: Recommend approval, 6-0

PC 20-28 & 20-29: Helen Plum Memorial Library

---

# Questions