



May 20, 2019

Howard A. Metz  
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RE: Recent Park District Contacts

**Dear Mr. Metz,**

On May 14<sup>th</sup> the Board of Library Trustees of the Helen M. Plum Memorial Public Library District met to review the correspondence provided by Andrew Paine, Lombard Park District attorney. As requested by the Library Board, we are providing detail as to the basis of the Library’s requested site size and location.

**Site Size Requirements.** Land needs were calculated as follows:

- Building footprint and overhangs..... 28,000 sf
- Parking and related drive lanes, 156 vehicles per Lombard Zoning..... 65,520 sf
- On site sidewalks, exit paths, entrance walkway, bicycle parking, etc. .... 4,000 sf
- Drive-up return, receiving, equipment pad, trash enclosure, emergency vehicle access  
to 3 sides of the library building and similar site elements ..... 5,000 sf
- Future building addition, 25% plus related on-site sidewalks, exit paths, etc..... 15,000 sf
- Future parking expansion, 45 vehicles per Lombard Zoning ..... 18,900 sf
- Subtotal ..... 136,420 sf
- Minimum green space requirement, 35% per Lombard Zoning,  
also used for outdoor Library programs and events ..... 73,457 sf
- **TOTAL..... 209,877 sf, OR 4.82 acres**

No allowance was made for separate storm water management areas. The storm water management concept consists of a bioretention basin to satisfy Post Construction Best Management Practices and surface storage within the Village-mandated green space to meet the Surface Runoff Control requirements, both as defined by DuPage County.

**Site Location Considerations.** The identification of the preferred location for the Library along Grace Street is an acknowledgment of several factors related to ease of access and safety. Much of the evaluation was based on the traffic volumes and number of decisions drivers and pedestrians are asked to make at the staggered intersection of St Charles Rd and Grace St.; the entry to Paradise Bay Water Park; and the intersection of St Charles Road with St Charles Place. Related considerations centered on the parking required to support water park and general use at Lombard Common during summer months when peak use of the recreation facilities

coincides with the peak use periods (seasonally and hourly) at the library. Locating the library in proximity to the Park District's most intense uses of the site would exacerbate these conditions. The overlap of summer reading and swim meets would place substantial strain on the site.

The location proposed by the Library finds a balance by diluting the intensity of use across a larger area (thereby allowing room for the activities of the Park District and the library to occur without impacting the other) while maintaining the synergies desired by locating the library in proximity to the water park.

- There is less decision making than at the St Charles Road – St Charles Place intersection
- There is less strain on Edgewood Avenue
- Library traffic uses Grace Street which is already part of a higher volume traffic pattern through the area.
- The library is closer to Maple Street which offers a convenient east-west connector through the district without adding to the volume of traffic at the north end of Lombard Common

**Southland Park Issues.** Southland Park was reviewed with the Library Board. Several factors were identified, each of which reduces the effectiveness of the library.

- Southland Park is more removed from the higher population areas within the district. While there are residential areas throughout the district, there is a higher concentration of housing units and of people toward the north end of the service area. Locations slightly north of the geographic center of the area will be more convenient to more residents.
- Access to the site is less well developed than at the existing library site or at the Lombard Common site proposed by the Library. Roosevelt Rd, though close to the south edge of the park, does not have direct connection via a signalized intersection. The route to signalized intersections passes through primarily residential areas whereas other sites use routes that have established patterns of traffic going to cultural, recreational or commercial destinations.
- A library at the Southland Park site would be a new level of use within a residential area whereas the other sites under consideration are in areas that already have high levels of non-residential use.
- The site is less visible than the other sites.
- The Village complex, although close to the north edge of Southland Park, offers few synergies.
- The distance from Southland Park to recreational activities at Madison Meadow is greater than that between the library proposed location at Lombard Common and the recreational activities at Paradise Bay and the surrounding Common. We have no opinion as to why the ball diamond and field at Southland Park are of less utility to the Park District than the ball diamond or field at Lombard Common.

Sincerely,

**Joseph M. Huberty, Partner**

AIA, NCARB, LEED AP

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