



October 11, 2019

Barbara Kruser, Director
Helen M. Plum Memorial Public Library District
110 W Maple Street
Lombard, IL 60148

RE: Site area calculation

Dear Ms. Kruser,

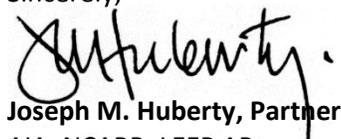
As requested by the Library’s Board of Trustees, we have revised the site size calculations based on Board directives related to recent correspondence and meetings between the Library and the Village of Lombard. The following calculations, as in previous interactions, require formal application to, review by and approval of the Village Board and its constituent commissions. The approvals are not certain until officially granted by those entities.

Site Size Requirements. Land needs were calculated utilizing the attached diagram:

- Building footprint and overhangs..... 28,000 sf
- Parking and related drive lanes, 156 vehicles per current 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..... 0 sf
- Future parking expansion, 45 vehicles per Lombard Zoning 0 sf
- Front yard, side yards and landscape areas between building and parking, stormwater treatment areas in parking areas (bioswales or equivalent)..... 39,050 sf
- Subtotal 152,460 sf
- Minimum green space requirement, 35% per Lombard Zoning, also used for outdoor Library programs and events 0 sf
- **TOTAL..... 141,570 square feet or 3.25 acres**

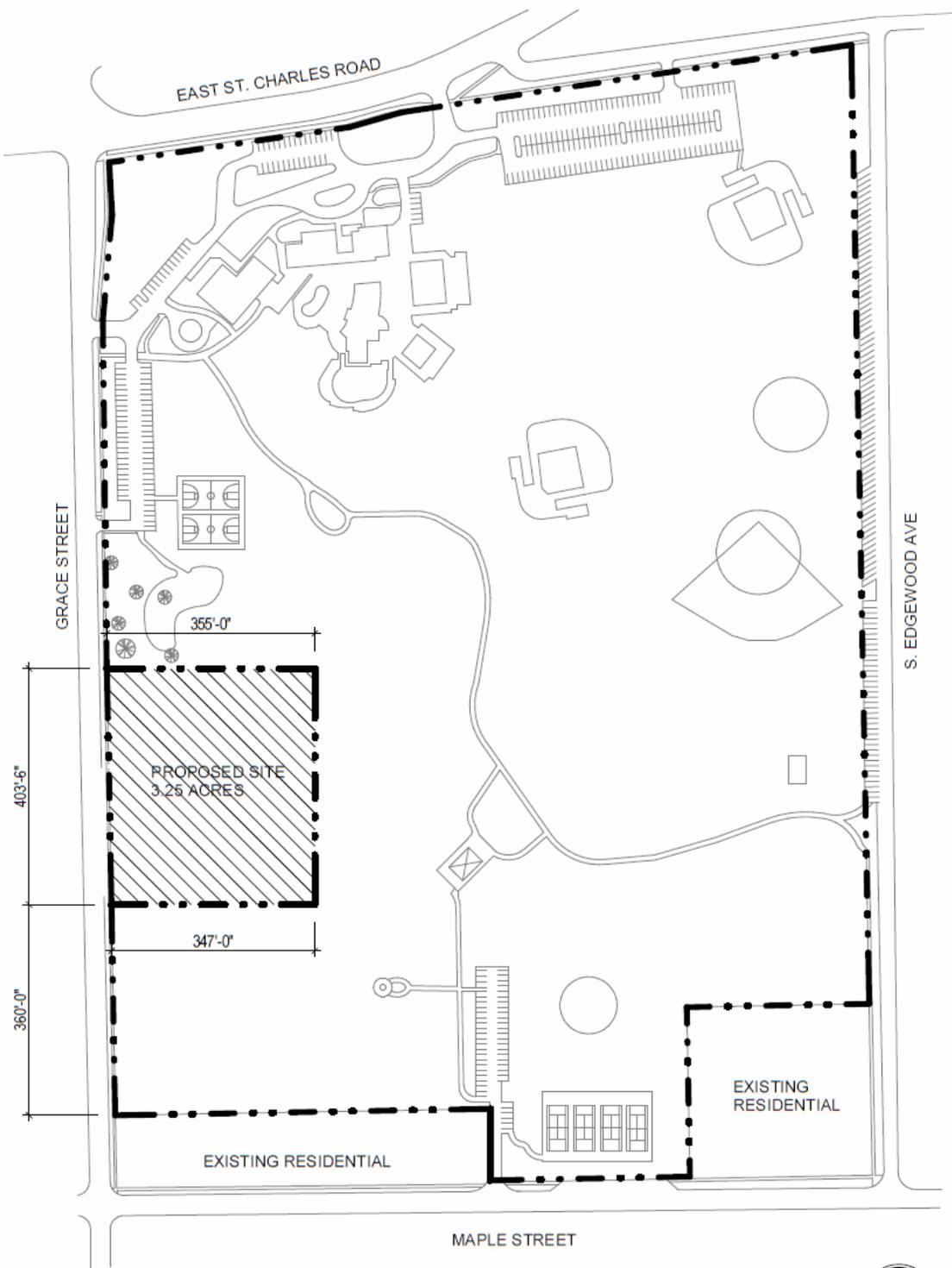
No allowance was made for separate storm water management areas. The storm water management concept consists of a under parking storage to satisfy Post Construction Best Management Practices and surface treatment to meet water the Surface Runoff Control requirements, both as defined by DuPage County.

Sincerely,

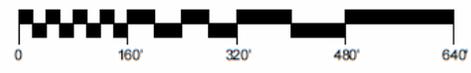

Joseph M. Huberty, Partner
AIA, NCARB, LEED AP

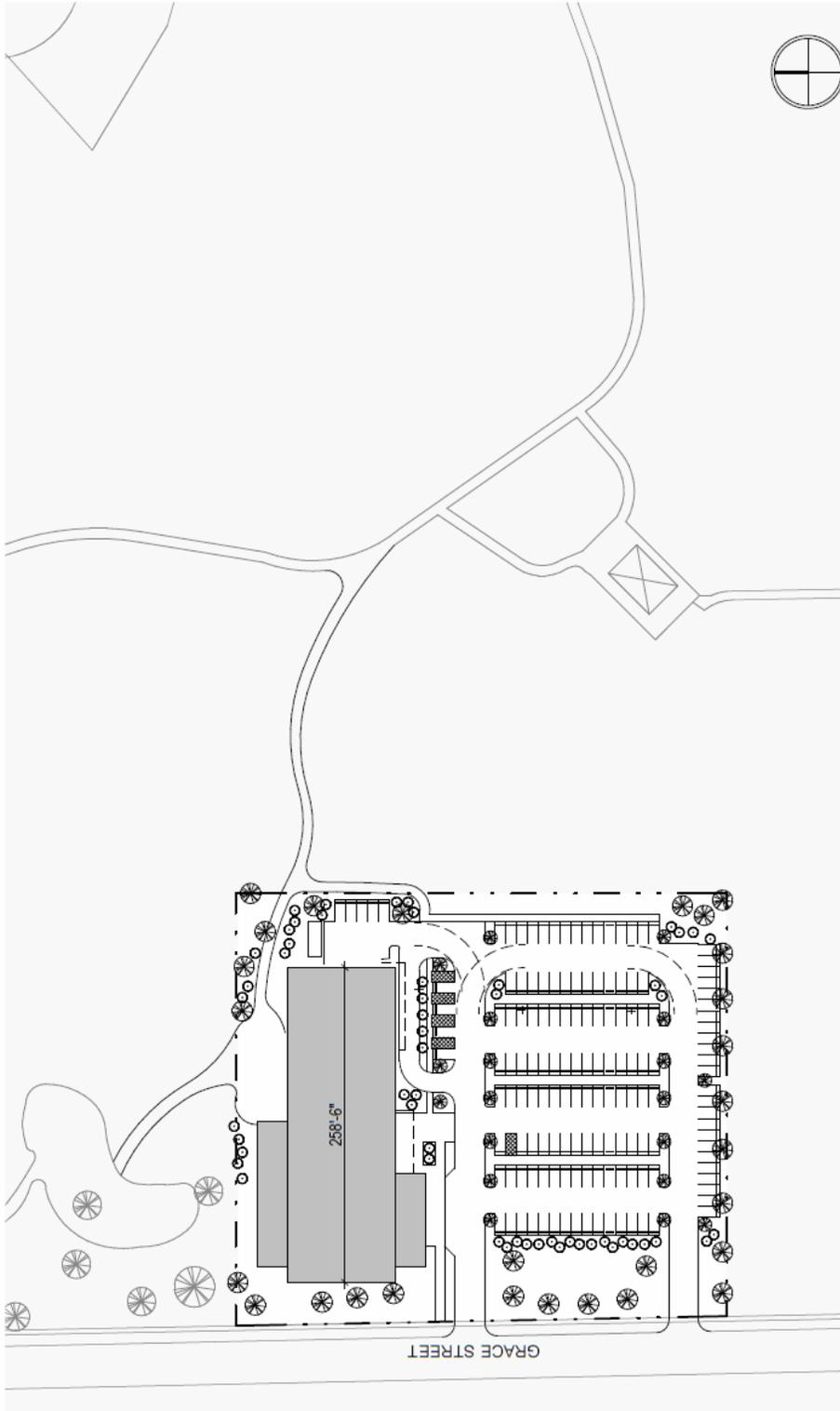
EA File Name: P:\Chicago\2015 2398\152403 Helen Plum Memorial Library\1-Project Administration\8-Correspondence & Reports\Site Study\PD Common SW 3.25.Docx

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HELEN PLUM PUBLIC LIBRARY
LOMBARD COMMON SITE MAP (DRAFT)
10.11.2019





HELEN PLUM LIBRARY - ALTERNATE SITES - DRAFT

SITE PLAN - LOMBARD COMMON - DRAFT
 SCALE: 1" = 80'-0"
 JULY 2019
 Engberg Anderson Project No. 152403



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