

Helen Plum Memorial Library
Plan Commission Zoning Petitions (PC 20-28 & PC 20-29)
Frequently Asked Questions (FAQ)
August 2021

What is the nature of the development?

The Library announced its intent to redevelop the former Mr. Z's grocery store site at 401 S. Main Street with a new library facility. The development will include the tracts of land at 401 S. Main Street, an undeveloped tract within the Mr. Z's parking lot, and the property at 425 S. Main Street. To complete the development, the Library must take the following steps:

- ✓ Acquire the three tracts of land
- ✓ Seek zoning entitlements from the Village of Lombard based upon a conceptual plan for development (see following question)
- ✓ Demolish structures on the site (the Mr. Z's building and the office building at 425 S. Main)
- Build a new library facility based upon an approved development plan

What was the timeline for a public hearing and Village approval?

The Plan Commission conducted a public hearing on the petition on December 21, 2020, and recommended that the Village Board approve the petition. The Village Board considered the petition at two meetings in January 2021, and granted final approval of the petition on January 21, 2021.

What additional steps will need to occur before construction starts?

The Library will also have to undertake the following steps:

- Close on the Subject Properties
- Develop final building and engineering plans
- Apply for and receive building permits to raze the existing buildings and structures
- Apply for and receive building permits for the site improvements and the new Library building

The project is currently under construction.

What is the projected timeline for construction of the new library facility?

During the Plan Commission public hearing, the petitioner stated that demolition of the existing structures on the subject property is projected to occur in Spring 2021. Construction of the new facility is expected to begin later in 2021, with completion of the building in late fall 2022. *The project is currently under construction.*

Additional information on the Library's planning process is available on the Helen Plum Library website: <https://helenplumnexchapter.org/>.

What will happen to the current Library building and site?

The ultimate disposition regarding the existing Library site will need to be made by the Library Board and to date no such decision has been made.