

River Forest Public Library

Planned Development Application

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1. Introduction of proposed development

The River Forest Public Library's air handler unit is currently located in an interior north mechanical room, adjacent to the Children's Room. The unit is due for replacement. The engineering firm, Chicago Project Management, determined that it is feasible to install a new air handler unit in space exterior to the Library. Relocating the air handler would allow the Library to reclaim approximately 396 square feet of community space, which could be utilized for programs, community meetings, and as a gathering space for children and their families.

The Library requests that the 8' x 13' air handler unit be installed on a poured concrete pad off the north side of the building. A 16' x 25' masonry enclosure would be placed on a one-foot-wide, 42-inch-deep concrete footer.

Masonry Enclosure Safety and Aesthetics

The brick on the enclosure will be mixed from the sample board provided to match the Library's facade. The top of the enclosure, at 9 feet, will line up with the top of the windows from which the ductwork will feed. We believe this will create an aesthetically pleasing look and also provide a safe height that doesn't invite climbing. The height will also minimize the risk of foreign objects entering the area. The enclosure walls will have scuppers along their base for drainage.

Locust Tree

One locust tree, while outside of the proposed area of development, is within the area of excavation to install the masonry enclosure and will need to be removed if the project moves forward. The Library has reached an agreement with the River Forest Park District, included in the attached Memorandum of Understanding dated June 23, 2021 (the "MOU"), to replace the tree with one or more trees equaling the measured total caliper of the removed tree. The Village arborist evaluated the tree, and his evaluation is included in this packet. The locust tree's caliper is 22 inches. The Library and the Park District have agreed that the Park District will plant 7 to 8 trees, each of which will be from 2.5 to 3 inches in diameter, throughout the park system as replacements for the locust tree. The Library will reimburse the Park District for the cost of the trees.

Noise Considerations

The Library's HVAC vendor, Oak Brook Mechanical Services, provided the replacement air handler unit's Sound Summary chart, included below. The Library consulted with engineers at IMEG Engineering, who informed the Library that the typical human range of hearing occurs between 2000 and 5000 Hz, which puts the decibel range of the unit measured at the 'Outside' opening between 51 (interpolated) and 58 dBs. According to Yale University's Environmental Health & Safety Department Decibel Level Comparison Chart, decibel ranges in the 50s are equivalent to a household refrigerator. With this verified information, we do not believe the dB level of the unit will adversely affect either the users of the Library or of the adjacent fields.

Notes



Village of River Forest
Tree Appraisal & Replacement Cost Statement

*Trunk Formula Method

Appraiser: Brian Skoczek

Date: 8/19/2021

Address: 735
 Street: Lathop

Existing Tree Value: \$10,574.49
 Replacement Tree Costs: \$0.00
Total: \$10,574.49

Subject Tree

Species: Locust

Diameter: 22 inches

Condition: 70%

Species Rating: 80%

*Location Rating = [Site 70% + Contribution 70% + Placement 70%] / 3 = 70%

*Location rating is determined by the average of location, contribution and placement value percentages.

Appraised Value: \$10,574.49

Replacement Tree

Replacement Tree Size: (diameter) 0 in.
 (Trunk Area) 0.00 sq. in.

Replacement Tree Cost: \$0.00

Installation Costs: \$0.00

Replacement Tree Cost: \$0.00

(Cost of new tree + labor to install)

Calculations by Appraiser using Field and Regional Information

Unit Tree Cost: \$71.00 per sq. in.

Appraised Trunk Area: 380 sq. in.

Appraised Tree Trunk increase: 379.94 sq. in.

Basic Tree Cost: \$26,975.74

2. Applicant information

The land occupied by the Library building is leased from the Park District. To accommodate the air handler project, the Library requested that an area of approximately 275 square feet be added to the Library's leased area upon its renewal. The Park District Board of Commissioners expressed support for the project, and the Park District and the Library entered into the MOU. The Library engaged Prairie Land Survey Company (PLSC) to survey the entire improvement area, and PLSC found that the land that effects the Park District is approximately 260 square feet. For that reason, the Library revised its lease renewal to reflect the approximately 260 square feet needed for the project.

In the MOU, the Park District appointed the Library to act as the interested agent throughout this project.

<i>Applicant Name</i> River Forest Public Library Emily Compton, Director 735 Lathrop Avenue River Forest, IL 60305 708-366-5205	<i>Owner Name</i> River Forest Park District Mike Sletten, Executive Director 401 Thatcher Avenue River Forest, IL 60305 708-366-6660
<i>Architectural Firm</i> Williams Architects Andy Dogan, Principal Architect Natalie Clemens, Architect 500 Park Boulevard, Suite 800 Itasca, IL 60143	

AFFIDAVIT

I, Michael J. Sletten, in my capacity as Executive Director of the River Forest Park District, state as follows:

1. I serve as the Executive Director of the River Forest Park District ("RFPD") and have served in this capacity for many years.

2. The Interim Co-Director of the River Forest Public Library ("Library"), Ms. Joanna Bertucci, contacted me in the fall of 2020 to discuss leasing additional space to the Library for the purpose of moving the Library's air handler equipment to the exterior of the Library building.

3. During the fall of 2020, several RFPD commissioners discussed the proposed project with Library representatives and viewed the proposed exterior area.

4. The RFPD discussed this request at its January 11, 2021, March 8, 2021 and April 12, 2021 board meetings (see agendas attached).

5. At the March Meeting, the Board voted to enter into a Memorandum of Understanding ("MOU") with the Library to allow the additional space to be leased to the Library, provided that the Library provided a masonry enclosure to match the existing Library façade.

6. At the April 12, 2021 Board meeting, a draft MOU was included in the Board packet and the Board voted to approve the MOU with a few changes.

7. The RFPD has thoroughly considered the Library's request and has determined that it will not adversely affect the RFPD's current or proposed uses of Centennial Park.

Dated: October 1, 2021



Michael J. Sletten

Executive Director

River Forest Park District

4. Memorandum of Understanding By and Between the River Forest Park District and the Board of Library Trustees of the Village of River Forest Regarding the River Forest Public Library Air Handler Project

The Park District owns the land on which the Library constructed, maintains and operates its building and outdoor spaces. The Library and the Park District are parties to a 1923 lease in this regard. That lease is in effect until July 1, 2022.

The Library and the Park District entered into an MOU, which is included in this application. In the MOU, the Library agreed: (1) to be primarily responsible for the proposed development which is the subject of the planned development application currently before the Village of River Forest, (2) to diligently pursue the proposed development and (3) to construct and maintain the proposed development. In the MOU, the Park District agreed to support the Library's proposed development and to take actions in support thereof as reasonably requested by the Library. Also, as provided in the MOU, the Library and the Park District agreed to negotiate and enter into a new 50-year renewal lease (the "Lease") for the property currently leased, plus the additional square feet of land needed for the Library's proposed development. Under the MOU, the Lease will be finalized and approved before the current lease expires, and the Lease will be effective on the first of the month following the full execution of the Lease by both the Library's Board of Trustees and the Park District's Board of Commissioners. The MOU and the Lease provide that if the Village does not approve the Library's planned development application, the leased premises under the Lease will remain as-is and not include the additional approximately 260 square feet of land needed for the Library's proposed development.

The fully-executed MOU plus Exhibit A thereto, a depiction of the Additional Property to be included in the Library's Lease, are included with this application. Exhibit B to the MOU, certificate(s) of insurance from all contractors naming the Park District as an additional insured, will be provided to the Park District after approval of the project and upon hiring of construction contractors/subcontractors.

**A MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN THE RIVER FOREST PARK DISTRICT AND THE
BOARD OF LIBRARY TRUSTEES OF THE VILLAGE OF RIVER FOREST
REGARDING THE RIVER FOREST PUBLIC LIBRARY AIR HANDLER PROJECT**

THIS MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE RIVER FOREST PARK DISTRICT AND THE BOARD OF LIBRARY TRUSTEES OF THE VILLAGE OF RIVER FOREST REGARDING THE RIVER FOREST PUBLIC LIBRARY AIR HANDLER PROJECT ("Memorandum") is entered into this 13 day of JUNE, 2021 ("Effective Date") by and between the River Forest Park District, an Illinois park district ("Park District"), and the Board of Library Trustees of the Village of River Forest, an Illinois local library ("Library"). The Park District and the Library are sometimes individually referred to herein as a "Party" and are collectively referred to herein as the "Parties."

WITNESSETH

WHEREAS, the Park District owns certain real property in the Village of River Forest, Cook County, Illinois south of Chicago Avenue, east of Lathrop Avenue and west of Jackson Avenue ("Property"); and

WHEREAS, the Park District and the Library are parties to a lease for a portion of the Property titled "99 Year Lease River Forest Park District to River Forest Public Library," dated July 1, 1923, as amended on March 26, 1959 (collectively, as amended, the "Lease"), on which the Library constructed, maintains and operates a public library ("Library Property"); and

WHEREAS, the Library desires to improve the Library Property by constructing, maintaining and operating an air handler to serve the public library building on the Library Property ("Project") on property owned by the Park District that is adjacent and contiguous to the Library Property of approximately two-hundred and seventy-five (275) square feet, as depicted in **EXHIBIT A** attached hereto made a part hereof ("Additional Property"), and the Library desires to lease the Additional Property from the Park District; and

WHEREAS, the Park District supports the Project; and

WHEREAS, the Lease expires on July 1, 2022, and the Parties desire to negotiate for and enter into a long term lease to replace the Lease ("New Lease), which New Lease shall extend over and include the Additional Property; and

WHEREAS, the Parties desire to memorialize their respective obligations with regard to the subject matters hereof; and

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, and the Illinois Libraries in Parks Act, 75 ILCS 65/1, *et seq.* authorize intergovernmental cooperation, leases and agreements between the Parties;

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements contained in this Memorandum, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the Parties, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals hereto, as set forth above, and the Exhibits hereto, are incorporated herein by reference and are made part hereof.

2. **PROJECT.**

A. The Library shall:

i. Be primarily responsible for the Project and shall take the lead on securing the Permit (as defined in Section 2.D. below).

ii. Diligently pursue the Project.

iii. Provide the Park District with a certificate, or certificates, of insurance naming the Park District as an additional insured from all construction contractors installing the Project and shall require the Project's architect, contractor and subcontractor(s) to comply with the indemnification and insurance provisions set forth in **EXHIBIT B** attached hereto and made a part hereof.

iv. Maintain the Project.

v. Not place advertising on the Project.

vi. Reimburse the Park District for up to Five Thousand (\$5,000) of the Park District's out-of-pocket engineering fees and legal fees for the Project.

vii. Pay all costs of the Project and not permit any lien to stand against the Property, the Additional Property, or the Park District's public funds, except as set forth in Section 2.A.vi. above

B. The Park District shall:

i. Support the Project.

ii. Take actions in support of the Project as are reasonably requested by the Library.

C. The Project shall include:

i. An enclosure around the air handler with dimensions of approximately one foot (1') wide by eight feet (8') tall.

ii. On the exterior of the enclosure, masonry veneer similar to the public library building on the Library Property.

iii. A metal access gate on the west side of the enclosure.

D. The Library and the Park District shall coordinate their respective engineering reviews of the Project, in order to reduce their respective out-of-pocket costs for engineering services.

E. The Project requires a planned development approved by the Village of River Forest ("Village"). Because the Park District owns the Additional Property, the Park District shall request that the Village approve a planned development permit for the Project ("Permit"), and the Park District shall appoint the Library as the agent of the Park District to pursue Village approval of the Permit. The Parties shall jointly pursue Village approval of the Permit and the Library shall lead the effort to obtain the Permit. The Library shall comply with all conditions of the Village as required by the Permit. If the Village fails to approve the Permit, Section 2 of this Agreement shall be null and void and the leased premises in Section 3.C. below shall only consist of the real estate subject to the Lease and not the Additional Property.

F. If the honey locust tree in the vicinity of the northwest corner of Project is substantially damaged by construction of the Project, the Library shall replace the tree with one or more trees equaling the measured total caliper of the damaged tree.

3. **LEASE.**

The Parties shall negotiate for and enter into the New Lease on reasonable mutually agreeable terms on or before July 1, 2022. The New Lease shall be on the following terms, with such other terms as the Parties mutually agree which are not inconsistent with the following terms:

A. Rent: Ten Dollar (\$10) one-time payment.

B. Term: fifty (50) years.

C. Leased premises: the real estate subject to the Lease along with the Additional Property.

D. Provisions: same as the Lease, to the extent possible.

E. Indemnification: in addition to the indemnification provided in the Lease, which shall be included in the New Lease, the Library shall also indemnify, hold harmless and defend the Park District, its officers, officials, employees and agents from damages arising out of the use of and ingress and egress, by the Library, its officials, employees and agents, and all third parties over Park District property to and from the Additional Property.

The New Lease shall be subject to, and effective after satisfaction of, all legal requirements, such as, but not limited to, those set forth in the Illinois Park District Code, 70 ILCS 1205/1-1, *et seq.*, the Illinois Local Library Act, 75 ILCS 5/1-1, *et seq.*, and the Illinois Libraries in Parks Act, 75 ILCS 65/1, *et seq.*

4. **NO THIRD PARTY BENEFICIARIES.** This Memorandum is entered into solely for the benefit of the Parties, and nothing in this Memorandum is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity who is not a party to this Memorandum or to acknowledge, establish, or impose any legal duty to any third party.

5. **NO WAIVER OF TORT IMMUNITY DEFENSES.** Nothing contained in this Memorandum is intended to constitute, nor shall constitute, a waiver of the defenses available to the Parties under the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, *et seq.*, with respect to claims against any Party by third parties.

6. **NOTICES.** Notice or other writings which a Party is required to, or may wish to, serve upon another Party in connection with this Memorandum shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

A. If to the Park District:

Michael Sletten, Executive Director
River Forest Park District
401 Thatcher Avenue
River Forest, Illinois 60305
Telephone: 708-366-6660

B. If to the Library:

Emily Compton-Dzak, Library Director
River Forest Public Library

735 Lathrop Avenue
River Forest, Illinois 60305
Telephone: 708-366-5205, extension 319

or to such other address, or additional parties, as a Party may from time to time designate in a written notice to the other Party. Service by certified mail shall be deemed given on the third day following the mailing of said notice, and service by personal delivery shall be deemed given upon actual delivery.

7. **COUNTERPARTS.** This Memorandum may be executed simultaneously in two (2) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Memorandum.

8. **ENTIRE AGREEMENT.** This Memorandum contains the entire understanding between the Parties and supersedes any prior understanding or written or oral agreements between them regarding the subject matter herein. There are no representations, agreements, arrangements or understandings, oral or written, between and among the Parties hereto relating to the subject matter of this Memorandum which are not fully expressed herein.

9. **AMENDMENTS.** This Memorandum may be amended by mutual written consent of the Parties hereto.

10. **TERM OF AGREEMENT.** This Memorandum shall continue in full force and effect until terminated by any Party upon twelve (12) months prior written notice to the other Party, which termination may be made with or without cause. Sections 4, 5, 7, 8 and 11 of this Memorandum shall survive the termination of this Memorandum.


11. **VENUE AND APPLICABLE LAW.** This Memorandum, and all matters or issues relating to the interpretation, validity, performance and enforcement of it, shall be governed by the laws of the State of Illinois applicable to contracts performed entirely within this state. The Parties agree for the purpose of any litigation or proceeding brought with response to this Memorandum and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois.

12. **EFFECTIVE DATE.** The Effective Date shall be the date on which the last of the Parties executes this Memorandum.


[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Park District has caused this Memorandum to be executed by its President and attested by its Secretary and the Library has caused this Memorandum to be signed by its President and attested by a Secretary.

RIVER FOREST PARK DISTRICT

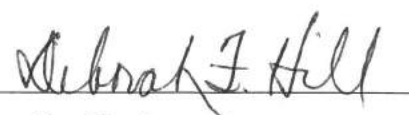
By: 
President

ATTEST:



Secretary

Dated: 6/23, 2021

**BOARD OF LIBRARY TRUSTEES OF
THE VILLAGE OF RIVER FOREST**

By: 
President

ATTEST:


Secretary

Dated: June 23, 2021

EXHIBIT A

ADDITIONAL PROPERTY DEPICTION

(attached)

EXHIBIT B

INDEMNIFICATION AND INSURANCE REQUIREMENTS

Indemnification

To the fullest extent permitted by law, the contractor performing the work ("Contractor") shall indemnify and hold harmless the Park District and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses including but not limited to legal fees (attorney's and paralegals' fees and court costs), arising out of or resulting from the performance of the Contractor's work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, other than the work itself, including the loss of use resulting there from and (ii) is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. Contractor shall similarly protect, indemnify and hold and save harmless the Park District, its officers, officials, employees, volunteers and agents against and from any and all claims, costs, causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of the Contract.

Contractor shall obtain insurance of the types and in the amounts listed below.

A. Commercial General and Umbrella Liability Insurance

Contractor shall maintain commercial general liability ("CGL") and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project/location.

CGL insurance shall be written on Insurance Services Office ("ISO") occurrence form CG 00 01 10 93, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Park District shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary

insurance with respect to any other insurance or self-insurance afforded to Park District. Any insurance or self-insurance maintained by Park District shall be excess of the Contractor's insurance and shall not contribute with it.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground property damage.

B. Continuing Completed Operations Liability Insurance

Contractor shall maintain CGL and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each occurrence for at least three years following substantial completion of the work.

Continuing CGL insurance shall be written on ISO occurrence form CG 00 01 10 93, or substitute form providing equivalent coverage, and shall, at minimum, cover liability arising from products-completed operations and liability assumed under an insured contract.

Continuing CGL insurance shall have a products-completed operations aggregate of at least two times its each occurrence limit.

Continuing commercial umbrella coverage, if any, shall include liability coverage for damage to the insured's completed work equivalent to that provided under ISO form CG 00 01.

C. Business Auto and Umbrella Liability Insurance

Contractor shall maintain business auto liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of any auto including owned, hired and non-owned autos.

Business auto insurance shall be written on ISO form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.

D. Workers Compensation Insurance

Contractor shall maintain workers compensation as required by statute and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

If Park District has not been included as an insured under the CGL using ISO additional insured endorsement CG 20 10 under the Commercial General and Umbrella Liability Insurance required in this Contract, the Contractor waives all rights against Park District and its officers, officials, employees, volunteers and agents for recovery of damages arising out of or incident to the Contractor's work.

E. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Contractor shall furnish Park District with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

All certificates shall provide for 30 days written notice to Park District prior to the cancellation or material change of any insurance referred to therein. Written notice to Park District shall be by certified mail, return receipt requested.

Failure of Park District to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Park District to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Park District shall have the right, but not the obligation, of prohibiting Contractor or any subcontractor from entering the project site until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by the Park District.

With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Park District whenever requested.

Contractor shall provide certified copies of all insurance policies required above within 10 days of Park District's written request for said copies.

2. Acceptability of Insurers

For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A VII using the most recent edition of the A.M. Best's Key Rating Guide. If the Best's rating is less than A VII or a Best's rating is not obtained, the Park District has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

4. Deductibles and Self-Insured Retentions

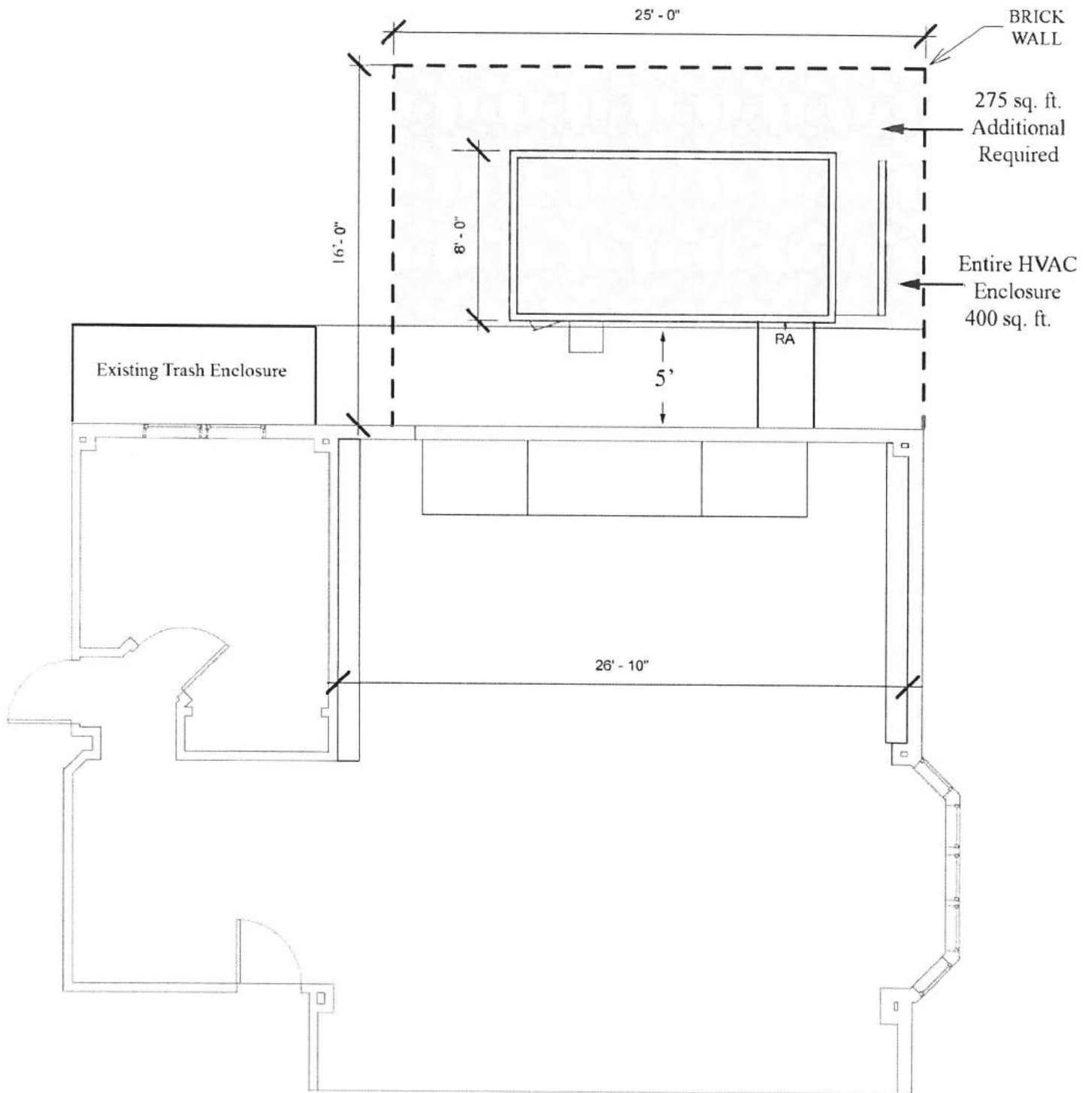
Any deductibles or self-insured retentions must be declared to the Park District. At the option of the Park District, the Contractor may be asked to eliminate such deductibles or self-insured retentions as respects the Park District, its officers, officials, employees, volunteers and agents or required to procure a bond guaranteeing payment of losses and other related costs including but not limited to investigations, claim administration and defense expenses.

5. Subcontractors

Contractor shall cause each subcontractor employed by Contractor to purchase and maintain insurance of the type specified above. When requested by the Park District, Contractor shall furnish copies of certificates of insurance evidencing coverage for each subcontractor.

F. Professional Liability Insurance

The architect for the Project shall maintain professional liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each wrongful act arising out of the performance or failure to perform professional services.



1 Exhibit A

5. Statement regarding River Forest Public Library Lease

Because the Library's project is weather dependent, and, therefore, time is of the essence, the Library has been simultaneously finalizing its Lease negotiations with the Park District while also pursuing its planned development with the Village. The 50-year Lease has been drafted and is in the final review stage by attorneys for the Park District and the Library and their respective officials. The final step will be approval of the Lease by the Park District Commissioners and the Library Board of Trustees at their respective regular meetings this fall. The Library acknowledges and understands that it must have the Lease in place with the Park District in order to construct, maintain and operate the proposed development. The Library expects that the Lease will receive final approval prior to final Village action on the Library's planned development application. If the Lease has not been approved prior to final Village action on the Library's application, the Library would be willing to accept as a condition of approval in the planned development permit a requirement that the Library provide the Village with proof of rights to occupy and improve the area that is the subject of the permit prior to issuance of a building permit for the Library's proposed development.

6. Statement indicating compliance with the Village of River Forest Comprehensive Plan

The Village of River Forest Comprehensive Plan notes the need for the Library to better serve the community by working to meet the growing demand for meeting and activity space. The Library has one meeting room, The Barbara Hall Meeting Room, which is typically in near constant use for both Library programs and community meetings. In 2019, the most recent regular year before the COVID-19 pandemic, the Library had to deny 150 meeting room requests from the public because the Barbara Hall Meeting Room was already booked. Upon making the room available for bookings again this Fall, the Library is already struggling to meet the demand for reservations while also utilizing the room to offer quality programming to the community.

Approving the planned development request to install the air handler and its enclosure outside of the Library building would allow the Library to add a second space for programs and community activities, and would be in keeping with the following principles, values, and objectives of the Village of River Forest Comprehensive Plan:

Core Community Principle: Strengthening our property values and enhancing our quality of life.

The Library works to support the core community principle to enhance villagers' quality of life in a variety of ways, including providing meeting space to community groups and providing a wide range of programs and services for all ages. The Library actively engages with young children to support early literacy, serves as a hub for middle school students, and collaborates with the River Forest Township and others to provide programs and services to seniors. Targeted programs and services include support for D90 initiatives, dementia-friendly programs, and sustainability initiatives. With more space, the Library will be able to further develop its services, programs, and partnerships, which is also in keeping with the expressed Community Value of *Continuing to provide high quality and responsive community facilities and services.*

Increasing the amount of community space within the Library building also supports the following core objectives included in the Comprehensive Plan:

Land Use & Development Core Objective: Provide for public/quasi-public uses to continue the high quality of facilities and services within the community.

Community Facilities Core Objective: regularly review Village facilities, infrastructure, and services to identify potential issues and prepare for necessary renovations, replacements and improvement projects.

7. Survey, legal description and street address of the subject property

Prairie Land Survey Company created the enclosed survey to capture the entire area needed for the project.

The legal description of the Library's entire property as contemplated by the Lease is:

Parcel 1:

THE SOUTH 57.50 FEET OF LOT 74 AND THE NORTH 42.50 FEET OF LOT 75 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN RIVER FOREST, COOK COUNTY, ILLINOIS.

Parcel 2:

THAT PART OF LOT 74 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN RIVER FOREST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 74; THENCE NORTH 01 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 74 57.50 FEET, TO THE NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74; THENCE NORTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74, 153.35 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 49 SECONDS WEST, 10.41 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 11 SECONDS EAST, 25.00 FEET; THENCE SOUTH 01 DEGREES 54 SECONDS 49 MINUTES EAST, 10.39 FEET TO SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74; THENCE SOUTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74, 25.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE PARCEL OF LAND DESCRIBE HEREIN CONTAINS 260.07 SQUARE FEET MORE OR LESS.

Address of the subject property is 735 Lathrop Avenue, River Forest, IL 60305.

SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
2. NORTH ARROW AND BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (2011 ADJUSTMENT).
3. IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY PRAIRIE LAND SURVEY COMPANY, ON 08/09/2021.
4. COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES.
5. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
6. R&M = RECORD AND MEASURED INFORMATION. (0.00') = RECORD INFORMATION, 0.00' = MEASURED INFORMATION
7. PRAIRIE LAND SURVEY COMPANY JOB NUMBER 21217
8. BENCHMARK REFERENCE INFORMATION NGS MARK D03309 THE STATION IS IN THE GRASS PARKWAY OF MAPLE AVENUE AT THE NORTHWEST QUADRANT OF MAPLE AND MONROE STREET, 35 FT (10.7 M) NORTH OF THE CENTERLINE OF MONROE STREET, 22 FT (6.7 M) WEST OF THE CENTERLINE OF MAPLE AVENUE, 2 FT (0.6 M) WEST OF THE BACK OF CURB AND 14 FT (4.3 M) SOUTH OF A STREET SIGN. THE MARK IS THE TOP OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL. ELEVATION=619.20(NAD83)

PLAT OF SURVEY

OF

THE SOUTH 57.50 FEET OF LOT 74 AND THE NORTH 42.50 FEET OF LOT 75 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN RIVER FOREST, COOK COUNTY, ILLINOIS.

LEGEND

- Catch Basin
- Electric Hand Hole
- Fire Hydrant
- Inlet
- Landscape Light
- Light Standard
- Manhole
- Power Pole
- Sign
- Water Valve
- Tree and Size
- Bush
- Traffic Signal
- Gas Meter
- Water Fountain
- Electric Manhole
- Transformer Box
- Traffic Signal Vault
- Flag Pole
- Hand Hole
- Heating, Ventilation, and Air Conditioning
- Multi-Trunk Tree
- Water Hand Hole
- Electric Meter
- Clean Out
- Gas Meter
- Electric Pedestal
- Telephone Pedestal
- Cable Pedestal
- Electric Cabinet
- Generator
- Gas Stand Pipe
- Bollard

FIELD WORK:	08/09/2021
DRAWN BY:	KB
CHECKED BY:	MS
PROJECT No.:	21217
FIELD BOOK:	16
FILE LOCATION:	105D
DRAWING FILE:	21217



PRAIRIE LAND SURVEY COMPANY

24043 Oak Street, Plainfield, Illinois
PrairieLandSurvey.com
(815) 341-0659

PLAT OF SURVEY

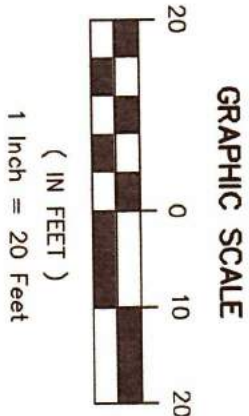
Ordered by: River Forest Public Library

735 Lathrop Avenue
River Forest, IL 60305

PROPOSED LEASE AREA LEGAL DESCRIPTION

THAT PART OF LOT 74 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN RIVER FOREST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 74; THENCE NORTH 01 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 74 57.50 FEET; TO THE NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74; THENCE NORTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74, 153.35 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 49 SECONDS WEST, 10.41 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 19 SECONDS EAST, 25.00 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 49 SECONDS WEST, 10.39 FEET; TO SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74; THENCE SOUTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74, 25.00 FEET; TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE PARCEL OF LAND DESCRIBE HEREIN CONTAINS 260.04 SQUARE FEET MORE OR LESS.

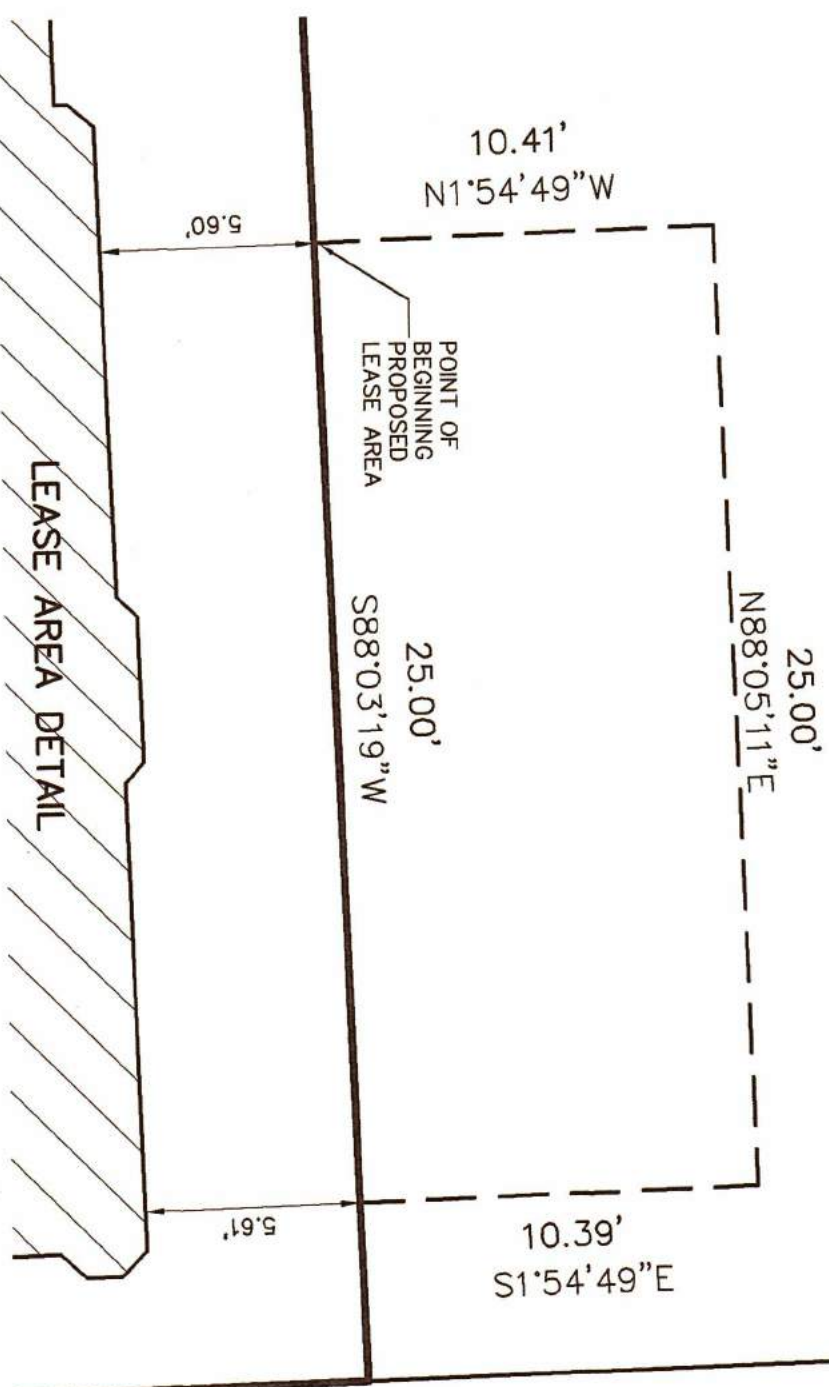
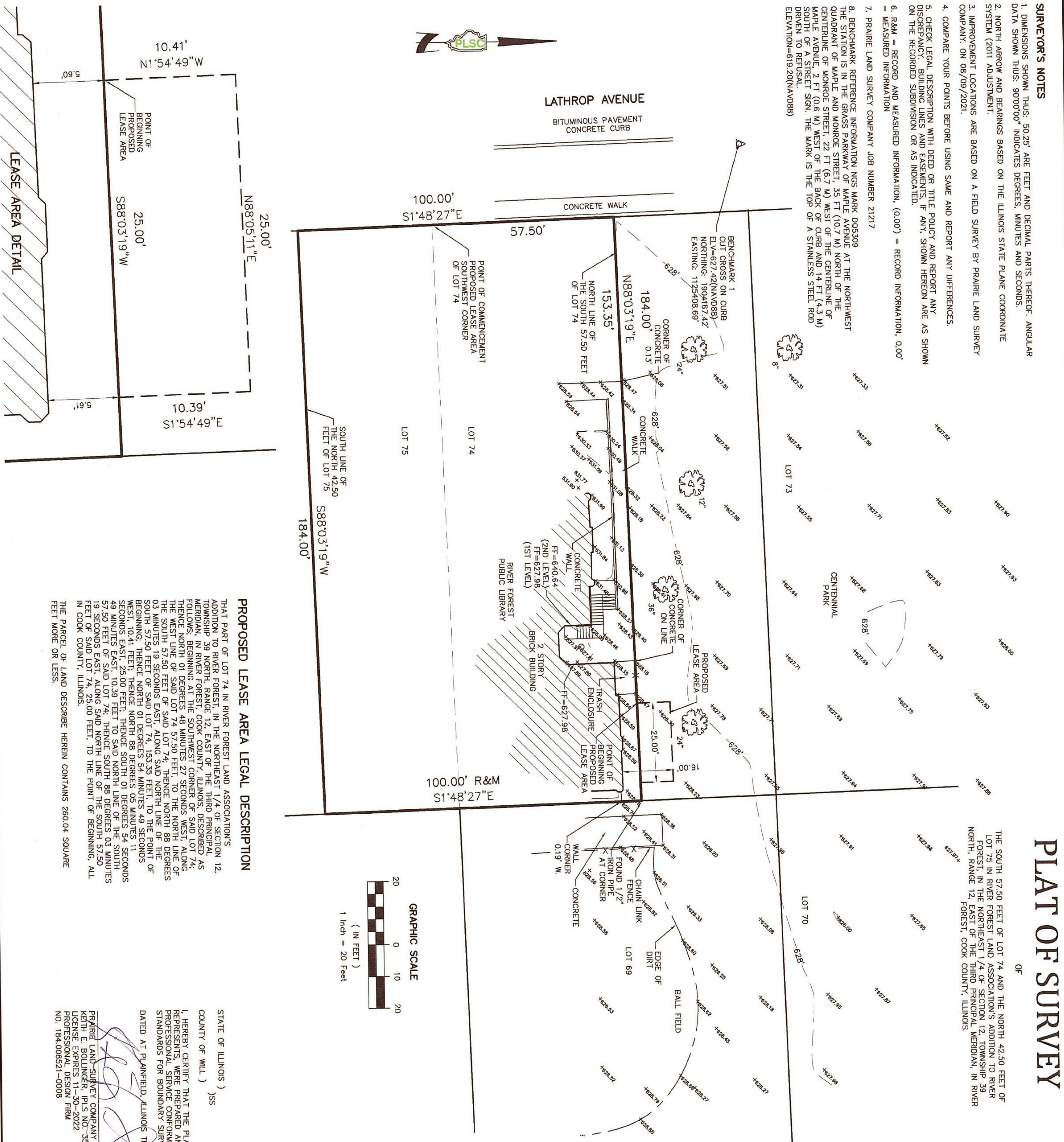


STATE OF ILLINOIS)
COUNTY OF WILL) SS

I HEREBY CERTIFY THAT THE PLAT DRAWN HEREON AND THE SURVEY THAT IT REPRESENTS, WERE PREPARED AND PERFORMED BY US, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED AT PLAINFIELD, ILLINOIS THE 23rd DAY OF AUGUST, 2021.

PRAIRIE LAND SURVEY COMPANY
KEITH E. BOLLINGER, PLS NO. 35-3592
LICENSE EXPIRES 11-30-2022
PROFESSIONAL DESIGN FIRM
NO. 184.008521-0008



8. Scaled site plans

Enclosed. AS1.0 and AS2.0

9. Schematic drawings

Enclosed AS1.0 and AS2.0

10. Site drainage plan

Enclosed. AS1.0

11. Landscaping plan

Enclosed AS1.0

12. Construction staging plan

Enclosed. AS1.2

13. Interior room buildout

Enclosed.

14. Schedule of development

Enclosed.

ABBREVIATIONS

A	AND	LAB	LABORATORY
∠	ANGLE	LAD	LADDER
@	AT	LAM	LAMINATE/ LAMINATED
I	CHANNEL	LAV	LAVATORY
AB	ANCHOR BOLT	LH	LEFT HAND
ABV	ABOVE	LL	LINE LOAD
ACC	AIR CONDITION/ CONDITIONING	LLH	LONG LEG HORIZONTAL
ACCUS	ACCESS	LV	LONG LEG VERTICAL
ACU	ACOUSTIC, ACOUSTICAL	LMST	LIMESTONE
ACT	ACQUITTAL, CEILING PANEL	LPT	LOW POINT
AD	ADJUSTABLE	LT	LIGHT
ADJ	ADJACENT, ADJUSTABLE	LTV	LIGHT WEIGHT
ADJ	ADJACENT, ADJUSTABLE	LWC	LIGHT WEIGHT CONCRETE
AFF	ABOVE FINISH FLOOR	M	METER
AGGR	AGGREGATE	MAS	MASONRY
AHJ	AUTHORITY HAVING JURISDICTION	MATL	MATERIAL
ALT	ANCHOR	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MACHINE BOLT
ALND	ALTERNATE	MBR	MEMBER
AP	APPROXIMATE	MC	MEDICINE CABINET
ARCH	ARCHITECT/ ARCHITECTURAL	MECH	MECHANICAL
ASB	ASBESTOS	MED	MEDIUM
ASPH	ASPHALT	MEMB	MEMBRANE
AUTO	AUTOMATIC	MEZZ	MEZZANINE
AVE	AVERAGE	MFR	MANUFACTURER
BD	BOARD	MH	MAN HOLE
BEV	BEVEL, BEVELED	MIN	MINIMUM
BITUM	BITUMINOUS/ BITUMASTIC	MIR	MIRROR
BLDG	BLOCK	MISC	MISCELLANEOUS
BLK	BLOCK	MLWK	MILLWORK
BM	BOTTOM	MM	MILLIMETER
BR	BRICK	MO	MOISTURE RESISTANT
BRG	BEARING	MOD	MODULAR
BRG PL	BEARING PLATE	MR	MOISTURE RESISTANT
BRKT	BRACKET	MRS	MARBLE FLOOR
BRZ	Bronze	MSB	MSP SERVICE BASIN
BSMT	BASMENT	MT	MOUNT
BTWN	BETWEEN	MTD	MOUNTED
BUR	BUILT UP ROOFING	MTL	METAL
BW	BOTH WAYS	MULL	MULLION
C	CURB	N	NORTH
CAB	CABINET	NAT	NATURAL
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CEM	CEMENT	NO	NUMBER
CLG	COUNTER FLASHING	NOM	NOMINAL
CHR	CHAMFER	NRC	NOISE REDUCTION COEFFICIENT
CI	CORNER GUARD	NTS	NOT TO SCALE
CJ	CAST IRON	O	OVERALL
CPC	CAST-IN-PLACE CONCRETE	OA	ON CENTER
CR	CIRCLE	OD	OUTSIDE DIAMETER
CJ	CONSTRUCTION/CONTROL JOINT	OF	OUTSIDE FACE
CL	CENTERLINE	OFF	OFFICE
CLG	CEILING	OH	OVER HEAD
CLGK	CALCULATING	OP	OPENING
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEARANCE	OPH	OPPOSITE HAND
CM	CENTIMETER	P	PARALLEL
CMU	CONCRETE MASONRY UNIT	PB	PANIC BAR
CONTR	CONTRACTOR	PC	PARTICLEBOARD
CNTR	COUNTER	PCC	PRECAST CONCRETE
CO	COLUMN	PCF	POUNDS PER CUBIC FOOT
COL	COLUMN	PE	PEDESTAL
COMB	COMBINATION	PERIM	PERIMETER
CONC	CONCRETE	PERF	PERFORATE/ PERFORATED
COND	CONDITION	PERM	PERMANENT
CONN	CONNECT/ CONNECTION	PL	PLATE
CONSTR	CONSTRUCTION	PLAM	PLASTIC LAMINATE
CONT	CONTINUE/ CONTINUOUS	PLAS	PLASTER
CORR	CORRIDOR	PLBG	PLUMBING
CPRS	COMPRESSIBLE	PJF	POUNDS PER LINEAL FOOT
CPT	CARPET/ CARPETED	PL GL	PLATE GLASS
CRS	COLD ROLLED STEEL	PLYWD	PLYWOOD
CSK	COUNTERSINK/COUNTERSUNK	PNL	PANEL
CSMT	CASEMENT	PAR	PART
CT	CERAMIC TILE	PREFAB	PREFABRICATED
C TO C	CENTER TO CENTER	PREFIN	PREFINISHED
CTR	CENTER	PREFMO	PREFORMED
CU	CUBIC	PRKG	PARKING
CU FT	CUBIC FEET	PS CONC	PRESSURESTRESS CONCRETE
CUH	CABINET UNIT HEATER	PSF	POUNDS PER SQUARE FOOT
CUH	CABINET UNIT VENTILATOR	PSI	POUNDS PER SQUARE INCH
CU YD	CUBIC YARD	PT	PAINT
D	DEEP	PT CONC	POST-TENSIONED CONCRETE
DBL	DOUBLE	PTD	PAPER-TOWEL DISPENSER
DEMO	DEMOLISH/ DEMOLITION	PTN	PARTITION
DEP	DEPRESS/ DEPRESSED	PTR	PAPER TOWEL RECEPTACLE
DEPT	DEPARTMENT	PVC	POLYVINYL CHLORIDE
DET	DETAIL	QT	QUARRY TILE
DH	DOUBLE HUNG	R	RISER
DIAM	DIAMETER	RA	RETURN AIR
DIA	DIA	RB	RUBBER/ RESILIENT BASE
DISP	DIMENSION	RBR	RUBBER
DIV	DIVISION/ DIVIDE	RCP	REINFORCED CONCRETE PIPE
DMPF	DAMP-PROOFING	REF	REFERENCE
DMPR	DAMP	REFL	REFLECT
DN	DOWN	REFR	REFRIGERATOR
DR	DOOR	REFR	REFRIGERATOR
DS	DOWNSPOUT	REFR	REFRIGERATOR
DWG	DRAWING/ DRAWINGS	REFR	REFRIGERATOR
DWR	DRAWER	REFR	REFRIGERATOR
E	EAST	REFR	REFRIGERATOR
EA	EACH	REFR	REFRIGERATOR
EL	ELEVATION	REFR	REFRIGERATOR
ELEC	ELECTRIC/ ELECTRICAL	REFR	REFRIGERATOR
ELDV	ELEVATOR	REFR	REFRIGERATOR
EMBD	EMBEDMENT	REFR	REFRIGERATOR
EMER	EMERGENCY	REFR	REFRIGERATOR
ENCL	ENCLOSURE	REFR	REFRIGERATOR
EPB	ELECTRIC PANEL BOARD	REFR	REFRIGERATOR
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	REFR	REFRIGERATOR
EQ	EQUIPMENT	REFR	REFRIGERATOR
ESTG	ESTIMATE	REFR	REFRIGERATOR
EW	EACH WAY	REFR	REFRIGERATOR
EWC	ELECTRIC WATER COOLER	REFR	REFRIGERATOR
EWVH	ELECTRIC WATER HEATER	REFR	REFRIGERATOR
EXST	EXISTING	REFR	REFRIGERATOR
EXP	EXPANSION/ EXPANSION/ EXPOSED	REFR	REFRIGERATOR
EXH	EXHAUST	REFR	REFRIGERATOR
EXT	EXTERIOR	REFR	REFRIGERATOR
FA	FRESH AIR	REFR	REFRIGERATOR
FB	FLAT BAR	REFR	REFRIGERATOR
F BRK	FIRE BRICK	REFR	REFRIGERATOR
FD	FLOOR DRAIN	REFR	REFRIGERATOR
FDN	FOUNDATION	REFR	REFRIGERATOR
FE	FIRE EXTINGUISHER	REFR	REFRIGERATOR
FEC	FIRE EXTINGUISHER CABINET	REFR	REFRIGERATOR
FF	FINISH FLOOR ELEVATION	REFR	REFRIGERATOR
FF EL	FINISH FLOOR ELEVATION	REFR	REFRIGERATOR
FGL	FIBERGLASS	REFR	REFRIGERATOR
FL	FLAT HEAD	REFR	REFRIGERATOR
FHC	FIRE HOSE CABINET	REFR	REFRIGERATOR
FIN	FINISH FINISHED	REFR	REFRIGERATOR
FIN FLR	FINISHED FLOOR	REFR	REFRIGERATOR
FLASH	FLASH	REFR	REFRIGERATOR
FLEX	FLEXIBLE	REFR	REFRIGERATOR
FLR	FLOOR FLOORING	REFR	REFRIGERATOR
FLUOR	FLUORESCENT	REFR	REFRIGERATOR
FP	FIREPROOF/ FIRE PROTECTION	REFR	REFRIGERATOR
FR	FRAME FRAMING	REFR	REFRIGERATOR
FRP	FIBERGLASS REINFORCED PLASTIC	REFR	REFRIGERATOR
FT	FEET/ FOOT	REFR	REFRIGERATOR
FTG	FOOTING	REFR	REFRIGERATOR
FURN	FURNISH	REFR	REFRIGERATOR
FBO	FURNISH BY OTHERS	REFR	REFRIGERATOR
G	GROUND	REFR	REFRIGERATOR
GA	GAGE GAUGE	REFR	REFRIGERATOR
GALV	GALVANIZED	REFR	REFRIGERATOR
GB	GENERAL CONTRACTOR	REFR	REFRIGERATOR
GKT	GASKET/ GASKETED	REFR	REFRIGERATOR
GL	GLASS	REFR	REFRIGERATOR
GL BLK	GLASS BLOCK	REFR	REFRIGERATOR
GLZ CMU	GLAZED CONCRETE MASONRY UNIT	REFR	REFRIGERATOR
GR	GRADE/ GRADING	REFR	REFRIGERATOR
GR FL	GROUND FLOOR	REFR	REFRIGERATOR
GT	GROUT	REFR	REFRIGERATOR
GWH	GAS FIRED WATER HEATER	REFR	REFRIGERATOR
GWT	GLAZED WALL TILES	REFR	REFRIGERATOR
GYP	GYP	REFR	REFRIGERATOR
GYP BD	GYP	REFR	REFRIGERATOR
H	HIGH	REFR	REFRIGERATOR
HB	HOLE/ HOLE	REFR	REFRIGERATOR
HC	HOLLOW CORE	REFR	REFRIGERATOR
HDR	HARDENER	REFR	REFRIGERATOR
HDR	HEADER	REFR	REFRIGERATOR
HWD	HARDWOOD	REFR	REFRIGERATOR
HWD	HARDWARE	REFR	REFRIGERATOR
HP	HIGH POINT	REFR	REFRIGERATOR
HT	HEIGHT	REFR	REFRIGERATOR
HM	HOLLOW METAL	REFR	REFRIGERATOR
HMD	HOLLOW METAL DOOR	REFR	REFRIGERATOR
HORIZ	HORIZONTAL	REFR	REFRIGERATOR
HTG	HEATING	REFR	REFRIGERATOR
HVAC	HEATING/ VENTILATING/ AIR CONDITIONING	REFR	REFRIGERATOR
ID	INSIDE DIAMETER	REFR	REFRIGERATOR
IF	INSIDE FACE	REFR	REFRIGERATOR
IN	INCH	REFR	REFRIGERATOR
INCL	INCLUDE/ INCLUDED/ INCLUDING	REFR	REFRIGERATOR
INSUL	INSULATION/ INSULATING	REFR	REFRIGERATOR
INT	INTERIOR	REFR	REFRIGERATOR
INV	INVERT	REFR	REFRIGERATOR
JAN	JANITOR	REFR	REFRIGERATOR
JAN CLO	JANITOR CLOSET	REFR	REFRIGERATOR
JS	JANITOR'S SINK	REFR	REFRIGERATOR
J-SBX	JUNCTION BOX	REFR	REFRIGERATOR
KD	KNOCK DOWN	REFR	REFRIGERATOR
KOP	KNOCK OUT PANEL	REFR	REFRIGERATOR

MATERIAL DESIGNATION

EXISTING	CONCRETE, PLASTER, EXTERIOR INSULATION FINISH SYSTEM
STONE OR GRAVEL FILL	GLAZING
TOPSOIL	GYPSUM BOARD, PLASTER, GROUT, SAND
CLAY BACKFILL	GLASS-MAT
CONCRETE	PLYWOOD
BRICK	WOOD
CONCRETE MASONRY UNIT	ROUGH LUMBER
CUT STONE	BATT OR LOOSE INSULATION
METAL (LARGE SCALE)	RIGID INSULATION
METAL (SMALL SCALE)	ACOUSTICAL TILE

SYMBOLS & CALLOUTS

SECTION OR DETAIL CALLOUT	CENTER LINE
ELEVATION CALLOUT	FLOOR LINE
WALL TYPE	DATUM LINE
TOILET ACCESSORY	MATCH LINE
COLUMN LINE	REVISION
DOOR TAG	NEW CONTOUR
ROOM TAG	ABANDONED OR EXISTING CONTOUR TO REMAIN
DETAIL CALLOUT	

LOCATION MAP

PROJECT SITE, 735 LATHROP AVENUE, RIVER FOREST

CONSULTANTS

OWNER'S CONSULTANTS

ARCHITECTS
WILLIAMS ARCHITECTS
500 PARK BLVD, SUITE 800
ITASCA, IL 60143

(630) 221-1212
FAX: (630) 221-1220

ARCHITECTS' CONSULTANTS

STRUCTURAL ENGINEER
IMEG CORPORATION

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER

IMEG CORPORATION

SHEET INDEX

G1.0	TITLE SHEET
AS1.0	PROPOSED SITE PLAN
AS2.0	PROPOSED CONSTRUCTION STAGING PLAN
AS2.1	ENCLOSURE PLAN AND ELEVATIONS
AS2.2	PROPOSED MATERIALS

CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES, INCLUDING PUBLIC LAW 101-336 'AMERICANS WITH DISABILITIES ACT OF 2010' AND MEET ALL OF THE REQUIREMENTS SET FORTH IN THE FEDERAL REGISTER PART III DEPARTMENT OF JUSTICE, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES AND THE ILLINOIS ACCESSIBILITY CODE.

CURRENT DATE: 05 OCTOBER 2021

EXP DATE 11-30-22 EXP DATE 04-30-23

SEAL APPLIES TO DRAWINGS: G, AS, SHEETS

SIGNATURE: [Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	27 AUG 2021	ZONING SUBMISSION
2	1 OCT 2021	ZONING SUPPLEMENT

WA No.

2021-019

Date

1 OCT 2021

Drawn

NLC / AHB

Checked

NLC

WILLIAMS ARCHITECTS

ARCHITECTURE | PLANNING | AQUATICS | INTERIORS

500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone 630-221-1212 / Fax 630-221-1220


TITLE SHEET

G1.0

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Williams/Associates/Architects, Ltd.

10/1/2021 3:35:02 PM

WA No. 2021-019
Date 27 AUG 2021
Drawn NLC / AHB
Checked NLC



GRAPHIC NORTH

AS1.0

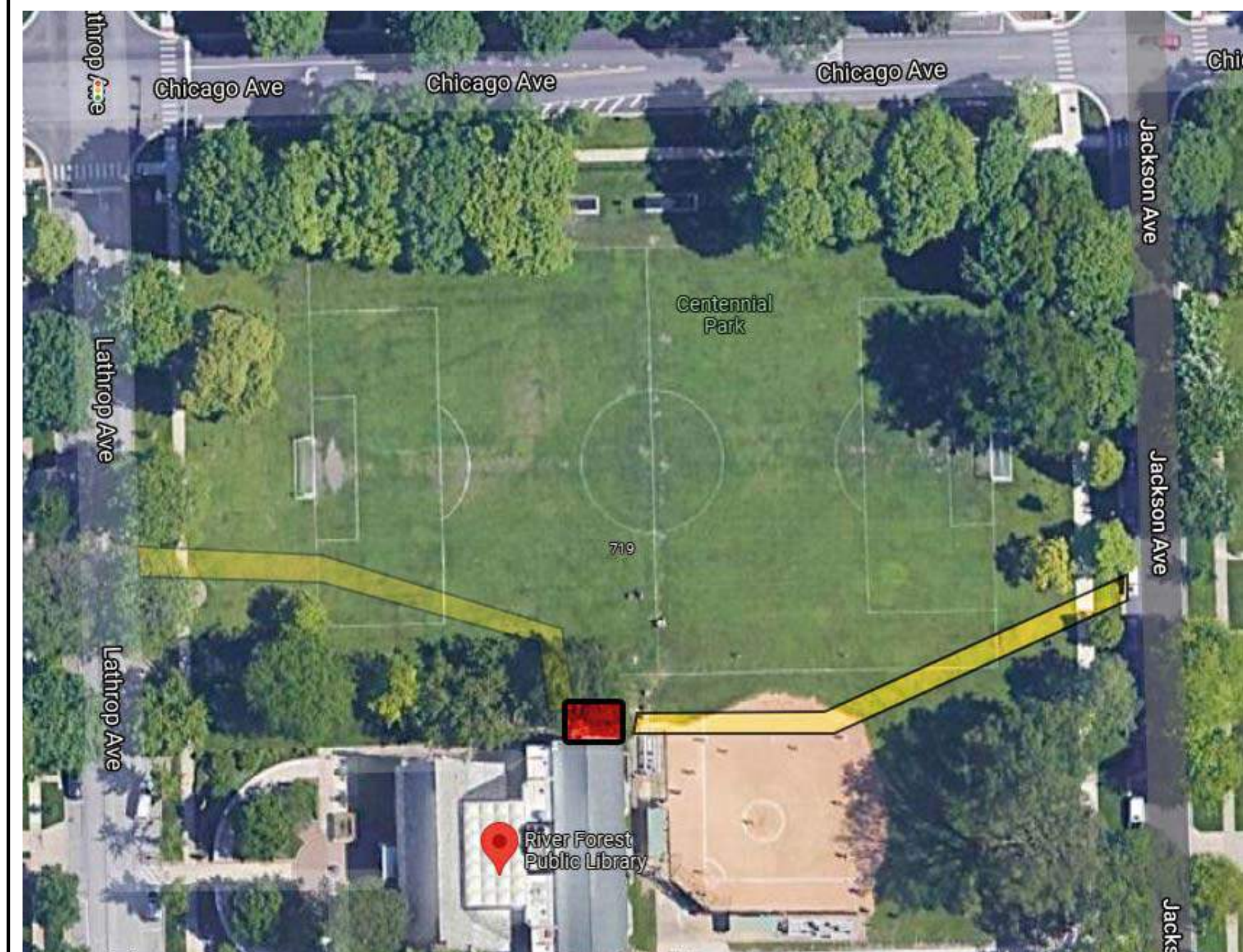




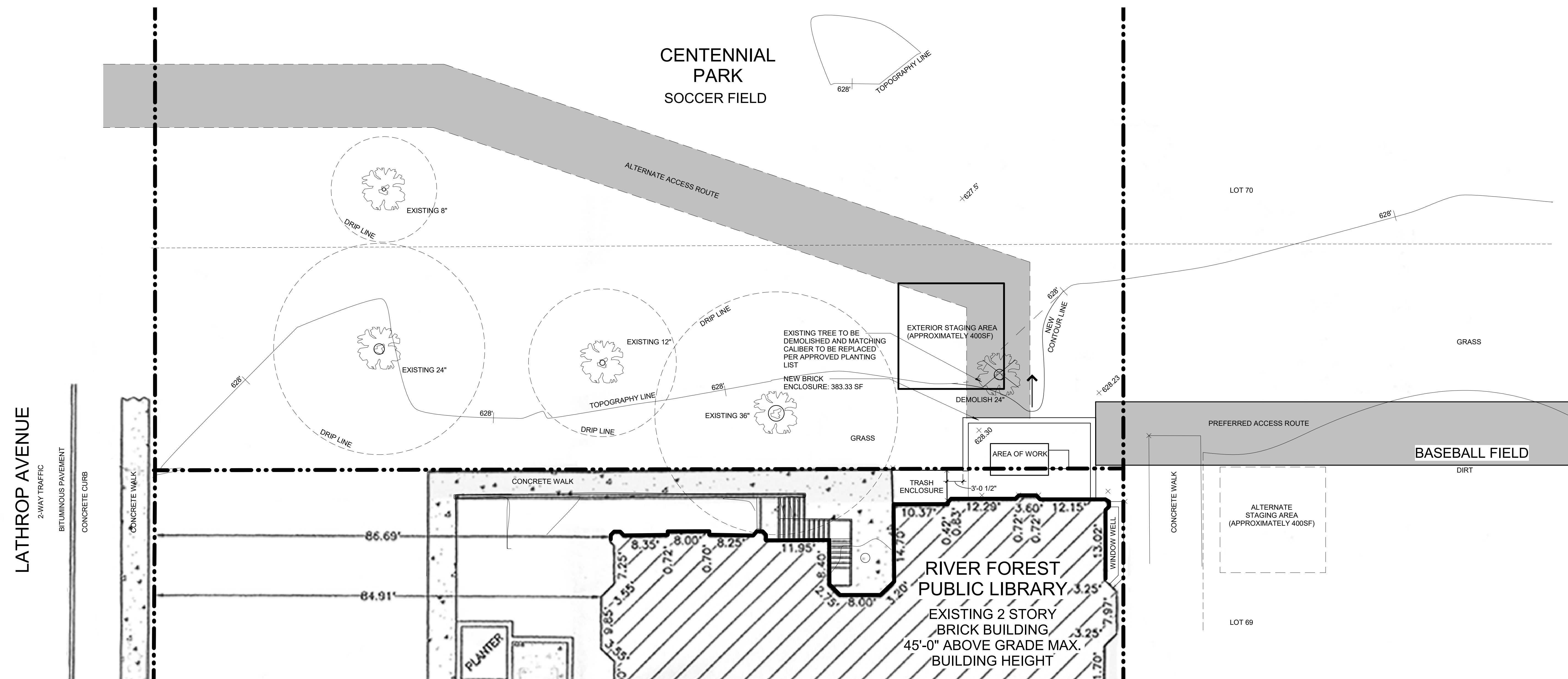
VIEW FROM LATHORP AVE



VIEW FROM JACKSON AVE



AERIAL VIEW OF CENTENNIAL PARK - STAGING SKETCH

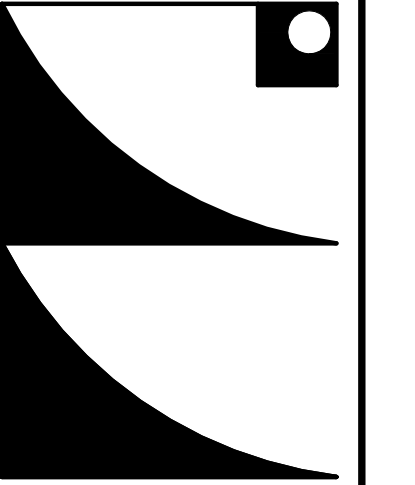
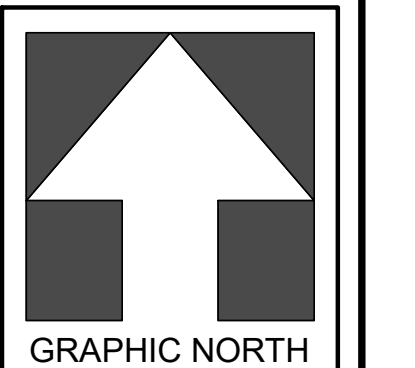


PROPOSED CONSTRUCTION STAGING PLAN

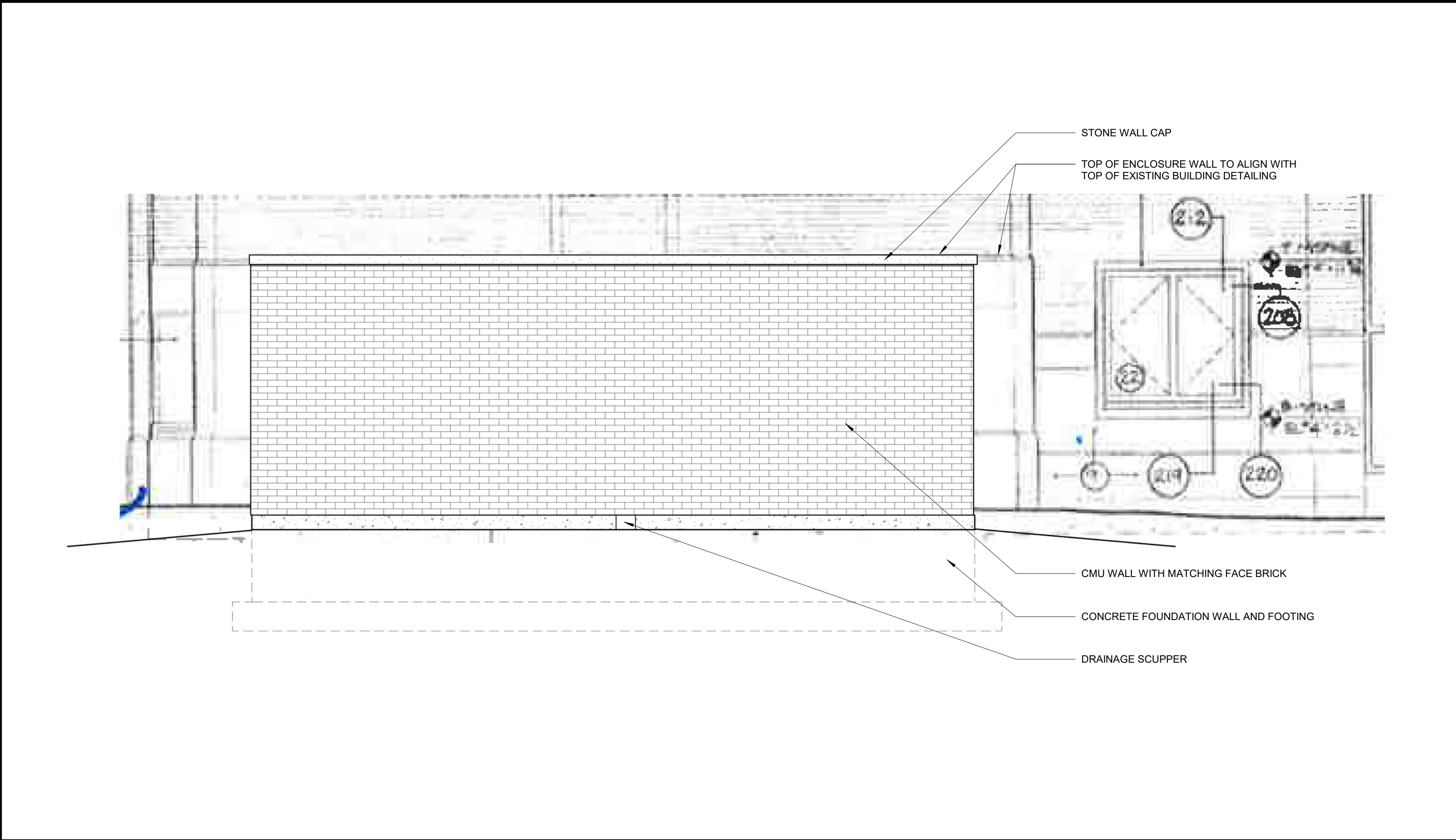
River Forest Public Library
Air Handler Relocation
735 Lathrop Avenue
River Forest, IL 60305

WA No.	2021-019
Date	1 OCT 2021
Drawn	NLC
Checked	ARD

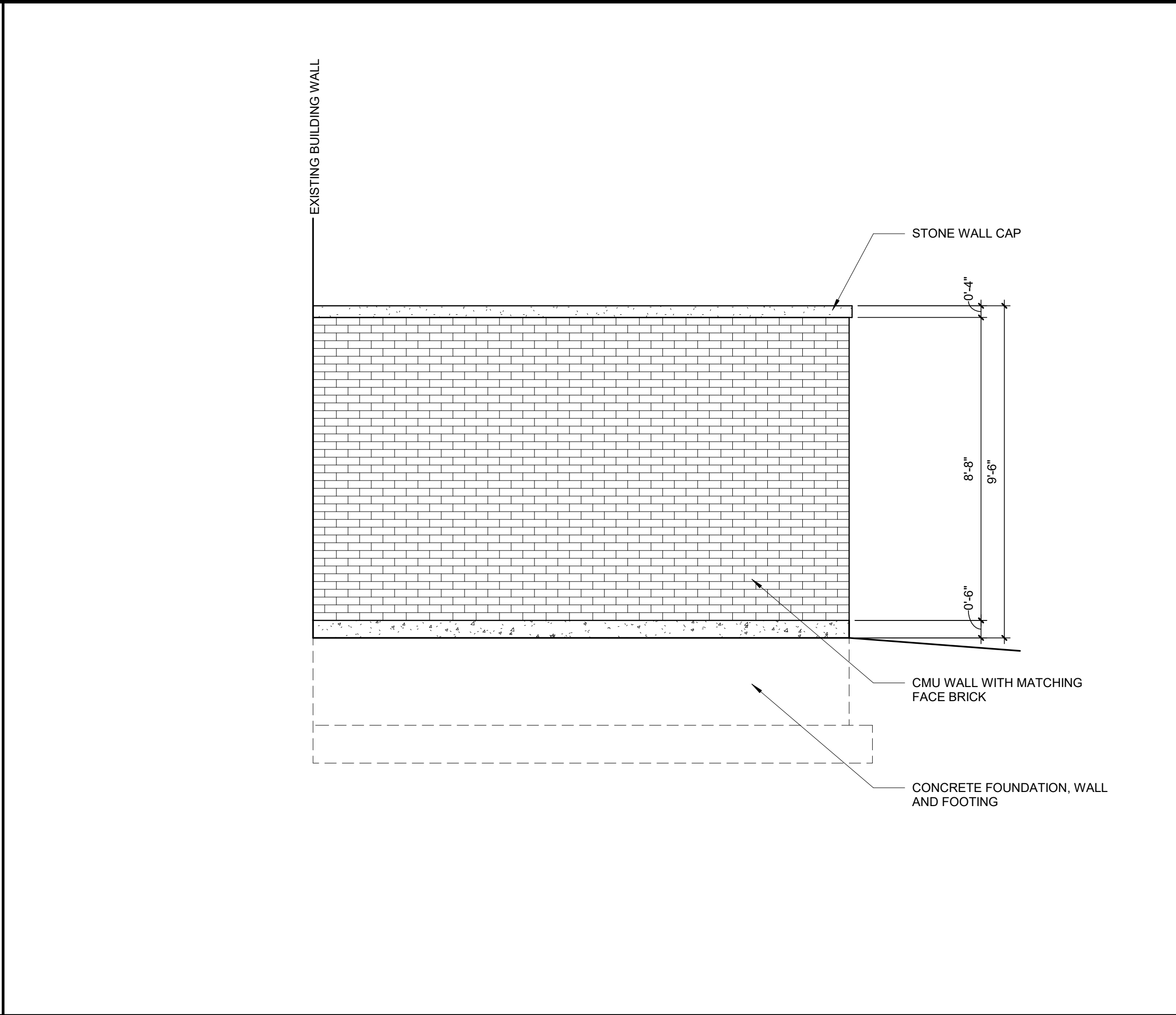
REVISIONS		
NO.	DATE	DESCRIPTION
1	27 AUG 2021	ZONING SUBMISSION
2	1 OCT 2021	ZONING SUPPLEMENT



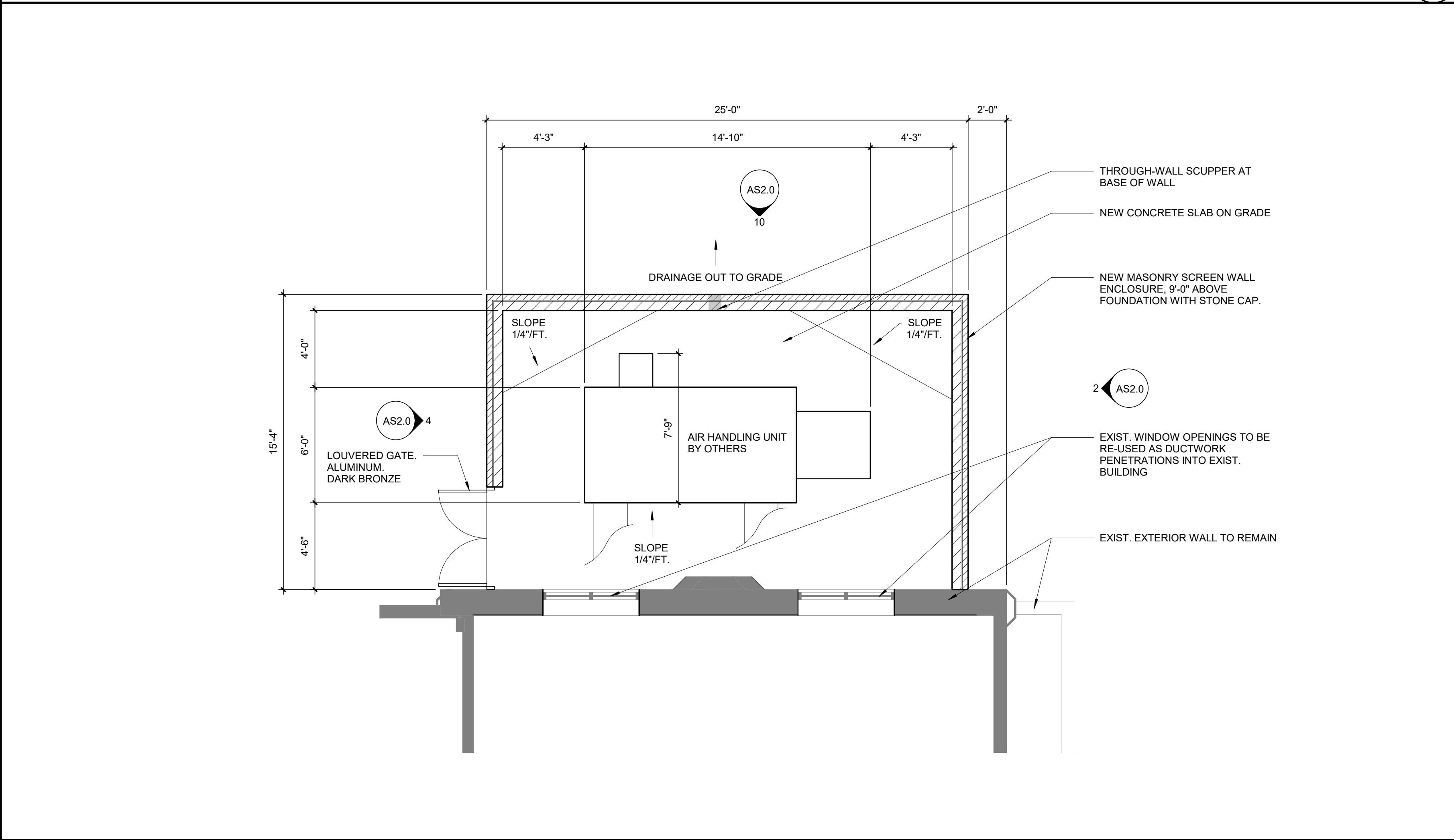
AS1.2



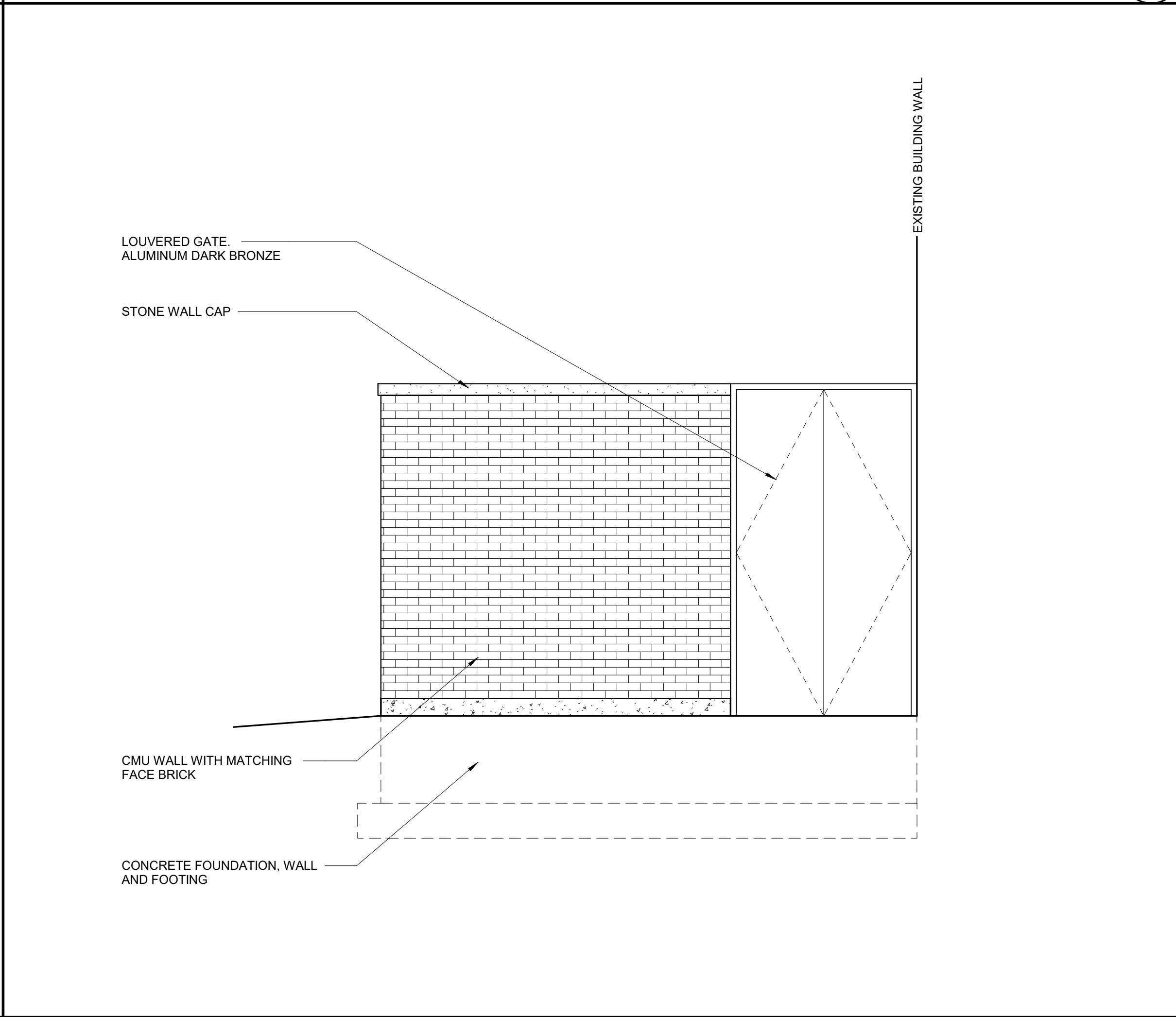
NORTH ELEVATION - AHU ENCLOSURE



EAST ELEVATION - AHU ENCLOSURE



ENLARGED PLAN/ AHU ENCLOSURE



WEST ELEVATION - AHU ENCLOSURE

NO.	DATE	REVISIONS	DESCRIPTION
1	27 AUG 2021	ZONING SUBMISSION	



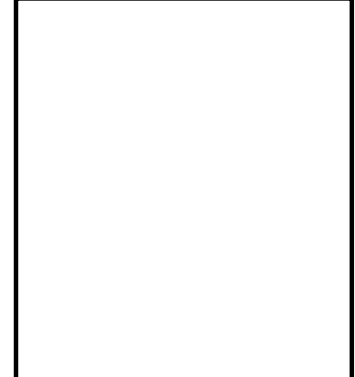


PROPOSED MATERIALS

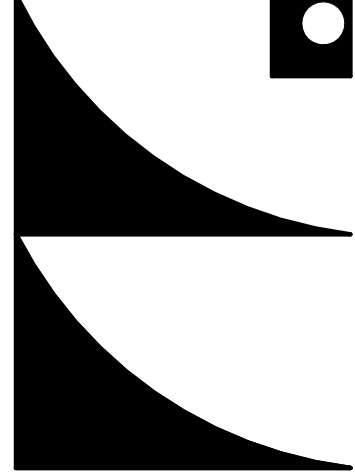
- PROPOSED MATERIALS:
- BLEND OF FACE BRICKS SHOWN
 - MATCHING LIMESTONE OR CAST STONE WALL CAP (COST DEPENDENT)
 - MATCHING MORTAR

River Forest Public Library
Air Handler Relocation
735 Lathrop Avenue
River Forest, IL 60305

REVISIONS		DESCRIPTION	
NO.	DATE	DATE	ZONING SUBMISSION
1	27 AUG 2021	27 AUG 2021	



WILLIAMS
ARCHITECTS
ARCHITECTURE | PLANNING | AQUATICS | INTERIORS
500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone 630-221-1212 / Fax 630-221-1220



PROPOSED
MATERIALS

AS2.1

SURVEYOR'S NOTES

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PLAT OF SURVEY

OF

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- Bush
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- Electric Pedestal
- Telephone Pedestal
- Cable Pedestal
- Electric Cabinet
- Generator
- Gas Stand Pipe
- Bollard

PRAIRIE LAND SURVEY COMPANY

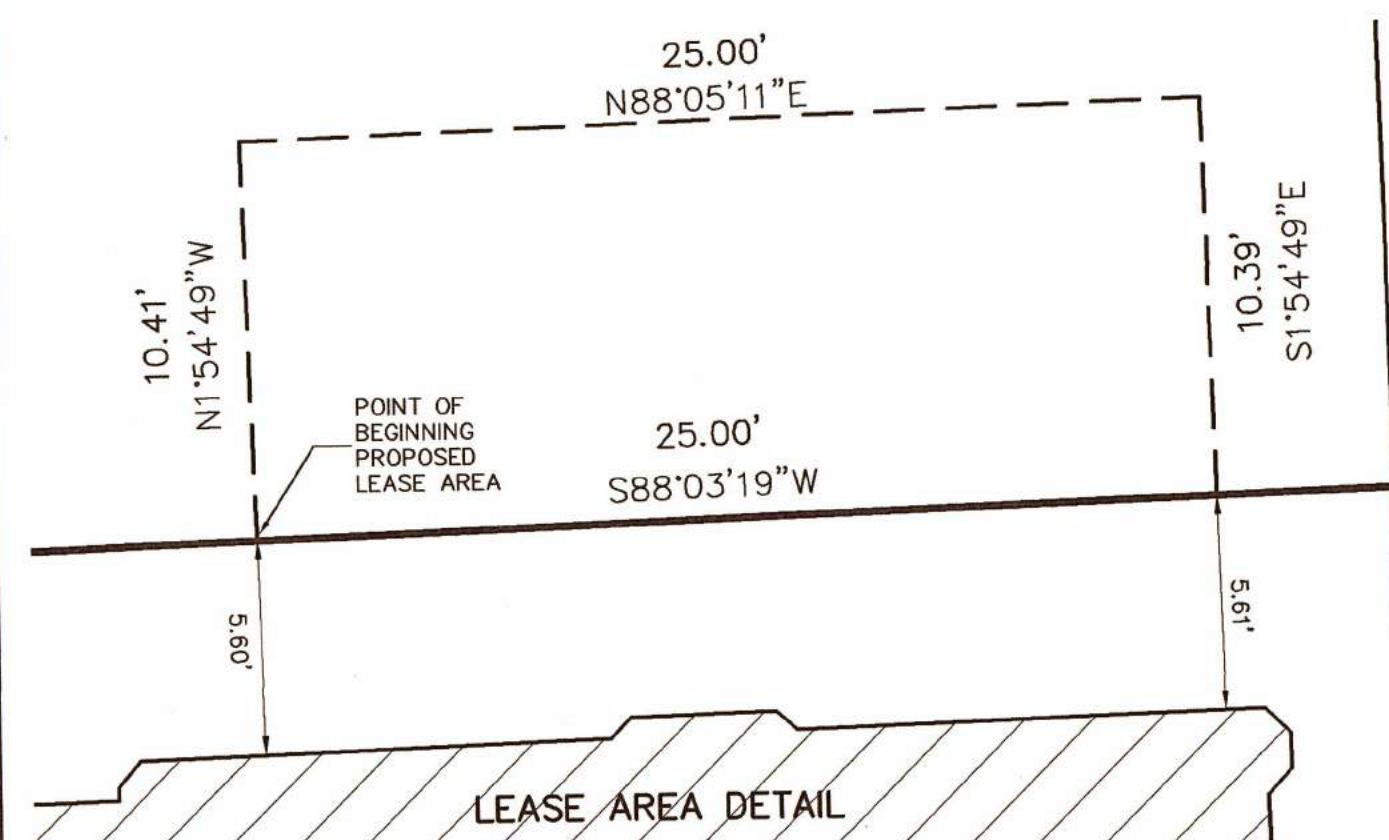
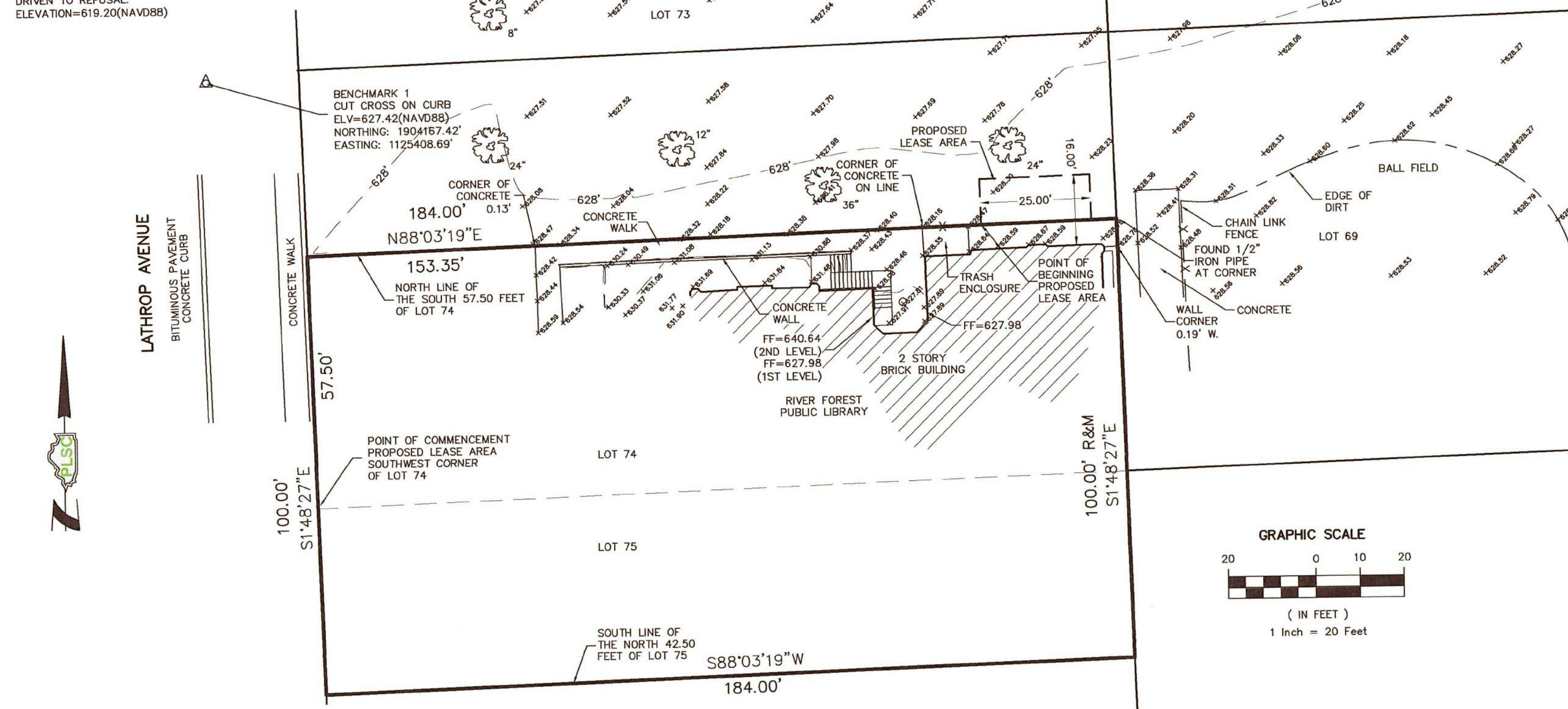
24043 Oak Street, Plainfield, Illinois
PrairieLandSurvey.com
(815) 341-0659



FIELD WORK:	08/09/2021
DRAWN BY:	KB
CHECKED BY:	MS
PROJECT NO.:	21217
FIELD BOOK:	16
FILE LOCATION:	105D
DRAWING FILE:	21217

PLAT OF SURVEY

Ordered by: River Forest Public Library
735 Lathrop Avenue
River Forest, IL 60305



PROPOSED LEASE AREA LEGAL DESCRIPTION

THAT PART OF LOT 74 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN RIVER FOREST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 74; THENCE NORTH 01 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 74 57.50 FEET, TO THE NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74; THENCE NORTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74, 153.35 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 54 MINUTES 49 SECONDS WEST, 10.41 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 11 SECONDS EAST, 25.00 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 49 SECONDS EAST, 10.39 FEET TO SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74; THENCE SOUTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 57.50 FEET OF SAID LOT 74, 25.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE PARCEL OF LAND DESCRIBE HEREIN CONTAINS 260.04 SQUARE FEET MORE OR LESS.

STATE OF ILLINOIS)
COUNTY OF WILL)SS

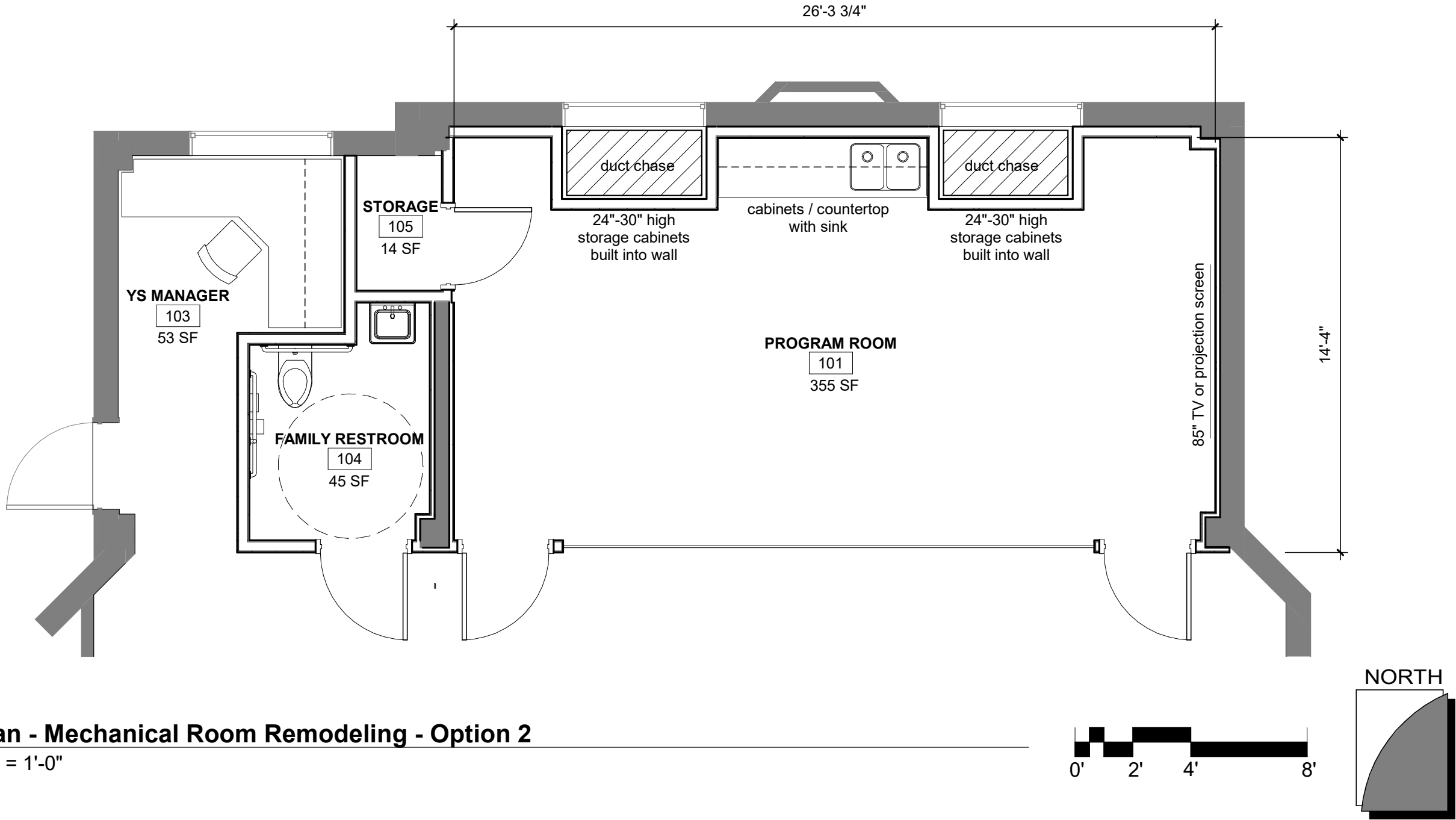
I, HEREBY CERTIFY THAT THE PLAT DRAWN HEREON AND THE SURVEY THAT IT REPRESENTS, WERE PREPARED AND PERFORMED BY US, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED AT PLAINFIELD, ILLINOIS THE 23rd DAY OF AUGUST, 2021.

PRAIRIE LAND SURVEY COMPANY
KEITH E. BOLLINGER, IPLS NO. 35-3592
LICENSE EXPIRES 11-30-2022
PROFESSIONAL DESIGN FIRM
NO. 184.008521-0008



PHASE 2 PLAN: COMPLETE
WE ARE CURRENTLY WORKING ON PHASE 1 WHICH IS MOVING THE AHU AND PREPPING THE SPACE FOR THE BUILD OUT. PHASE 1 DOES NOT INVOLVE THE STOREFRONT OR ENTRANCES, THE TOILET ROOM BUILT OUT, OR ANY REARRANGEMENT OF THE SPACE OUTSIDE OF THE CURRENT MECHANICAL ROOM.





SURFACE MOUNTED GATE LOCK

Item No. LAKQU2

High quality gate lock with aluminum housing and stainless steel mechanism. We recommend this lock as the standard for your industrial gates. The latch and dead bolt have 3/4" continuous adjustment to allow perfect latching / locking of the mechanism. A stainless steel throw of 7/8" guarantees secure locking. Handle depends on color: silver locks ship standard with the modern aluminum anodized handle pair and all other colors ship with the black ornamental handle pair. The latch gap required is keep dependent, but the standard and security keeps require a 1-1/4" latch gap. For a fast and highly precise installation, we recommend using the Drill-Fix drilling jig.



- ISO 9227 KTL / E-coated lock box withstands 1000 hours of salt spray test
- Easy left or right changing of the self-latching daybolt
- Throw of the dead bolt, 7/8" in 1 turn of the key
- Key-operated self-latching bolt, allows Free Exit application
- 4-hole mounting with two hex head socket screws
- Center distance bolts: 2-3/8"
- Continuous adjustment of the daybolt up to 3/8" without removing the lock box
- Stainless steel mechanism

AVAILABLE IN FOLLOWING RAL-COLORS



ZILV



RAL 6005



RAL 6009



RAL 7016

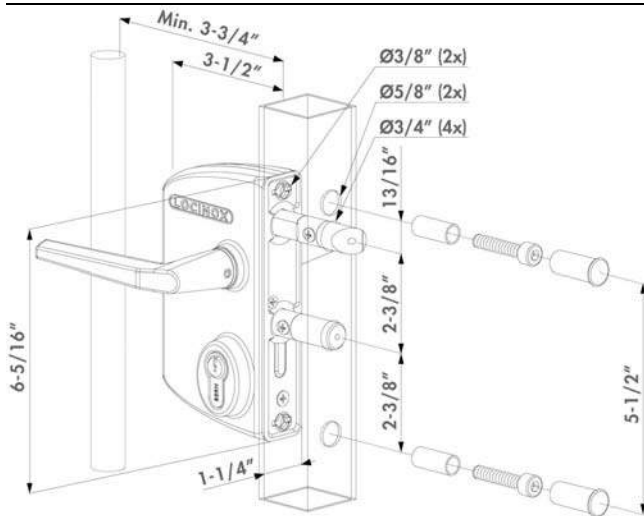


RAL 9005



RAL 9010

FEATURES





SURFACE MOUNTED DROPBOLT WITH ALUMINIUM BOLT

Item No. VSA-



Standard dropbolts with the innovative Quick-Fix fixation. The dropbolt is auto-locked between the gate wings after closing the gate.

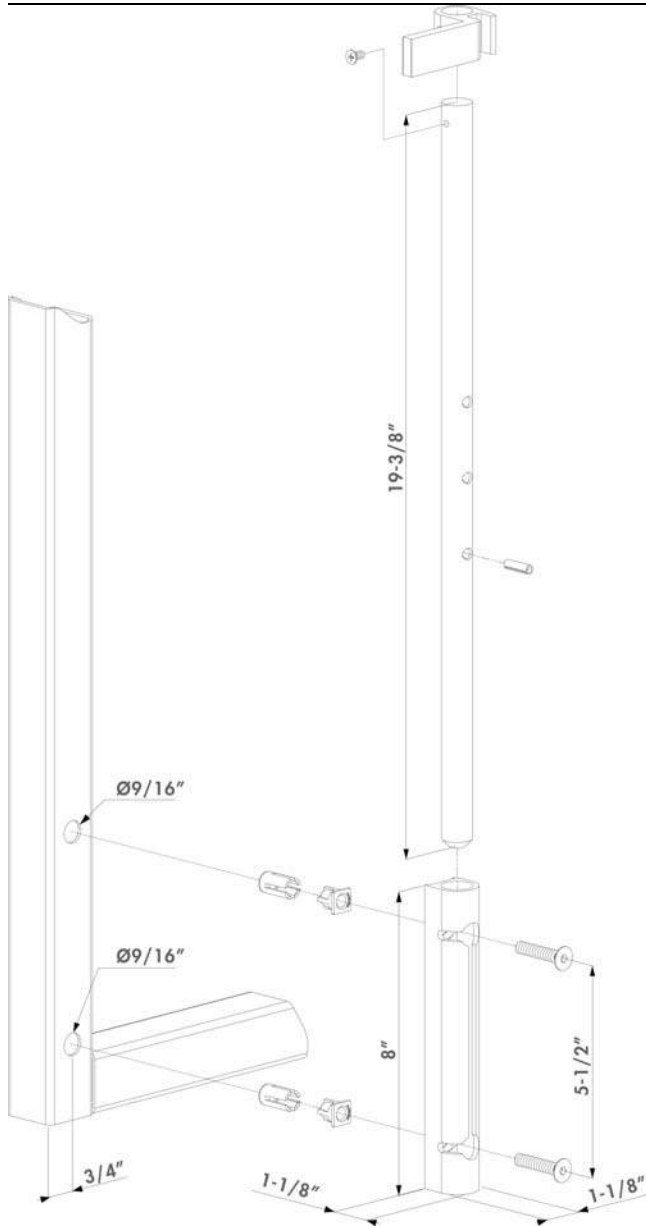
- Aluminium pin
- Aluminium head block and housing
- For gate profiles 1-1/2" or more
- Height adjustability of the drop bolt: 4"
- Throw: 5-1/2"
- Self-locking between the leaves
- Fast and easy fixation with Quick-Fix bolts
- Easy to retrofit

AVAILABLE IN FOLLOWING RAL-COLORS



FEATURES





CODE MATRIX
LIST OF APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE 2003 WITH LOCAL AMENDMENTS
- INTERNATIONAL FIRE CODE 2003 WITH LOCAL AMENDMENTS
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 – 2003 EDITION
- INTERNATIONAL MECHANICAL CODE 2003 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL FUEL GAS CODE 2003 WITH LOCAL AMENDMENTS
- NATIONAL ELECTRIC CODE 2005 WITH LOCAL AMENDMENTS
- ILLINOIS PLUMBING CODE 2014 WITH LOCAL AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE 2018 EDITION WITH LOCAL AMENDMENTS
- ILLINOIS ACCESSIBILITY CODE (71 IAC 400)

ITEM	ISSUE	CHAPTER/ ARTICLE	ORDINANCE REQUIREMENT	ACTUAL	LOC. PG #	AGENCY TEST NO.	REMARKS
PART 1 – ZONING							
1.01	ZONING DISTRICT	10-6-1 10-6-2 MAP	PRI	PRI		-	-EXISTING TO REMAIN
1.02	LOT AREA:	10-16-5	25,000 SF MIN	18,400 SF	AS1.0	-	-EXISTING TO REMAIN -DOES NOT CONFORM, GRANDFATHERED
1.03	MINIMUM LOT WIDTH:	10-16-5	125 FT	100 FT	AS1.0	-	-EXISTING TO REMAIN -DOES NOT CONFORM, GRANDFATHERED
1.04	MINIMUM LOT DEPTH:	10-16-5	125 FT	184 FT	AS1.0	-	-EXISTING TO REMAIN
1.05	MAXIMUM LOT COVERAGE	10-16-6	50% = 9,200 SF	8,120 SF BUILDING 385 SF NEW AHU ENCLOSURE,	AS1.0	-	-EXISTING TO REMAIN BUILDING, ADDED AHU ENCLOSURE
1.06	MAX BUILDING AREA (FAR)	10-16-6	1.0 = 18,400 SF	.87 = 16,154 SF	AS1.0	-	-
1.07	MINIMUM SETBACKS / YARDS						
	FRONT	10-16-8A	50 FT	77'-11"	AS1.0	-	-EXISTING TO REMAIN
	CORNER	10-16-8A	50 FT	N/A	AS1.0	-	-
	REAR	10-16-8B	25 FT	0 FT	AS1.0	-	-EXISTING TO REMAIN -DOES NOT CONFORM, GRANDFATHERED
	SIDE	10-16-8B	25 FT	4'-8" FT BUILDING 0'-0" AND 10'-8" OVERAGE ONTO PARK DIST. PROPERTY FOR AHU ENCLOSURE	AS1.0	-	-EXISTING TO REMAIN -DOES NOT CONFORM, GRANDFATHERED.
	BLDG SEPARATION	-	-	-	AS1.0	-	-EXISTING TO REMAIN
	REAR OPEN SPACE	-	-	-	AS1.0	-	-EXISTING TO REMAIN
1.08	MAXIMUM BLDG HEIGHT	10-16-7	40 FT STANDARD 50 FT W/ SETBACK EXCEPTION	45'-0"	A4.1	-	-EXISTING TO REMAIN -BUILDING CONFORMS
1.09	MAXIMUM STORIES	-	-	2 – BLDG	A4.1	-	-EXISTING TO REMAIN

1.10	OFF STREET PARKING	10-16-9D	1 PER 250SF PUBLIC AREA, +1 FOR EACH 2 EMPLOYEES = 57	0 SPACES	AS1.0	-	-EXISTING TO REMAIN -DOES NOT CONFORM
1.11	TREE PRESERVATION	10-24-5A1	DIA. MIN REMOVAL =6" AT 12" ABV GRD		AS1.0	-	-REQUIRES AUTHORIZATION FOR REMOVAL. WRITTEN STATEMENT TO BE PROVIDED.
1.12	CONDITIONS OF TREE REMOVAL	10-24-5-A2E 10-24-5-A3A2	LOCATION OF PROPOSED STRUCTURE	PROPOSED STRUCTURE INTERRUPTS ROOT BALL	AS1.0	-	-APPROVAL TO BE SOUGHT. REPLACEMENT SHALL BE OF SMALLER TREES OF EQUAL TOTAL CALIBER FROM APPROVED PLANT TYPE LIST 10-24-10-E.

01 October 2021

From: Williams Architects
 500 Park Boulevard, Suite 800
 Itasca, IL 60143

To: River Forest Public Library
 c/o Emily Compton-Dzak
 735 Lathrop Ave
 River Forest, IL 60305

RE: AHU Replacement and Enclosure Project – Schedule of development.

Dear Ms. Compton-Dzak,

The following is our updated expected schedule of development that is based on approval of the DRB Review and timely responses provided by the owner:

Milestone 1: Construction Documents	Complete 19 October 2021	3 weeks
Milestone 2: Submit for Permits	Submit 20 October 2021	6 weeks est.
Milestone 2: Advertisement for Bids	Post 20 October 2021	3 weeks
Milestone 3: DRB Review	21 October 2021	
Milestone 4: Pre-Bid Meeting	1 November 2021	
Milestone 5: Bidder's Questions Due	3 November 2021	
Milestone 6: Addendum Release	8 November 2021	
Milestone 7: Bid Opening	11 November 2021	
Milestone 8: Review and Award Contract	23 November 2021	2 weeks
Milestone 9: Contract Negotiations	28 December 2021	5 weeks avg.
Milestone 10: Owner Purchase long lead items	29 December 2021	12 weeks lead
Milestone 11: Permit Comments Released	11 November 2021	3 weeks est.
Milestone 12: Permit Response Released	18 November 2021	1 week est.
Milestone 13: Expected Permit Award	2 December 2021	2 weeks est.
Milestone 14: Pre-Construction Meeting	3 January 2021	
Milestone 15: Mobilization	14 January 2021	2 weeks est.
Milestone 16: Submittals	28 January 2021	2 weeks est.
Milestone 17: Construction Start date	31 January 2021	
Milestone 18: Exterior Preparation	18 February 2021	3 weeks est.
Milestone 19: Concrete pour and cure	25 March 2021	5 weeks est.
Milestone 20: HVAC delivery and installation	31 March 2021	1 week
Milestone 21: Clear and correct adjacent sites For turn-over (hard date)	31 March 2021	1 week
Milestone 22: Interior construction	21 April 2021	3 weeks
Milestone 23: Substantial Completion (90%)	22 April 2021	
Milestone 24: Final Completion	29 April 2021	1 week

Milestone 25: Close Contract / Final Pay

6 May 2021

1 week

Sincerely,

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Natalie L. Clemens
Project Architect

ENCL: n/a

15. Statements regarding photometric plan, shadow study, and sign plan

The Library's planned development includes no light fixtures or signage that would warrant a photometric or sign plan. The planned development will not impact surrounding properties in such a way as to necessitate a shadow study.

16. Statement regarding existing covenants, easements and other restrictions on use of land.

The Library is not aware of any covenants, easements or other restrictions on the use of land that would be affected by the proposed development.

17. Statement regarding recording a certified copy of the zoning ordinance with the Cook County recorder of deeds' office

If the Village Board passes the proposed development, the Library will record a certified copy of the zoning ordinance granting the planned development permit with the Cook County Recorder of Deeds' Office and provide evidence of said recording to the Village of River Forest within thirty days of passage.

18. Statement regarding waiver of traffic study

The Development Review Board approved the Library's request to waive the application requirement for a traffic study at the June 3, 2021 pre-filing conference.

19. Economic analysis

Chicago Project Management estimated the cost for the purchase and installation of a new air handler, the masonry enclosure, a redundant heat source, architectural drawings and project management, and the preliminary buildout of the mechanical room to be roughly \$269,000, based on pricing determined in early 2021. This number included a \$23,000 contingency. Upon hiring Williams Architects for their architectural and construction administration services and in consultation with Williams, the Library updated the estimated cost of the project to \$290,000, which includes a 10% contingency.

At its February 23, 2021 meeting, the River Forest Public Library Foundation voted to approve a \$100,000 grant request from the Library in support of the project. At the close of fiscal year 2020-21, the Library had approximately \$1,028,838 in reserve funds, \$210,000 of which is reserved specifically for capital projects. The Library will transfer additional funds to the capital account in a regular annual transfer from the 2021-22 budget, which will further replenish the capital fund for future projects.

The Library does not anticipate the proposed planned development project will have any economic impact upon Village infrastructure and operations, upon surrounding property values, or upon the schools.



River Forest Public Library HVAC Feasibility Study 2021 Update

Chicago Project Management has updated its 2017 River Forest Feasibility Study to reflect 2021 pricing and an upgrade of the HVAC unit enclosure. After discussions with several vendors it was agreed that the 2017 budgets numbers could simply, but accurately, be adjusted upward by 15 percent to reflect four years of price and labor increases.

Following discussions with library staff it was agreed that a chain link enclosure around the new HVAC equipment would not be aesthetically pleasing and this item was revised to reflect of a brick enclosure with a limestone cap. Our experience with a similar HVAC at the Westmont Public Library has found that a less expensive vinyl fence would be another option to consider.

All of this study's pricing should only be treated as estimates. While detailed prices were discussed with the major contractors, final architectural permit drawings would be required in order to obtain firm competitive bids.

The same interior and exterior sketches from 2017 are applicable.

Item	Cost Estimate	Notes
New HVAC Equipment & Installation	\$ 142,370	Concrete pad, new air handler, ductwork, etc.
Mechanical Equipment in New Space	\$ 19,780	Mechanical, electric & fire protection
Enclosure Masonry Wall	\$ 24,500	Brick enclosure with limestone cap
New Area Walls	\$ 2,875	Drywall (no doors)
New Area Ceilings	\$ 1,725	Suspended 2 x 2
New Area Raised Flooring	\$ 11,500	To match existing area height
Redundant Electric Heating Unit	\$ 20,000	Optional for use on boiler failure
Architecture/Permit Drawings	\$ 8,000	
Project Management	\$ 15,000	
Contingency (10%)	\$ 23,075	
TOTAL	\$ 268,825	

20. Statement regarding environmental impact studies required by law

The Library is not aware of any environmental impact studies required by law by the proposed development.

21. Statement regarding demand on village services

The Library does not anticipate further demand on Village services resulting from this project.

22. Statement regarding demand on local elementary schools

The Library's planned development project will have no impact on the demand on local elementary schools.

23. Statement regarding off site utility improvements

The Library does not anticipate changes to Village utility demand resulting from this project.

24. Written summary of residents' comments pertaining to the proposed application

While there were no attendees at the April 28, 2021 Neighbors' Meeting regarding the Library's project, one resident emailed their concern to the Library Director upon receiving notice of the meeting. The resident's concern was that the Village's construction hours be adhered to throughout the project, particularly on Saturdays, to avoid disruptive noise very early in the morning.

25. Statement regarding site development allowances

The Library is not requesting any site development allowances.