

WTL
1/7/04



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DGH*

DATE: January 15, 2004

SUBJECT: PC 03-42: Helen Plum Library Planned Development – Ordinance Changes/Transmittal to the Village Board

At the December 18, 2003 Village Board meeting, the Trustees tabled final consideration of the second reading of Ordinances relative to PC 03-42 – Helen Plum Library, so that a correct, clean copy of the Ordinances would be available for review by the Trustees.

Please find the attached Ordinances for second reading associated with the approval of the petition:

1. An Ordinance amending the Village’s Comprehensive Plan (no changes from the first reading);
2. An Ordinance rezoning a portion of the subject property into the CR Conservation/ Recreation District (no changes from the first reading);
3. An Ordinance granting a conditional use for a cultural institution (library) in a CR District (no changes from the first reading);
4. An Ordinance granting a conditional use for a planned development with deviations and variations, consisting of the following items:
 - a. A red-lined copy of the draft Ordinance showing the changes made by the Village Board as part of the first reading of Ordinances approving the development; and
 - b. A clean copy of the draft Ordinance.

For reference purposes, staff has also attached a copy of the original IDRC staff report and referral letter from the Plan Commission.

Please contact me if you have any questions.



ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 03-42; 126, & 130 W. Maple Street)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Low-Density Residential to Public and Institutional; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on November 17, 2003, 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 Comprehensive Plan amendment 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Low-Density Residential to Public and Institutional.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at 126 W. Maple Street and 130 W. Maple Street, Lombard, Illinois, and legally described as follows:

Ordinance No. _____
Re: PC 03-42; Comp. Plan Amendment
Page 2

LOTS 1 AND 2 IN MUELLER'S DIVISION, BEING A SUBDIVISION OF PART OF SECTION 7,
TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 949142, IN DUPAGE
COUNTY, ILLINOIS; AND

Parcel Nos. 06-07-212-024, -029

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the
Comprehensive Plan) 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 _____, 2003.

First reading waived by action of the Board of Trustees this _____ day of
_____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy 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 03-42; 126, & 130 W. Maple Street)

(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 described in Section 2 hereto from R2 Single-Family Residence District to CR Conservation Recreation District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 17, 2003 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 CR Conservation District.

SECTION 2: This ordinance is limited and restricted to the properties generally located at 126 W. Maple Street and 130 W. Maple Street, Lombard, Illinois, and legally described as follows:

Ordinance No. _____
Re: PC 03-42
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LOTS 1 AND 2 IN MUELLER'S DIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 949142, IN DUPAGE COUNTY, ILLINOIS; AND

Parcel Nos. 06-07-212-024, -029

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 _____, 2003.

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
CULTURAL FACILITY/INSTITUTION (LIBRARY) IN A CR
CONSERVATION RECREATION DISTRICT**

(PC 03-42; 110, 126, & 130 W. Maple Street)

(See also Ord. _____)

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 subject property is zoned CR Conservation Recreation District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a cultural facility/institution (library); and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 17, 2003 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 conditional use 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 conditional use for a cultural facility/institution (library) is hereby granted for the Subject Property legally described in Section 2 below.

Ordinance No. _____
Re: PC 03-42
Page 2

SECTION 2: That the ordinance is limited and restricted to the properties generally located 110, 126, and 130 W. Maple Street, Lombard, Illinois, and legally described as follows:

LOTS 1 AND 2 IN MUELLER'S DIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 949142, IN DUPAGE COUNTY, ILLINOIS; AND

THAT PART LOT 1 APPROXIMATELY 10.69 FEET WIDE BY 145.12 LONG LYING WEST OF LOT 2 IN LILACIA RESUBDIVISION, AND THE ENTIRETY OF LOT 2 IN LILACIA RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R1999-265299, IN DUPAGE COUNTY, ILLINOIS.

Parcel Nos. 06-07-212-024, -029, -034, -040

SECTION 3: 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 _____, 2003.

First reading waived by action of the Board of Trustees this ____ day of _____, 2004.

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2004.

Ordinance No. _____
Re: PC 03-42
Page 3

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

RED-LINED COPY

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH DEVIATIONS AND VARIATIONS
IN A CR CONSERVATION RECREATION DISTRICT**

(PC 03-42; 110, 126, & 130 W. Maple Street)

(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 subject property is zoned CR Conservation Recreation District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development in a CR Conservation Recreation District; and

WHEREAS, said planned development includes a deviation from Section 155.404 (D) of the Lombard Zoning Ordinance reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet); and

WHEREAS, said planned development includes a deviation from Section 155.404(E) of the Lombard Zoning Ordinance reducing the minimum required lot width; and

WHEREAS, said planned development includes a variation from Section 155.404 (F) (1) and Section 155.508 (C) (6) of the Lombard Zoning Ordinance to reduce the minimum required front yard setback from 50 feet to 15.98 feet; and

WHEREAS, said planned development includes a variation from Section 155.404 (F) (3) and Section 155.508 (C) (6) of the Lombard Zoning Ordinance to reduce the minimum required interior side yard setback from 50 feet to 5 feet; and

WHEREAS, said planned development includes a variation from Section 155.404 (F) (4) and Section 155.508 (C) (6) of the Lombard Zoning Ordinance to reduce the minimum required rear yard setback from 50 feet to 21 feet; and

WHEREAS, said planned development includes a variation from Section 155.404 (H) (1) and Section 155.508 (C) (7) of the Lombard Zoning Ordinance to reduce the minimum required open space from 93.75 percent to 27 percent; and

WHEREAS, said planned development includes a variation from Section 155.705 of the Lombard Zoning Ordinance to reduce the required number of parkway trees from 8 trees to 5 trees; and

WHEREAS, said planned development includes a variation from Section 155.706 (B) of the Lombard Zoning Ordinance to reduce the required interior parking lot landscaping; and

WHEREAS, said planned development includes a variation from Section 155.706 (C) of the Lombard Zoning Ordinance to reduce the required perimeter parking lot landscaping; and

WHEREAS, said planned development includes a variation from Section 155.602 (C), Table 6.3 of the Lombard Zoning Ordinance to reduce the number of requisite parking spaces; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 17, 2003 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 conditional use, 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 conditional use for a planned development with the following deviations and variations is hereby granted for the Subject Property legally described in Section 2 below, subject to the conditions set forth in Section 3 below:

- a. A deviation from Section 155.404 (D), reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet);
- b. A deviation from Section 155.404 (E), reducing the minimum required lot width;
- c. A variation from Section 155.404 (F) (1) and Section 155.508 (C) (6), reducing the minimum required front yard setback from 50 feet to 15.98 feet;
- d. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 15 feet for the west side yard;
- e. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 5 feet for the east side yard;
- f. A variation from Section 155.404 (F) (4) and Section 155.508 (C) (6), reducing the minimum required rear yard setback from 50 feet to 21 feet;
- g. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space from 93.75 percent to 27 percent;
- h. A variation from Section 155.705, reducing the required number of parkway trees from 8 trees to 5 trees;
- i. A variation from Section 155.706 (B), reducing the required interior parking lot landscaping;
- j. A variation from Section 155.706 (C), reducing the required perimeter parking lot landscaping; and
- k. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces to 138 spaces.

SECTION 2: That the ordinance is limited and restricted to the properties generally located 110, 126, and 130 W. Maple Street, Lombard, Illinois, and legally described as follows:

LOTS 1 AND 2 IN MUELLER'S DIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 949142, IN DUPAGE COUNTY, ILLINOIS; AND

THAT PART LOT 1 APPROXIMATELY 10.69 FEET WIDE BY 145.12 LONG LYING WEST OF LOT 2 IN LILACIA RESUBDIVISION, AND THE ENTIRETY OF LOT 2 IN LILACIA RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R1999-265299, IN DUPAGE COUNTY, ILLINOIS.

Parcel Nos. 06-07-212-024, -029, -034, -040

SECTION 3: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

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

single-family residence districts, with the review of the types and location of the plant materials as determined by the Director of Community Development.

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

SECTION 4: The Village Board, after review by the Plan Commission, shall have Site Plan Approval authority relative to this Planned Development.

SECTION 5: 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 _____, 2003.

First reading waived by action of the Board of Trustees this ____ day of _____, 20034.

Passed on second reading this ____ day of _____, 20034.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 20034.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH DEVIATIONS AND VARIATIONS
IN A CR CONSERVATION RECREATION DISTRICT**

(PC 03-42; 110, 126, & 130 W. Maple Street)

(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 subject property is zoned CR Conservation Recreation District; and,

WHEREAS, an application has heretofore been filed requesting approval of: a conditional use for a planned development in a CR Conservation Recreation District; and

WHEREAS, said planned development includes a deviation from Section 155.404 (D) of the Lombard Zoning Ordinance reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet); and

WHEREAS, said planned development includes a deviation from Section 155.404(E) of the Lombard Zoning Ordinance reducing the minimum required lot width; and

WHEREAS, said planned development includes a variation from Section 155.404 (F) (1) and Section 155.508 (C) (6) of the Lombard Zoning Ordinance to reduce the minimum required front yard setback from 50 feet to 15.98 feet; and

WHEREAS, said planned development includes a variation from Section 155.404 (F) (3) and Section 155.508 (C) (6) of the Lombard Zoning Ordinance to reduce the minimum required interior side yard setback from 50 feet to 5 feet; and

WHEREAS, said planned development includes a variation from Section 155.404 (F) (4) and Section 155.508 (C) (6) of the Lombard Zoning Ordinance to reduce the minimum required rear yard setback from 50 feet to 21 feet; and

WHEREAS, said planned development includes a variation from Section 155.404 (H) (1) and Section 155.508 (C) (7) of the Lombard Zoning Ordinance to reduce the minimum required open space from 93.75 percent to 27 percent; and

WHEREAS, said planned development includes a variation from Section 155.705 of the Lombard Zoning Ordinance to reduce the required number of parkway trees from 8 trees to 5 trees; and

WHEREAS, said planned development includes a variation from Section 155.706 (B) of the Lombard Zoning Ordinance to reduce the required interior parking lot landscaping; and

WHEREAS, said planned development includes a variation from Section 155.706 (C) of the Lombard Zoning Ordinance to reduce the required perimeter parking lot landscaping; and

WHEREAS, said planned development includes a variation from Section 155.602 (C), Table 6.3 of the Lombard Zoning Ordinance to reduce the number of requisite parking spaces; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 17, 2003 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 conditional use, 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 conditional use for a planned development with the following deviations and variations is hereby granted for the Subject Property legally described in Section 2 below, subject to the conditions set forth in Section 3 below:

- a. A deviation from Section 155.404 (D), reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet);
- b. A deviation from Section 155.404 (E), reducing the minimum required lot width;
- c. A variation from Section 155.404 (F) (1) and Section 155.508 (C) (6), reducing the minimum required front yard setback from 50 feet to 15.98 feet;
- d. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 15 feet for the west side yard;
- e. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 5 feet for the east side yard;
- f. A variation from Section 155.404 (F) (4) and Section 155.508 (C) (6), reducing the minimum required rear yard setback from 50 feet to 21 feet;
- g. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space from 93.75 percent to 27 percent;
- h. A variation from Section 155.705, reducing the required number of parkway trees from 8 trees to 5 trees;
- i. A variation from Section 155.706 (B), reducing the required interior parking lot landscaping;
- j. A variation from Section 155.706 (C), reducing the required perimeter parking lot landscaping; and
- k. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces to 138 spaces.

SECTION 2: That the ordinance is limited and restricted to the properties generally located 110, 126, and 130 W. Maple Street, Lombard, Illinois, and legally described as follows:

LOTS 1 AND 2 IN MUELLER'S DIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 949142, IN DUPAGE COUNTY, ILLINOIS; AND

THAT PART LOT 1 APPROXIMATELY 10.69 FEET WIDE BY 145.12 LONG LYING WEST OF LOT 2 IN LILACIA RESUBDIVISION, AND THE ENTIRETY OF LOT 2 IN LILACIA RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R1999-265299, IN DUPAGE COUNTY, ILLINOIS.

Parcel Nos. 06-07-212-024, -029, -034, -040

SECTION 3: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

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

single-family residence districts, with the review of the types and location of the plant materials as determined by the Director of Community Development.

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

SECTION 4: The Village Board, after review by the Plan Commission, shall have Site Plan Approval authority relative to this Planned Development.

SECTION 5: 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 _____, 2003.

First reading waived by action of the Board of Trustees this ____ day of _____, 2004.

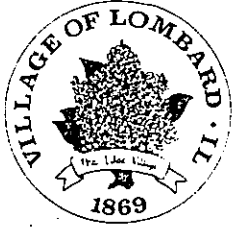
Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2004.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148
630/620-5700 FAX: 630/620-8222
TDD: 630/620-5812
www.villageoflombard.org

December 4, 2003

Village President
William J. Mueller

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

Trustees

Joan DeStephano, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

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

Village Manager
William T. Lichter

Dear President and Trustees:

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

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

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

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

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

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

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

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

Chairperson Ryan then opened the meeting for public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Re: PC 03-42
December 4, 2003
Page 6

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

- c. Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: November 17, 2003

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto
Planner I

TITLE

PC 03-42; 110, 126, & 130 W. Maple Street: The petitioner requests that the Village take the following actions on the subject property:

1. Amend the Comprehensive Plan to designate the lots at 126 W. Maple Street & 130 W. Maple Street as Public and Institutional Use;
2. Approve a map amendment rezoning the lots at 126 W. Maple Street & 130 W. Maple Street from the R2 Single Family Residence District to the CR Conservation Recreation District;
3. Grant a conditional use for a cultural facility/institution (library); and
4. For the entire subject property, grant a conditional use for a planned development within the CR Conservation Recreation District with the following deviations and variations:
 - a. A deviation from Section 155.404 (D), reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet);
 - b. A deviation from Section 155.404 (E), reducing the minimum required lot width;
 - c. A variation from Section 155.404 (F) (1) and Section 155.508 (C) (6), reducing the minimum required front yard setback from 50 feet to 15.98 feet;
 - d. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 5 feet;
 - e. A variation from Section 155.404 (F) (4) and Section 155.508 (C) (6), reducing the minimum required rear yard setback from 50 feet to 21 feet;
 - f. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space from 93.75 percent to 27 percent;
 - g. A variation from Section 155.705, reducing the required number of parkway trees from 8 trees to 5 trees;
 - h. A variation from Section 155.706 (B), reducing the required interior parking lot landscaping;
 - i. A variation from Section 155.706 (C), reducing the required perimeter parking lot landscaping; and
 - j. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.
5. The petitioner also requests Site Plan Approval authority to the Lombard Plan Commission.

GENERAL INFORMATION

Petitioner/Property Owner: Helen Plum Library
110 W. Maple Street
Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: Helen Plum Library; single-family home; vacant lot

Size of Property: Approximately 55,777 sq. ft. (1.28 acres)

Comprehensive Plan: Recommends Public and Institutional; Low-Density Residential

Existing Zoning: CR Conservation Recreation District; R2 Single-Family Residence District

Surrounding Zoning and Land Use:

North: CR Conservation Recreation District – Lilacia Park

South: R2 Single-Family Residence District – developed as Calvary Episcopal Church and St. John's Evangelical Church

East: CR Conservation Recreation District – Lilacia Park; B5 Central Business District – developed as municipal parking lot

West: R2 Single-Family Residence District – developed as a single-family residence

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on October 17, 2003 with the Department of Community Development:

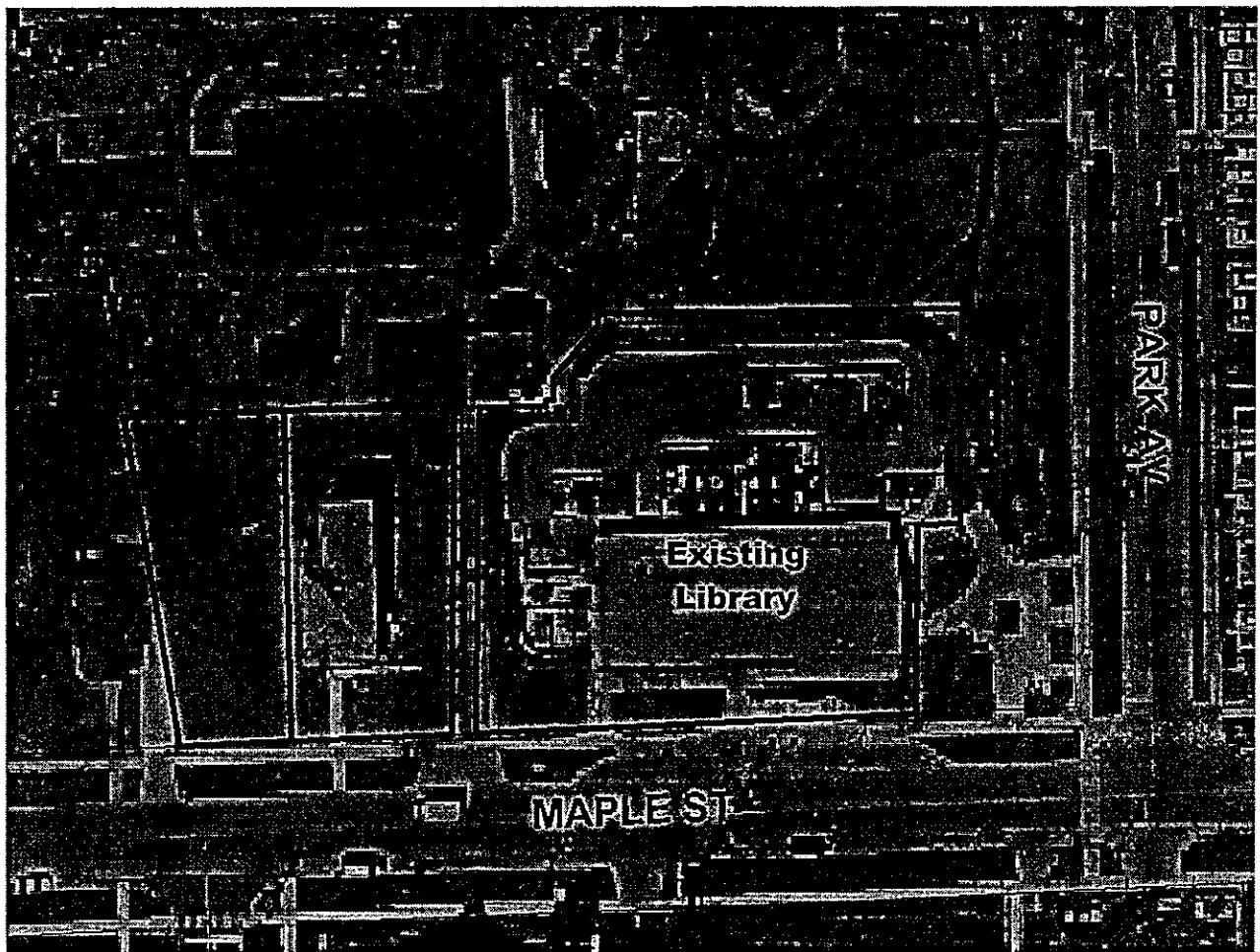
1. Petition for Public Hearing.
2. Existing Site Plan, Plat Data, Site Plan, Landscape Plan, prepared by Burnidge Cassell Associates and dated October 10, 2003.
3. Site Plans, Site Diagrams, and Building Sections prepared by Burnidge Cassell Associated and dated July 22, 2003.

DESCRIPTION

The Helen Plum Library will soon be seeking approval on a referendum to construct a new library. Prior to going through the referendum process, the library wishes to receive preliminary approval from the Village of Lombard to ensure that a new library could be built on the site.

The proposed new library will extend west from the current property at 110 W. Maple Street to include the access drive for Lilacia Park and the R2-zoned properties at 126 W. Maple and 130 W. Maple. The library is requesting rezoning of the R2 lots to the CR Conservation Recreation District, which would also require an amendment to the Comprehensive Plan.

The proposed planned development would include a conditional use for a cultural facility/institution (library) as well as two deviations and eight variations. Although a concept site plan has been submitted for discussion, the site plan approval process will allow the Plan Commission to review, approve, deny, or modify the actual library development at the time it is proposed, which would be subsequent to a voter-approved referendum.



As the aerial also shows, the library properties are not contiguous to each other. The Lombard Park District owns a 20 foot tract of land that bisects the existing library properties. The library has conceptual approval to utilize the air-rights over this strip of land for library building purposes, subject to adoption of an inter-governmental agreement. Since this strip will ultimately be improved with the library as well, the strip owned by the Park District is also included within the boundary of the proposed planned development.

INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works

The Utilities Division of Public Works requires all unused water services to be abandoned at the watermain and all unused sewer services to be abandoned in the parkway. The Public Works Engineering Division has no comments or changes; however, the Division will require a full review once full engineering plans are available.

Private Engineering Services

From an engineering or construction perspective, PES has the following comments:

1. The proposed open space is calculated as 20.4%, thereby requiring a further variation than the 27% minimum requested in the petition. *(This further deviation can be considered and/or addressed at a later date when the final site plan and building elevations are submitted for review and consideration.)*
2. Stormwater detention shall be required per Village Code for the entire project area of 1.26 acres, including the Park District access drive. The required detention volume is estimated at 0.60 acre-ft, using a detention rate of 0.48 acre-ft/acre per DuPage County's simplified method (a.k.a. "Figure 3").
3. The stormwater detention basin must be functional prior to constructing any roof area.
4. Details of the proposed grassed roof should be provided to determine the detention volume that may be accredited based on the soil's porosity and depth.
5. Additional comments will be provided upon submittal of an engineered site plan.

Building and Fire

The Fire Department/Bureau of Inspectional Services has the following comments:

- The building's use and occupancy type will need to be verified.
- The building should be fully sprinklered with a complete fire alarm and detection system.
- The building must have a sprinkler room accessible from the exterior of the building only.
- The building design must comply with current building and fire codes.

Planning

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan identifies the eastern portion of the site for Public and Institutional Use and the western portion for Low-Density Residential Uses. Cultural facilities/institutions are listed as conditional uses in both the CR and R2 Districts. Therefore, the development as proposed will meet the recommendations of the Comprehensive Plan. However, as the property is now owned by a public entity and is proposed for public purposes, staff believes that changing the Plan designation is warranted from low density residential to public/institutional use.

Compatibility with the Surrounding Land Uses

The proposed development is surrounded on the north, east, and south by public and institutional uses (Lilacia Park, municipal parking lot, and two religious institutions). The library has been located on the subject property since 1962. Staff believes that the proposed library would complement the existing public and institutional uses, in the following respects:

1. Traffic patterns and parking demand for the varying institutional uses surrounding the properties differ from the library. The adjacent uses have their peak generations on weekends. The library peak usage periods are in the afternoon and early evening hours.
2. The library is intended to serve the needs of the local population and like religious institutions, its visitors are primary residents living in the community.
3. Libraries tend to be quieter land uses, with the primary activities occurring within the building itself and with few commercial service vehicles operating on the site.

An existing single-family residence exists on the lot immediately west of the subject property. In order to ensure that any negative impacts of the proposed library building are mitigated, staff has represented to the library that additional planting materials should be placed along the western building elevation. The additional planting would soften the building mass and would block headlights on the library property from reaching the adjacent residence. Therefore, staff suggests that the library provide planting materials along the western property line consistent with those transitional landscape yard improvements required when business districts abut single-family residence districts, with review of the types and location of the plant materials as determined by the Director of Community Development.

Compatibility with the Sign Ordinance

No signage plan has been submitted as part of this request. Therefore, the petitioner will be required to meet Code. However, any signage deviations will be considered through the site plan approval process to ensure that the signage complements both the library development and the surrounding properties.

Compatibility with the Zoning Ordinance

The site plan has the following characteristics:

	Required in CR	Existing	Proposed
Lot Area	87,120 sq. ft.	35,054 sq. ft.	55,777 sq. ft.
Lot Width	200 ft.	190 ft.	49.28 ft. (130 W. Maple)
Front Yard	50 ft.	30 ft.	15.98 ft.
Corner Side Yard	50 ft.	n/a	n/a
Interior Side Yard	50 ft.	12 ft., 38 ft.	5 ft.
Rear Yard	50 ft.	92 ft.	21 ft.
Open Space	75% (93.75%)	16.9%	20.4%
Parking Spaces	3 spaces per 1,000 sq. ft. (236 spaces)	0	145 total (6 ADA)

Rezoning Request

The two western properties included in the petitioner’s request are currently zoned R2. The petitioner is requesting a map amendment to rezone these two lots into the CR District in order to be consistent with the existing library and Lilacia Park zoning. Additionally, as these properties will no longer be used for residential purposes, staff believes rezoning these properties to a category more indicative of the public use proposed for the site.

Staff does recognize that the proposed CR zoning will also require a number of additional variations as well. However, in review of all the zoning districts, no one district fits the unique attributes associated with a municipal library. While the B5 District could be considered (its setback requirements are less than that provided by the CR District), staff believes the B5 District would not be appropriate for a property situated along a local collector street and surrounded by CR and R2 properties.

Conditional Use for a Cultural Institution/Facility

Cultural Institutions and Facilities are listed as conditional uses within the CR District. The Village approved a conditional use for a library expansion in 1977 on the property where the library currently exists. As the plans are changing and the library also intends to expand onto neighboring properties, a new conditional use is requested.

Conditional Use for a Planned Development

Included with the petition is a request for conditional use approval for a planned development. The CR District does not have a specific minimum width or area requirement. However, since the intent of planned developments is to address the unique attributes surrounding the existing and proposed land uses, staff recommends the establishment of a planned development for this site. Moreover, the planned development process provides the Village with the ability to consider specific design elements to ensure compatibility with the adjacent land uses.

Lot Area/Width Deviation

The current library property is unique in that it is a legal nonconforming CR lot in the downtown area. The majority of CR-zoned lots in the Village are much larger sites, accommodating parks, schools, and other expansive land uses. The lot at 110 W. Maple was formerly part of the Lilacia Park property, however, once it was subdivided off, the resulting lot became nonconforming under the current zoning regulations. The development of these lots as a library is consistent with the existing land use at 110 W. Maple and will therefore not alter the essential character of the surrounding neighborhood.

Setbacks

The CR District requires 50-foot setbacks along all lot lines, which, in this case, would leave a buildable area of only 7,500 sq. ft. The library estimates that it will require an approximately 78,800-sq. ft. building to meet its service goals (see Appendix A for breakdown of space allocation).

Open Space

Given that it would be impractical to provide 93.75% open space as required by code and the amount of actual open space will be increased on the site, staff is supportive of the requested open space variation. Staff also notes that a portion of the proposed library roof is proposed to include a grassed-over roof, which will soften the library's impact upon Lilacia Park.

Landscaping

The petitioner is requesting relief from the Zoning Ordinance's parking lot landscaping requirements. Although there are proposed to be 39 parking spaces on the site, 34 of these spaces would be covered by the second floor of the library building. Since the parking area is to be partially enclosed, parking lot landscaping would not provide the intended ancillary benefits to surrounding properties. Therefore, staff is supportive of the variations for interior and perimeter parking lot landscaping.

The petitioner is also requesting a variation to reduce the required number of parkway trees from 8 trees to 5 trees. With a total frontage of roughly 321 feet, staff feels that there is sufficient space within the proposed site design to accommodate the required number of trees (1 tree for every 40 feet of frontage). Staff recommends that there be no reduction in the required number of parkway trees and that the additional vegetation shall be provided within the parkway.

As noted earlier, staff also recommends additional landscaping along the west property line.

Parking

The proposed plans have 39 on-site parking spaces on the first floor of the library. Fifty-one off-site parking spaces will be provided in the lot adjacent to the Lombard Historical Society, with an estimated 11 additional spaces to be provided in that lot in the future. Through a parking agreement, the library will also have 44 dedicated parking spaces in the future Elmhurst Healthcare Lombard Health Center parking lot at the northeast corner of Maple Street and Park Avenue.

The library estimates that the majority of its patrons currently park on Maple Street. Although these spaces cannot officially be included as part of the library's required parking, staff estimates that there are approximately 57 on-street parking spaces on Maple Street between Park Avenue and Elizabeth Street. Also, there are approximately 15 on-street spaces on Park Avenue.

The Zoning Ordinance requires 3 parking spaces per 1,000 sq. ft. of building area, which would amount to 225 parking spaces for the proposed building (see Appendix B for parking regulations). Through on-site parking and off-site parking arrangements, 145 spaces are provided for.

In review of the site plan, staff believes that the five parking spaces proposed at the northwest corner of the first level will not be adequate for parking and vehicle maneuvers. As such, staff recommends that the petitioner design the spaces to meet the Village's parking standards.

Site Plan Approval

With the creation of a planned development, the library requests future plan approval by the Plan Commission to address outstanding site design issues that will arise through the final design of the facility. These elements can include building architectural elevations and any modifications from the preliminary site plan. However, the intent of the petition as it is submitted at this time is to provide a framework for future site plan review activity. It is also intended to provide the library and the public with an understanding that if a referendum is passed, the Village will allow for a new library to be constructed on the subject property.

FINDINGS AND RECOMMENDATIONS

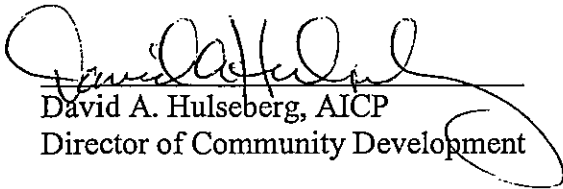
Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the zoning relief associated with PC 03-42, subject to the following conditions:

1. That the exterior building elevations for the proposed library shall be submitted to the Lombard Plan Commission for site plan approval.
2. The site shall be developed substantially in accordance with the site plans prepared by Burnidge Cassell Associates, dated October 10, 2003.
3. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
4. The parking lot shall be designed in accordance with Village Code.

5. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
6. Refuse disposal areas shall be screened in accordance with Section 155.710 of the Lombard Zoning Ordinance.
7. That the petitioner shall provide a photometric plan to the Village showing compliance with Village Code.
8. That the petitioner shall provide the Village with an updated landscape plan showing the following improvements:
 - a. Three additional parkway trees located per Village Code; and
 - b. Transitional landscape plant materials along the western property line consistent with those transitional landscape yard improvements required when business districts abut single-family residence districts, with the review of the types and location of the plant materials as determined by the Director of Community Development.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd

Appendix A

**Space Needs – Helen K. Plum Memorial Library Schematic Building Program,
 prepared by Library Planning Associates, Inc., dated February 4, 2001**

Entry/Control/Circulation	6,788 sq. ft.
Adult Services/Popular	11,462 sq. ft.
Adult Services/Reference & Nonfiction	17,695 sq. ft.
Young People's Services	15,969 sq. ft.
Meeting Rooms	3,248 sq. ft.
Staff/Technical Processes	3,033 sq. ft.
Staff/Administration	1,758 sq. ft.
Staff/Other	2,160 sq. ft.
Nonlibrary Assignable	2,501 sq. ft.
TOTAL OF ALL DEPARTMENTS	64,614 sq. ft.
Allowance for local art display	788 sq. ft.
Allowance for nonassignable space (mechanical)	3,940 sq. ft.
Allowance for nonassignable space (other)	9,456 sq. ft.
GROSS AREA NEEDED	78,797 sq. ft.

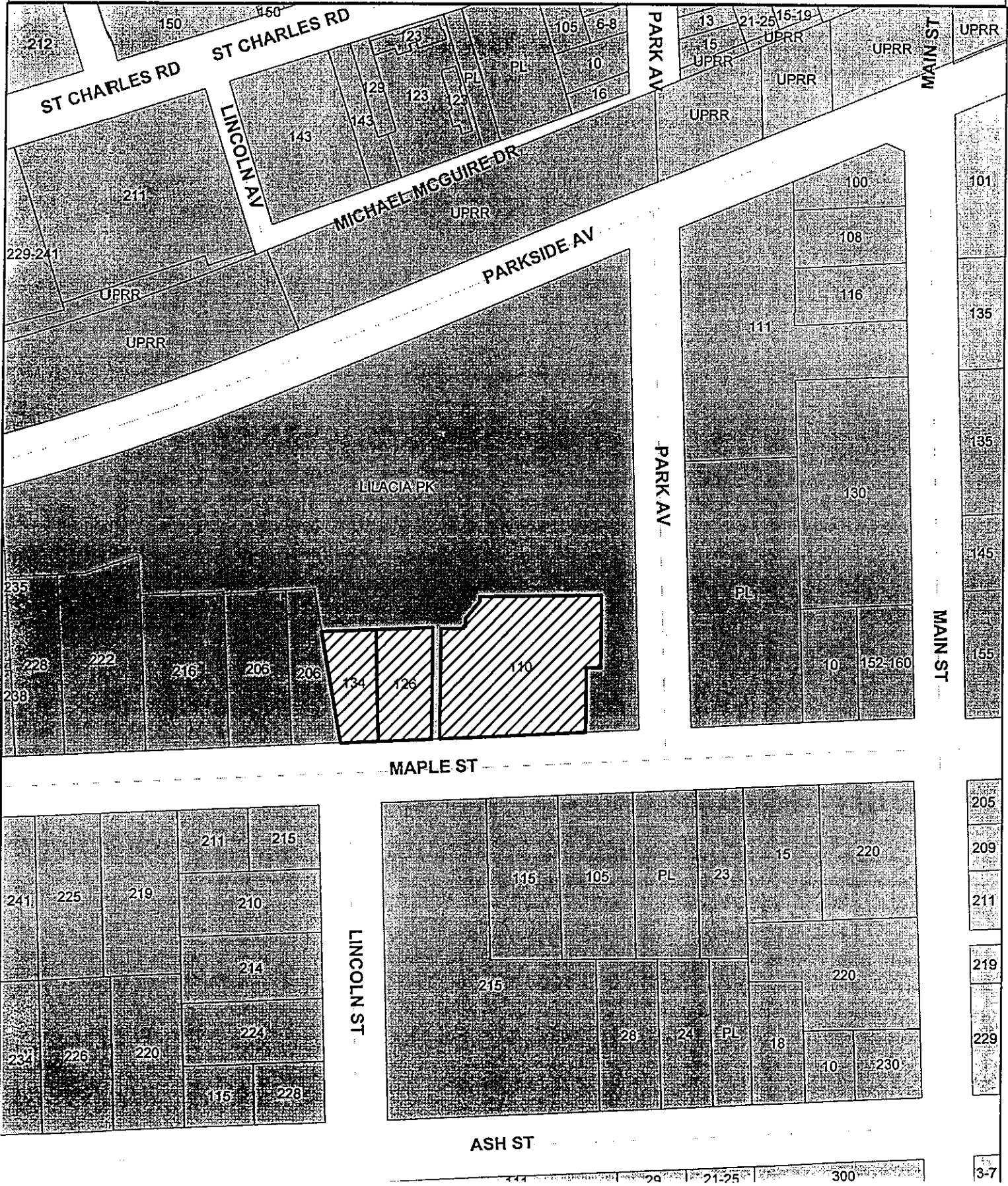
Appendix B

Sample Parking Standards for Libraries
*(from Davidson, M. & Dolnick, F. (2002). Parking Standards.
 Chicago: American Planning Association.)*

Spaces per 1,000 sq. ft.	Sq. ft. per space	Municipality (population)
4.0	250	Dartmouth, MA (pop. 30,666)
3.3	300	San Antonio, TX (pop. 1,144,646)
3.0	333	Lombard; Gresham, OR (pop. 90,205)
2.5	400	Staunton, VA (pop. 23,853); Glenville, NY (pop. 28,183)
2.0	500	Bloomington, IN (pop. 69,291)
1.7	600	Pittsburgh, PA (pop. 334,563)
1.3	800	Park Ridge, IL (pop. 37,775)
1.0	1,000	Lufkin, TX; Hickory, N.C. (pop. 37,222)

Location Map

PC 03-42: 110, 126, & 130 W. Maple Street Helen Plum Library Planned Development & Rezoning to CR





2425 Royal Boulevard, Elgin, Illinois 60123
Ph: 847.695.5840 Fax: 847.695.6579 www.bca-arch.com

PROPOSAL FOR HELEM PLUM MEMORIAL LIBRARY

VIII. STANDARDS FOR MAP AMENDMENTS (REZONINGS)

1. Compatibility with the existing uses of property within the general area of the property in question;
 - A. **The current library is located in the CR district bordered by Lilacia Park on the north, residential property on the west, park district property on the east (Henderson Plaza) and Maple Street on the south. This request is to rezone the two residential properties, 126 W. Maple and 130 W. Maple, owned by the library from R-2 to CR.**
2. Compatibility with the zoning classification of property within the general area of the property in question;
 - A. **See Above.**
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
 - A. **The properties in question, a single family residence and a vacant lot, are classified R-2. The single-family residence is a permitted use in the R-2 zoning district.**
4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;
 - A. **Based on Long Range Land Use Plan in the 1998 Comprehensive Plan Report, the existing library site, which is adjacent to the two properties in question, is planned for public and institutional use. The rezoning of the two residential properties is in keeping with the intent of the 1998 Comprehensive Plan.**
5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;
 - A. **The rezoned properties would create the same zoning relationship as the current condition; the library property will be in the CR zoning district, bordered by residential property in the R-2 zoning district on the west, park district property on the north and east and Maple St. on the south.**



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6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;
 - A. **The proposed amendment complies with the Comprehensive Plan by maintaining a civic or public use in the Central Business District which is adjacent to the properties in question.**

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification;
 - A. **Article 155.406C of the Village of Lombard Code of Ordinances states that cultural facilities/institution are permitted Conditional Uses in the CR zoning district.**



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IX. STANDARDS FOR PLANNED DEVELOPMENTS

c. Standards for Planned Developments with Other Exceptions

- 1 Any reduction in the requirements of this Ordinance is in the public interest
 - A **The expansion of the new public library is based on current and future need for library services in Lombard. A location near the downtown will contribute to the ongoing viability of the downtown.**
- 2 The proposed exceptions would not adversely impact the value or use of any other property
 - A **The current library is bordered by Lilacia Park on the north, residential property on the west, Park District property on the east (Henderson Plaza) and Maple Street on the south. The only library property to surrounding property relationship that will change is the residential property to the west of the library. The library plans to work with the property owner to insure their cooperation and satisfaction with the building and landscaping plans.**
- 3 That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding communities
 - A **The proposed development will allow the library to establish a greater level of library service to the entire community and will enhance the quality of life in the immediate neighborhood as well as the Village of Lombard in general.**
- 4 The over all floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district
 - A **Not Applicable**
- 5 That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district
 - A **Not Applicable.**
- 6 That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:



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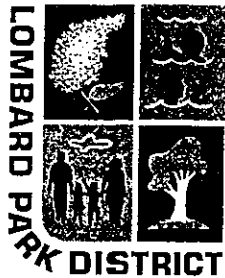
c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan commission shall recommend the either or both of the following requirements:

- 1). All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
- 2). All structures located along the entire perimeter of the planned development must be permanently screened with sight-sporrr screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

A Setbacks requested are as drawn on the site plan. Setbacks greater than those shown at the north property line may make it impossible to gain Park District approval. Setbacks greater than those shown at the west, south and east will make it difficult to comply with the expansion requirements of the library based on Illinois Standards for libraries. The library is prepared to meet with the property owner to the west and the Park District to develop a plan for screening that is satisfactory to both parties.

7 The area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

A If parking is calculated as open space, open space is 58%. If parking is not calculated as open space, open space is 27%.



COMMUNITY DEVELOPMENT
RECEIVED NOV 13 2003

November 6, 2003

Mr. William J. Heniff, AICP
Senior Planner
Department of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Dear Bill,

Please be advised, pursuant to the Regular Board Meeting of the Board of Park Commissioners of the Lombard Park District on September 23, 2003, that authorization was granted to the Helen Plum Library to proceed with expansion plans contingent upon the development of an intergovernmental agreement. Items to be outlined in said agreement shall include, but are not limited to air rights, driveway access, parking lot variances, elevations of north end of the building, and infringement on scheduled activities in Lilacia Park.

It is our understanding that the development of said IGA is in progress this authorization will allow the Helen M. Plum Memorial Library to petition to the Village of Lombard for approval to facilitate development of a new library building.

Thank you for your cooperation in these matters and as always, please feel free to give me a call at 953-6110 if you have any additional questions.

Sincerely,

Michael A. Fugiel
Executive Director



