

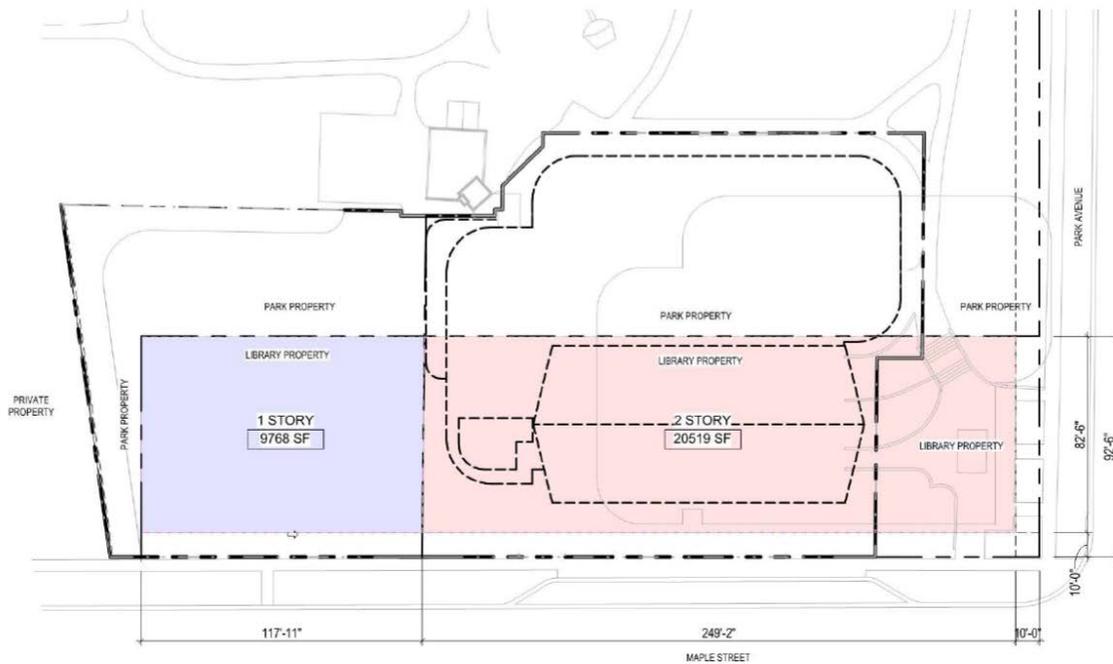
Andrew –

I met with the Library Board and reviewed your December 22, 2017 email requesting a written response specifically limited to one of the three following options:

- 1) Written rejection of the Park District's November 6, 2017 offer;
- 2) Written acceptance of the Park District's November 6, 2017 offer (with an indication that the Library District' counsel will prepare a first draft of the IGA); or
- 3) A written counteroffer based on the concept of a land swap with the Park District that would involve constructing the new library building on Park District land other than Lilacia Park (including the identification of the specific park land the Library District proposes to use)

As an initial note, the Park District's original November 6, 2017 offer purported to afford the Library the ability to construct a 50,000 sq. ft. building on the site. As I have previously mentioned, this would be acceptable to the Library if such a building would be approved by the Village of Lombard at the proposed location. Without such an assurance, the Library cannot accept the offer without an additional commitment from the Park District to alter the property lines slightly to accommodate any potential Village requirements. As we have repeatedly indicated, The Library District is not interested in pursuing an alternate location for the building. As representatives from the Library discussed with the Park District at their meeting on November 17th, we believe the Library could work with the Park Board to reasonably accommodate the 16 requests made in your offer, but there were a few issues with the site diagram (Figure 1) in your offer that would not work for a new 50,000 sq ft building or would not address concerns raised based on discussions with the Village.

Figure 1: Park District proposal translated into Revit, to scale



NEW LIBRARY: PARK OFFER

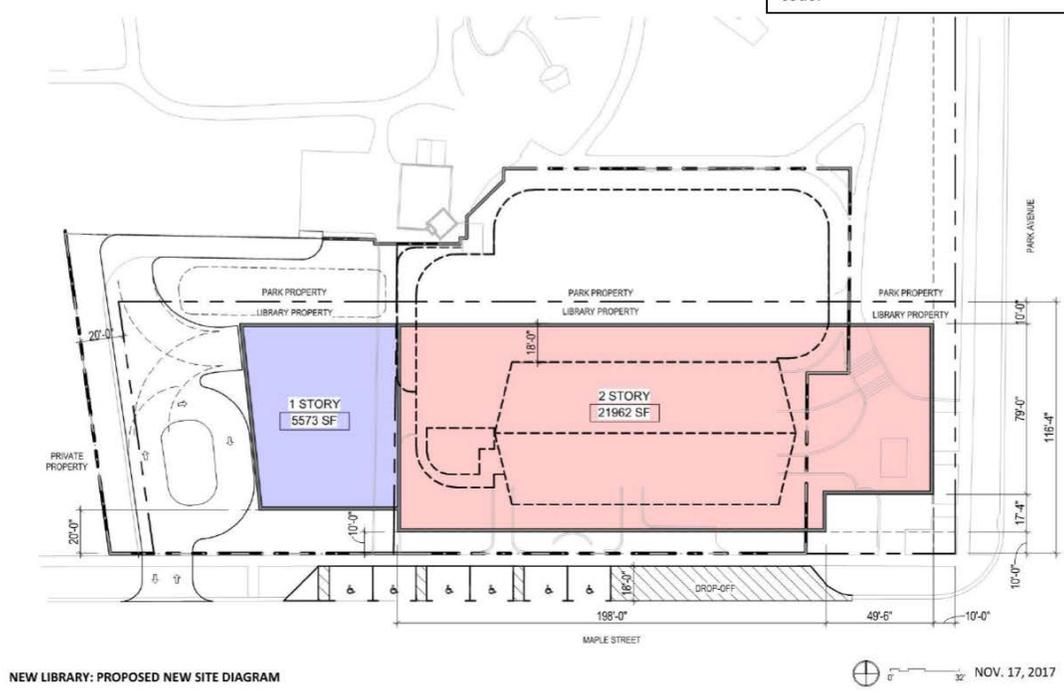
NOV. 17, 2017

Some of those concerns included:

- The ability to have a drive thru on the west side of the building is an import feature requested by the voters for this referendum. The Park District offer did not allow for a drive thru while still permitting a 50,000 sq ft building.
- The village told the Library they need a setback on the west side of the building from Maple St. to allow for the building to flow into the set back of the houses along Maple. The offer did not allow for this setback and still permit a 50,000 sq ft building.
- There were also concerns related to allowing for optimal underground water storage at the location. The lower point on the property is to the west and ideal for underground water storage. The offer did not allow for water storage to west of the library building.

The Library District then presented an alternate design to the Park Board on November 17 as shown in Figure 2.

Figure 2: Library District adjustments to Park District Concept based on current understanding of zoning and building code.



The proposed site diagram would remediate the concerns outlined above, while still closely following the original proposal initially offered. The Park Board Director, Library Director, and Village planning officials meet on November 20th to review the proposed design and to discuss the concerns the Village had with certain setbacks. As I understand, this counter offer was rejected by the Park Board at their November meeting.

Following that feedback, the Library then provided yet another option on December 19th outlined in Figure 3 that removed any setbacks along Maple and Park and adjusted the building as far South and East as possible. We requested to have the Park Board, Library Board, and Village meet together to discuss what setbacks would be required. As part of this offer, the Library District requested assurances from the Park Board that if the Village required any adjustments, that the building be moved to the North so as to continue to allow for a 50,000 sq ft building.

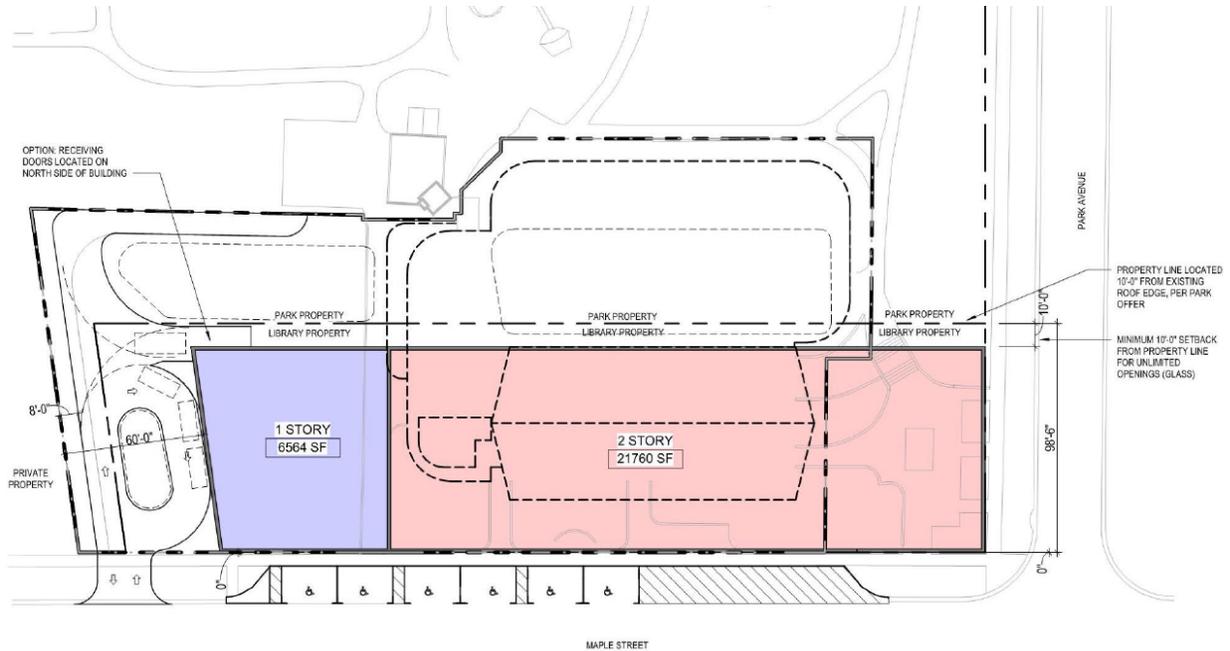


Figure 3

Based on your email of December 22, this is not an approach the Park Board will accept. Without any commitment from the Park Board to adjust your proposal to meet requirements of building the new library on this site to meet the Village requirements, the Library cannot accept your proposal.

As it has been over 13 months since the voters of Lombard approved the referendum for a new Library and discussions on the Park District proposal now appear to be at a standstill, the Library Board intends to move forward with the site diagram provided the Park Board on October 19, 2017 that adheres to all claimed property and air rights at the existing site as shown in Figure 4.

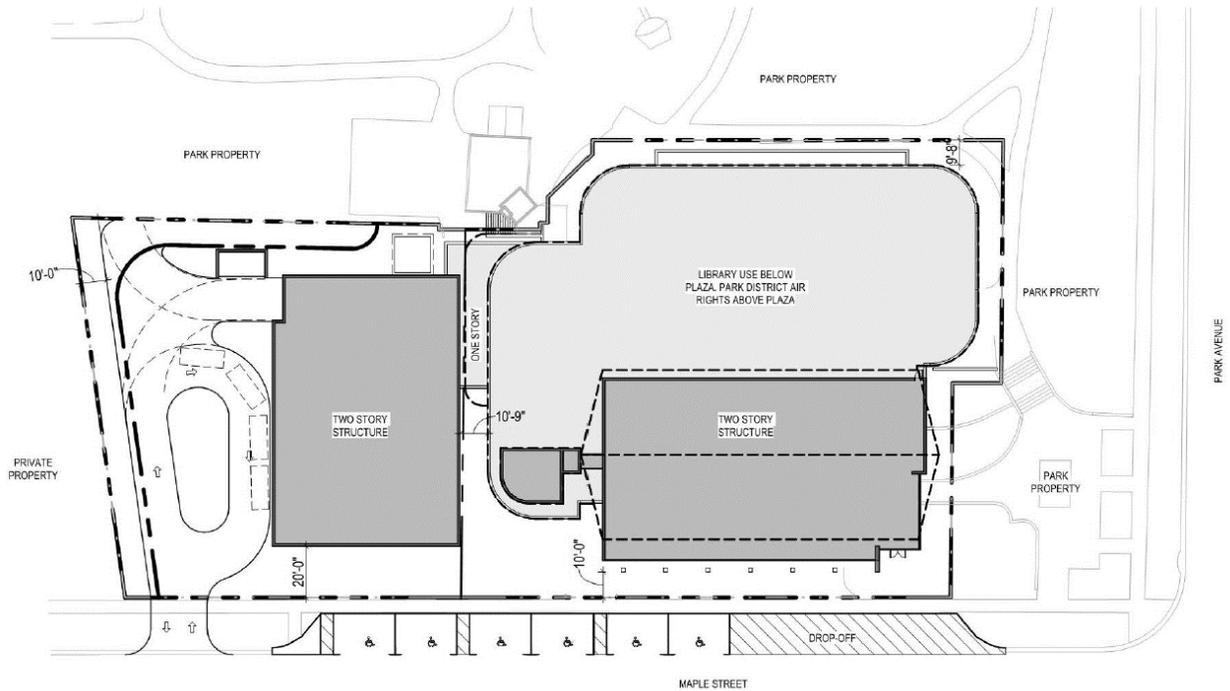


Figure 4

There are a number of items in this plan that require coordination with the Park District. The Library is still willing to try to reasonably accommodate the list of requests in your November 6 proposal, and will work to make this design the best for the Library and Lilacia Park both during construction and afterward. We request that a meeting be scheduled with the following individuals to discuss these details later this month:

- Park Board President
- Park Board Vice President
- Library District President
- Library District Vice President
- Lombard Park District Director
- Helen Plum Library Director
- Helen Plum Attorney
- Park District Attorney

Please call me to discuss this. Thank you.

Howard Metz