

Committee of the Whole Meeting

Tuesday, May 21, 2024 6:00 PM

Addison Public Library - Large Meeting Room 1st floor, 4 Friendship Plaza,
Addison, IL 60101

1. **Call to Order**

2. **Roll Call**

3. **Approval of the Agenda**

4. **Public Comment**

5. **Renovation Project**

5.A. HVAC Improvements

5.B. Patio Options

5.C. Communication with Village

6. **Additional Discussion**

7. **Adjournment**



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RENOVATION PROJECT HVAC Upgrades May 2024

Our HVAC system, like the building, is now 16 years old. The boilers and chiller each have a life expectancy of approximately 20 years. This means that we can expect to get at least 4 more years of life from them, but they are aging and will need to be replaced soon.

We had planned to increase the chiller capacity as part of the original project to ensure we would be able to continue to adequately cool the building even with the expanded square footage. While the current plan is to renovate the building without expansion, we also hoped that increasing capacity would help us address the struggles we have faced on the very hottest days of the year when the building is not always sufficiently cool in certain areas. **The engineers who were brought in by Product Architecture + Design believe that this issue is not just one of chiller capacity, but also of air distribution, and there are plans to address this as part of the renovation.** It is true that if we have 3 or more days of temperatures in the upper 90's or higher, our air conditioning just cannot keep up. As we face the reality of climate change, **the Board needs to choose one of these options:**

1. Include replacement of the boilers and chiller as part of the renovation project, knowing these systems are aging and may need to be replaced soon, possibly avoiding future problems with these systems failing as they reach their end of life.
2. Delay replacement of this equipment knowing that we should still have 4 or more years of life available, but also knowing that this could potentially be another expensive project we will be facing soon. We would estimate starting this project in FY28.

The estimated cost of replacing the boilers and chiller is about \$300,000 each, for a total of \$600,000.

I have invited Greg Czajkowski, our Facilities Manager, to attend the committee meeting to help answer questions the Board may have about this issue. He is leaning toward option #1, but after meeting to review this issue with Greg, our architects, construction managers, and the engineer, I am confident that either option will work. It really comes down to whether the Board prefers to expand the project, so we do everything at once, or delay the HVAC work with the understanding that there is likely to be another capital project that we will need to tackle sometime in the next few years.

RENOVATION PROJECT
Patio Options
May 2024

The architects have proposed multiple options for what can happen with the patio area that currently exists on the northeast corner of the library. They are shown on the plans as Option #1 – Option #4:

1. We could eliminate the patio and the exit door on that side entirely, recognizing that it will be hard to monitor this area after school.
2. We could reduce the size to fit two tables, making the east side of the patio align with the east wall of our building.
3. We could angle the patio out slightly to allow for three tables, eliminating some of the landscaping but keeping the tree at the front of the building. (Option 2 below)
4. We could keep as much of the patio as possible, allowing for up to five 2-person tables, but eliminating the tree and landscaping that is there now. (Option 3 below)

These images of the northeast corner of the building show you the area, including the elevation from street level and the tree and landscaping, that we will be discussing when deciding among these options. Please take some time between now and when you come to the meeting to look more closely at this area in person. I think it will give you a better understanding of each option.





RENOVATION PROJECT

Communication with Village Board

May 2024

In April 2022, a letter sent from Patrick Miner, an attorney from Robbins Schwartz representing the Village of Addison, to our attorney, Phillip Lenzini stated that the Village had no objection to “the Library renovating the interior of the Library Building so long as the renovations are done in accordance with the Village Code”. However, the letter further stated, “it is the Village’s position that all renovations to the exterior of the Library Building must be brought before the Village Board for approval”.

Our current renovation plans include the installation of a drive-up window which requires reconfiguration of the patio area on the northeast corner of the building, modifying the current windows to accommodate a drive-up window, and moving the return slots. I strongly urge the Board to formally request approval from the Village Board for this portion of the plan as soon as possible. Based on our previous experiences, it make take several months to be added to the Village Board agenda after we first request to be added.

In addition, I want to remind the Board that it was agreed by consensus at the November Board meeting that the Library would reach out to the Village every six months to see if their position had changed on the full renovation and expansion plans for the Library and to keep the lines of communication open on that issue. Since it has been six months since that meeting, I also recommend the Board consider addressing this with the Village Board.

Robbins Schwartz

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April 13, 2022

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**VIA U.S. MAIL AND EMAIL
PRIVILEGED & CONFIDENTIAL**

Re: Leasehold IGA between the Village of Addison and the Addison Public Library

Dear Phil:

Thank you for your several correspondences dated March 31, 2022, with regard to the issue of ownership of the Addison Public Library Building. After carefully considering your correspondences, and after review of the 2006 IGA and the attached exhibit titled "Leasehold Intergovernmental Agreement" (the "Agreements") we do not agree that the Agreements support the conclusion that the Library Building is owned by the Library. It is the Village's opinion that these Agreements support the position that the Library Building is owned by the Village and is being leased to the Library for a period of 99 years. This position is supported by numerous provisions of the Agreements. For example, it is notable that the Agreement is called a "Leasehold Agreement" and uses the term "lease" throughout the document. In addition, the Village's issuance of bonds in the amount of Thirteen Million Dollars (\$13,000,000) to construct the Library Building is further evidence of the Village's ownership of the Library Building. The Village's position is strengthened even further when you consider all of the provisions in conjunction with one another. The Village is confident that a Court would side with the Village if it was ever asked to rule on the issue of ownership of the Library Building. While we appreciate your correspondence explaining the basis of your opinion, it does not bring us any closer to an agreement on this issue. Therefore, the Village wishes to communicate its position regarding the proposed interior and exterior renovations to the Library Building.

The Village does not have any objection to the Library renovating the interior of the Library Building so long as the renovations are done in accordance with the Village Code. This should not be a surprising or controversial position. The Library sought the required building permits and complied with the Village Code for renovations to the interior of the Library Building in 2011 and 2015. However, it is the Village's position that all renovations to the exterior of the Library Building must be brought before the Village Board for approval. This specifically includes all exterior renovations that would modify the Library Building's footprint, size, and/or structure. Even under your theory that the Agreements created a "ground lease," a theory the Village refutes in its entirety, it is clear that renovations that modify the Library Building's footprint, size, and/or structure would be in violation of the Agreements.

I appreciate your assistance in resolving this issue. Please let me know if you have any additional questions or concerns.

Very truly yours,
ROBBINS SCHWARTZ



By: Patrick R. Miner

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