

Community benefits for relocation of the Helen Plum Library to 401 S. Main Street

- Each day we delay, the materials and labor for the new building project continue to increase.
- The condition of our current building is “on the clock” and we are serving our public in a facility that is subject to failure at any given moment.
- To remain at the current location, without the intended 2-pavilion building design, we would need to temporarily relocate the Library to an interim location. The cost of moving, retrofitting the space, and leasing would cost approximately \$1.5 million.
- Purchasing the Mr. Z’s and the 425 S. Main space give us property free and clear from any new or existing IGAs.
- Our process dealings would be reduced to standard infrastructure construction interactions between the Library and Village and would no longer need to include a third party.
- Our parking variance request would be significantly reduced, particularly with the addition of the 425 S. Main property.
- Concerns about the Coach House and impact to the Lilacs would be eliminated.
- The Library would remain close to downtown but in a more central and much more visible location.
- We hope the new Library presence would be a strong incentive for new development in that area of the Main Street corridor
- Drive-thru access would be even more convenient for patrons.
- The location is closer to the center of Lombard, offering more convenient access for more residents.

Per Bill Heniff, Director of Community Development at Village of Lombard, we could request a zoning change to allow for a 3-story building. If approved, we can opt to build with a structural design that will allow for the possibility of a future third floor. The property is currently zoned B3 (Community Shopping District) and the maximum height is 2 stories/30 feet, whichever is less. Options the Library could contemplate include:

1. Requesting a variance for building height within the overall zoning petition
2. Alternatively, requesting a map amendment (rezoning) from the existing B3 District to the B5A (Downtown Perimeter) District, with a conditional use approval for the building height.

Variance and conditional use requests will be folded into our zoning petition. These requests will be required for either the current B3 zoning or updated B5A rezoning. It will be a matter of reviewing the site plan to determine which option (or any other appropriate actions) we will pursue for the project.