

October 22, 2019

Lombard Park District Board of Park Commissioners
Sunset Knoll Recreation Center
820 S. Finley Road
Lombard, IL 60148

President Richardt and Park Commissioners,

Please find attached a revised land exchange proposal for the Lombard Park District Board to consider.

The Village staff indicated that they would support a reduction of the open space requirement if we were located adjacent to a park setting. If provided this relief, we could possibly reduce our land requirement by as much as 35%, reducing the 5-acre requested parcel to 3.25 acres. Additional reductions in site size would be dependent on other variances related to parking and stormwater requirements.

We acknowledge that the Village staff's comments and insight are independent of any discussions or understandings of the Lombard Park District and that any petition for use of the Common property would be subject to agreement with the Park District. In addition, we understand that these are just the first step in any planning process, and any variances to be granted are subject to public hearings before the Plan Commission and Village Board.

We would like to address the concerns you have raised.

Why are we seeking 3.25 acres at the southwest Lombard Common location (Grace St.) when the current acreage of the Helen Plum property is 1.19 acres?

- The current Village zoning ordinance requires 3 parking spaces for every 1,000 sq ft. The 1.19 acres where the current building is located does not include the existing parking, which will need to be added at a new location.
- Current stormwater management ordinances of the Village of Lombard and the County of DuPage require a reduction in pollutants of concern in downstream flows (suspended solids, metals, oils, nutrients) as well as surface runoff control (detention). The library's existing site is largely impervious and, though subject to similar requirements, does not need to address the same volume of runoff as development of a portion of the Lombard Common. Strategies for both pollution reduction and runoff control have been identified to minimize the amount of land needed to meet the requirements.

- Drive-up service requirements for stacking, turning, bypass and return to primary drive lanes is per Village ordinance.
- Emergency services access for fire-fighting apparatus is required to three sides of the building per the building code.

Why are we not considering the northeast area of the Lombard Common adjacent to the pool?

- We detailed our concerns about traffic, parking, noise level and more in a recent letter to the Village, which can be accessed here:
<https://helenplumnexchapter.org/wp-content/uploads/2019/10/September30ResponseLetterToVillage.pdf>

What are the costs to demolish the current Helen Plum Library?

- According to the Library’s construction management firm, the most recent estimate for the building demolition would be \$708,000. The Library would be willing to split the cost if there is a land exchange agreement.

Why are we not considering the plan offered by the Park District on November 6, 2017 to build at our current location?

- In addition to the setback issues we originally addressed, we do not consider the Park’s proposed “boxcar” block-long rectangle shape for the building to be a viable solution for the needs of a 21st-century library—which are in the best interests of our community.
- The ability to have drive-up service on the west side of the building is an important feature requested by the voters for this referendum. Your offer does not allow for a drive-thru and still permit a 50,000 sq ft. building—a size recommended to serve a community of our population (by modest calculations).
- The offer also included creating a new Inter-Governmental Agreement with new air rights that would only allow us to build one story on the property we currently own outright.

A question we often get from community members, why not build on the current site with the two-pavilion design plans that were vetted by the community at the end of 2018?

- The only detail that prohibits us from presenting the construction plans for the two-pavilion building design to the Village Plan Commission is the Park District’s approval for the access drive relocation.

We are offering this land swap proposal for your consideration because our two governmental bodies have not been able to find a mutually agreeable plan to build on our current property, and the Park District has verbalized on several occasions the concept of the Library building at the Common as a possible solution. We still prefer to build a new library at its current location, but Lombard needs to move forward with a plan for a new library.

We sincerely hope that we can work together to find a solution that benefits all of Lombard and its citizens.

Sincerely,
Jason Brandt,
President, Helen Plum Library Board of Trustees

Cc: Barb Kruser, Executive Director