

September 12, 2017

Commissioner Dave Kundrot  
Board President  
Lombard Park District  
820 S. Finley Road  
Lombard, IL 60148

**Re: Helen Plum Library Expansion Project**

Dear Mr. Kundrot

The purpose of this letter is to continue the dialogue between the Library and the Park District in an effort to reach an agreement related to the proposed Library expansion project. It is our hope that the Library and Park District can work together to find a mutually acceptable solution that addresses all concerns.

Over the past 10 months the Library Board has shared many different concepts of a new library building that included offerings to increase the size of Lilacia Park and to update Henderson Plaza with improved access to the park. The intent of these offerings was to enhance Lilacia Park and to come to an agreement both parties could adopt for a new building.

All of these concepts have been rejected by the Park Board to date. The primary concern we have heard from the Park Board is they do not support any exceptions to prior established air rights that a new building design would infringe upon. Hence, we are now offering a design for a library building that does comply with existing air rights, with the exception of one disputed area.

Upon additional consultation with legal counsel, we respectfully disagree with the Park District's position in the June 15, 2017 memorandum that the Library is prohibited from any westward expansion of its current structure. As we have maintained, the 2007 Intergovernmental Agreement between the parties clearly indicated that both the Library and Park District contemplated a Library expansion and connection to the property due west of the current structure. That purpose was continually expressed in the 2007 Agreement which went as far as to restrict the building height for any such construction to two-stories. At a minimum, the 2007 Agreement requires that the Library and Park District continue to negotiate in good faith to find an acceptable solution.

It is with that hope, that we are forwarding a revised proposal for the Library expansion. As you will see, the proposed construction on the property due west of the current Library building now provides for a one-story connecting corridor between the current building and proposed new two-story structure. This proposal remediates your concerns regarding increased heights of an elevator shaft and cooling tower, it also rounded the northeast corners of the building that were discussed in our meeting on August 28. It is our intent that this design complies with the Library Board's legal understanding of all established air rights.

We believe this to be a good faith attempt to accommodate the Park District's ongoing concerns related to the air rights conveyed in the 1977 Agreement, while maintaining the intent of the 2007 Agreement allowing the Library flexibility in its expansion efforts. It is in this spirit that the Library Board would like the Park Board's support for the attached proposal to move this expansion project forward. The library building architect and I are available to meet with the Park Board at your September 19<sup>th</sup> board meeting to answer any questions. Thank you for your prompt consideration.

Very truly yours,

Jason Brandt  
Library Board President  
Helen Plum Memorial Library