

Mr. Dave Kundrot
President, Lombard Park District Board

Re: Helen M. Plum Memorial Library Project
Access Drive Relocation

Dear Mr. Kundrot:

The purpose of this letter is to express our frustration with the Park District's recent response to our continued and repeated requests to meet with you to discuss the Library's upcoming zoning application for the new building project, and, more specifically, the Park District's obligations related to the relocation of the driveway access to the Park District's Coach House pursuant to the 2007 Intergovernmental Agreement ("2007 IGA").

As you are aware, this project has had a long and unfortunate history of situations in which it appears we were making progress towards a solution which would satisfy both the Library's needs and the Park District's concerns, only to reach an impasse regarding the details. The current design of the project was originally forwarded to you in October, 2017 for review and comment. This design addressed the Park District's concerns related to the claimed air rights while still allowing the Library to build a facility on its own land, per the voice of the Lombard community in passing the 2016 referendum.

In response, the Park District suggested an alternate building design creating a zero-setback along Maple Avenue and demanding that the Library convey additional property rights to the Park District. The Library did consider this proposal and even went as far as to review this with the staff of the Village of Lombard. The Village staff indicated such a zero-setback along Maple Avenue would not be achievable. In addition, the design did not allow for effective storm water management. In response, the Library reached out to the Park District to suggest a three-party meeting/mediation with the Park District and Village in an effort to achieve a solution. The Park District refused to participate in such a meeting.

Since that time, the Library has been working diligently with its construction/design team to prepare a new plan for the Library which would benefit both the Library, the Park District, and the community as a whole. This is the current plan which has been presented to you. As part of this plan, the access drive to the Park District's Coach House would be relocated to the western property conveyed to the Park District pursuant to the 2007 IGA.

The Park District's recent action declaring your refusal to meet with the Library to discuss anything other than your November, 2017 counter proposal and/or a land swap was not only

disappointing, but is a direct violation of the terms of the 2007 IGA. We understand that the Park District may not agree with or support the Library's current proposal. You certainly have the right to voice your opinion and present your objections at the appropriate Village Plan Commission/Board hearings. You cannot, however, use your objections to the overall project to avoid your obligations to approve the driveway relocation pursuant to the 2007 IGA terms. The 2007 IGA provided that the Library shall, at its own cost and expense, design and construct an access driveway on the Park District's property which shall be no less than ten feet wide at any point including site preparation. The 2007 IGA also provided that the design and construction of the access driveway shall be by mutual agreement between the Library and the Park District and further that the Library and Park District will adopt all ordinances and resolutions and execute all documents reasonably necessary to effectuate the terms of the agreement.

To date, you have offered no reasonable explanation for your objections to the plans for the access drive relocation other than your continued resistance to the overall Library project. As mentioned, while the Park District is entitled to voice your objections and present those at the appropriate forum, this is not a basis for your refusal to review the access driveway relocation plans and provide feedback/approval. We consider the Park District's most recent motion regarding this topic to be a material breach of the 2007 IGA and hereby demand that any reasons for withholding approval of the access driveway relocation be enumerated.

At your invitation, the Library Board would arrange for Subject Matter Experts to attend a Park Board meeting to answer any outstanding questions or concerns the Park Board Trustees have regarding the new library project. Choosing to cease any further communication is not the path to resolving this issue for the Lombard residents we both serve.

Sincerely,
Jason Brandt, President
Helen M. Plum Memorial Library Board