

November 6, 2017

VIA EMAIL (hmetz@robbins-schwartz.com)

Mr. Howard A. Metz
Robbins Schwartz
55 W. Monroe St. Suite 800
Chicago, Illinois 60603-5144

Re: Helen Plum Library – Proposed Offer

Dear Mr. Metz:

As you know this firm represents the Lombard Park District (Park District”). The Park District has authorized me to make the following offer in an effort to resolve the ongoing dispute between the Helen Plum Library (“Library”) and the Park District regarding the construction of a new library building adjacent to Lilacia Park. All references in the following offer refer to the aerial photograph of the existing library building enclosed with this letter and the red and blue boxes imposed on same.

Generally speaking, the Park District’s proposal will realign the boundaries of the parcels on which the existing library building sits. The realignment will shift the location of the new library building slightly to the south and will allow the Library to construct a 50,000 square foot facility.

The details of the Park District’s offer are as follows:

- The enclosed photograph is a rough depiction of the buildable area under the Park District’s proposal. The red box contains approximately 20,500 square feet and the blue box contains approximately 9,800 square feet.
- The Library would be able to build a two story building in the red box and a one story building in the blue box. The Park District would receive air rights over the red box limiting construction to two stories. The Park District would receive air rights over the blue box limiting construction to one story. This will allow for the construction of a single, 50,000 square foot facility.
- The Library would own all of the property to the south of the red and blue line running east and west on the north side of the existing building. The Park District would own all of the property to the north of the red and blue line. The northern east west boundary line will be located no more than ten (10) feet from the roofline of the existing building.

- The Park District will retain a portion of the property west of the red and blue boxes to allow for the relocation of the driveway once construction of the new library building commences. The Park District will allow the new driveway to be constructed from permeable pavers to help with any required stormwater calculations. The Park District will also grant an access easement on the driveway to allow the Library to use it for a book return and/or receiving lane.
- The Library will demolish the existing concrete plaza to the north of the existing library building and clean up and address any environmental or other issues with the parcel prior to conveying the parcel to the Park District. The Park District will design a landscaping plan for the parcel that will be paid for by the Library District. The plan will be designed to create an aesthetically attractive connection between the new library building and Lilacia Park. The Park District and Library will agree on a not to exceed budget for the landscaping.
- The Park District will allow the Library to utilize the area under the former plaza for underground stormwater storage. The Library will be responsible for all costs associated with the stormwater management. No pipes, vents, or access areas of any sort will be allowed to extend above ground on Park District property. If the Library ever relocates it will remove the underground storage tanks and will restore the property to the condition that existed prior to the removal.
- The Park District will require input on and approval of the design and construction of the northern façade of the new building. In addition, the new building must be park friendly and attractive to park users. The Library District must also provide some form of acknowledgement of the Henderson's contributions to Lombard in a prominent location in the new building.
- The Library will pay for all surveys, permits, testing, etc. in connection with the realignment of parcel boundaries and the construction of the new building.
- The Library District will pay all legal fees reasonably incurred by the Park District in connection with the realignment of parcel boundaries and construction of the new building.
- The Park District will not consider any requests for additional encroachment into its air rights or onto its property beyond what is set forth in this letter. Any issues that arise during the design, planning, or construction of the new facility will need to be resolved in such a way so as to ensure that the new facility does not encroach upon the Park District's air rights or property boundary lines as set forth in this proposal.
- Park District property will not be used for any construction related activities, including for access or staging. Instead, the Plaza area north of the existing building currently owned by the Library will be retained during construction and used for staging purposes and will be conveyed to the Park District once construction is complete.

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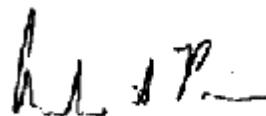
- Construction will be prohibited during Lilac Time events, after 1:00 pm daily during Lilac Time, all weekends during Lilac Time, and during any other events in Lilacia Park, including but not limited to weddings, movies, and concerts during the summer.
- The construction area will be surrounded by a privacy fence to keep construction activities hidden from view by park users.
- The Library will provide a specific plan for protecting the Coach House during construction and will be responsible for any damage to same.
- The Park District and general public will need unrestricted access to the Coach House and Lilacia Park during construction. Short term closures or restrictions will be considered if necessary for safety concerns.
- The Park District will not object to any requests for parking or stormwater variances in connection with this project.

The above represents the general framework of the Park District's proposal and is a good faith effort to resolve this matter. It also represents a win-win for the community. Please forward this proposal to your client for their review. When you do so please ask them to keep in mind that the Park District's current proposal will allow the Library to build a single, 50,000 square foot facility. The Library's current, two building design proposal is costly, inefficient, and inappropriate for a park setting. A single building design will reduce construction costs, maintenance costs, and heating and cooling costs. And most importantly, the Park District's proposal will give the Library Board exactly what it wants – a brand new, state-of-the-art library facility adjacent to Lilacia Park.

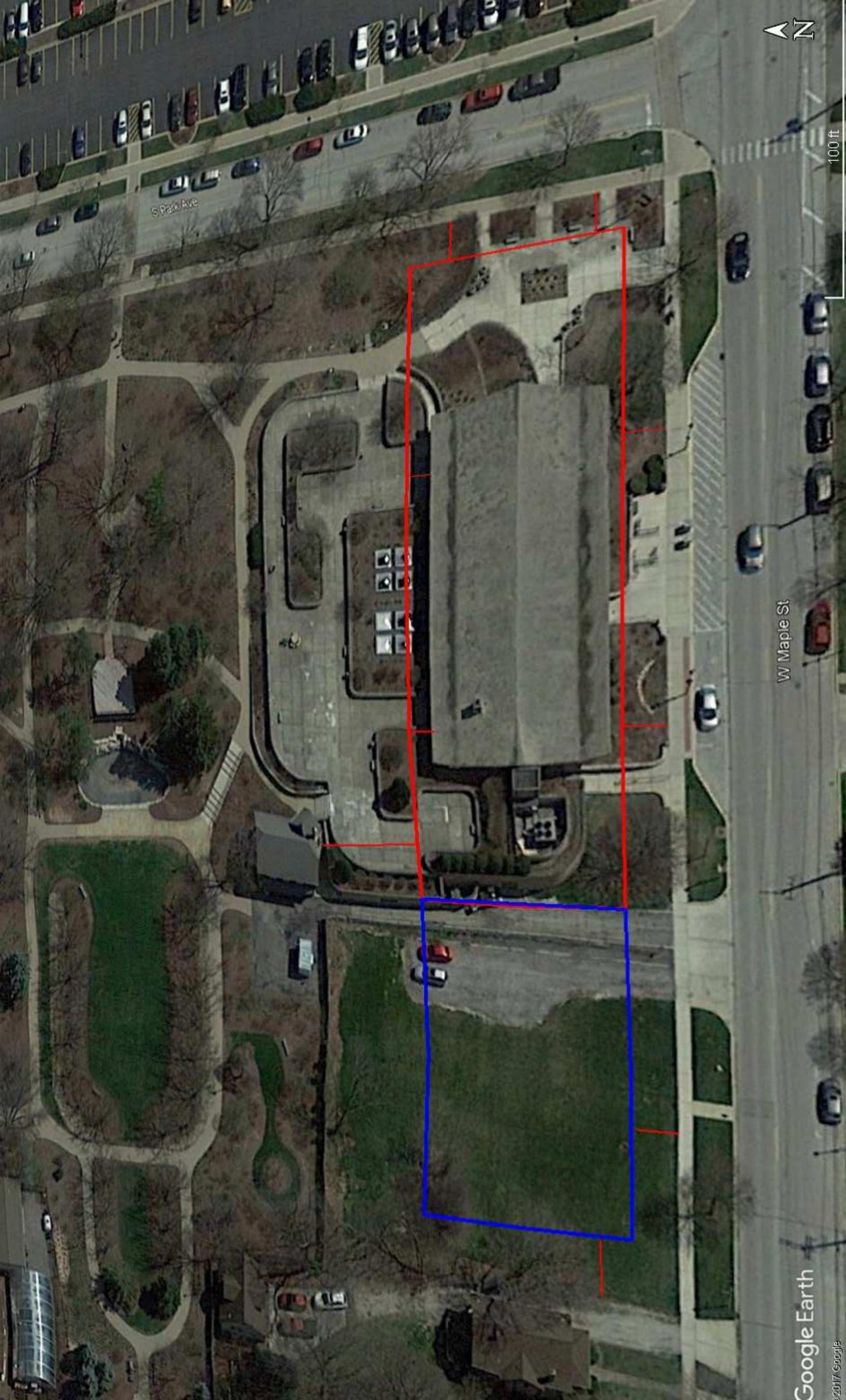
As a final matter, the Park District has made it very clear to me that confidentiality is an integral part of this proposal. The Park District believes strongly that prior attempts at resolving this issue have been derailed by misinformation or partial information that has been discussed publicly or shared with the media. As such, this offer is contingent on both parties maintaining strict confidentiality during the negotiation of this matter to the greatest extent permitted under the law. The Park District has informed me that they will take this offer off of the table if the contents of this offer are publicly disclosed or debated.

I look forward to the Library's response. Please contact me if you have any questions or if you wish to discuss any of the above in more detail.

Very truly yours,

A handwritten signature in black ink, appearing to read "A. S. Paine".

Andrew S. Paine



S Park Ave

W Maple St



100 ft

Google Earth

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