

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 _____

Village Manager _____

Date _____

Date _____



12/29/20