



## Legislation Details (With Text)

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<b>File #:</b>	200407	<b>Version:</b>	2	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Passed	
<b>File created:</b>	12/8/2020	<b>In control:</b>		Village Board of Trustees	
<b>On agenda:</b>		<b>Final action:</b>		1/21/2021	

**Title:** PC 20-28 and PC 20-29; Helen Plum Public Library 401-425 South Main Street  
The Plan Commission transmits its recommendation to approve the petitioner's requests as follows:

PC 20-28, 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. (DISTRICT #5)

There are Two (2) Ordinances associated with PC 20-28 and the Text Amendments Referenced Above - Each Ordinance requires a separate vote:

- An Ordinance approving a text amendment to Title XV, Chapter 155, Section 155.419(C) of the Lombard Village Code.
- An Ordinance approving a text amendment to Title XV, Chapter 155, Section 155.602, Table 6.3, of the Lombard Village Code.

PC 20-29, The petitioner requests the following actions on the subject property, located within the B3 Community Shopping District:

3. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;
4. Pursuant to Section 155.419(C) of the Village Code, establish a new planned development for the subject property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) of the Village Code, as amended per PC 20-28 above, grant a conditional use for a cultural facility/institution (library);
  - b. Pursuant to Section 155.419(C) of the Village Code, grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C) of the Village Code, grant a conditional use for an outside service area;
  - d. Pursuant to Section 155.419(G)(2) of the Village Code, grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508 of the Village Code, 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 of the Village Code, grant a deviation to allow a freestanding sign with 33 square feet of surface area, where a sign with 20 square feet of surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a) of the Village Code, 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 the Village Code, as site plan approval is not being considered concurrent with the approval of the planned development; and

5. Repeal all zoning relief previously granted to the subject property.

There are Three (3) Ordinances associated with PC 20-29 and the Actions Referenced Above - Each Ordinance requires a separate vote:

- An Ordinance granting approval of a planned development with companion conditional uses, deviations and variations from the Lombard Village Code.
- An Ordinance repealing previously approved zoning relief for the property located at 401-425 S. Main Street, Lombard, Illinois.
- An Ordinance approving a map amendment (rezoning) to the Lombard Zoning Ordinance Title XV, Chapter 155 of the Lombard Village Code.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 200407\_IDRC Report PC 20-28 Text Amendments Cultural Facilities in B5A and Library Parking, 2. BOARD MEETING 1-7-21 2003407\_PC 20-28 and PC 20-29 Helen Plum Public Library 401-425 S Main St, 3. HPML Board of Trustees, 4. Ordinance 7915 PC 20-29 Approving a Map Amendment - 401-425 S Main St.pdf, 5. Ordinance 7916 PC 20-29 Granting Approval of PD - 401-425 S Main St.pdf, 6. Ordinance 7917 PC 20-29 Repealing Zoning Relief - 401-425 S Main St.pdf, 7. Ordinance 7913 PC 20-28 Approving a Text Amendment Title XV, CH 155, Sec 155.419C - 401-425 S Main St.pdf, 8. Ordinance 7914 PC 20-28 Approving a Text Amendment to Title XV, Ch 155, Sec 155.602 - 401-425 S Main St.pdf, 9. Cover Page 200407.pdf, 10. Ordinance 7915 Recorded.pdf, 11. Ordinance 7916 Recorded.pdf, 12. Ordinance 7917 Recorded.pdf

Date	Ver.	Action By	Action	Result
3/4/2021	2	Recorder	Recorded	
1/21/2021	2	Village Board of Trustees	passed on second reading	Pass
1/7/2021	2	Village Board of Trustees	passed on first reading	Pass
1/7/2021	2	Village Board of Trustees	passed on first reading	Pass
1/7/2021	2	Village Board of Trustees	passed on first reading	Pass
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12/21/2020	1	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions	Pass

**PC 20-28 and PC 20-29; Helen Plum Public Library 401-425 South Main Street**

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