



September 18, 2013

Detlev Pansch

Director
Barrington Area Library
505 N Northwest Highway
Barrington, IL 60010

Re Review of Barrington Area Library Impacts - Lake Zurich Road Realignment
Engberg Anderson Project No. 091927

EA File Name: P:\2009 1864\091927 Barrington Area Library\1-Project Administration\8-Correspondence & Reports\Review Of Lake Zurich Road Realignment.Doc

Dear Detlev,

We have reviewed the preliminary Lake Zurich Road Realignment Plan presented by the Village of Barrington to the Library Board at its September 9, 2013 meeting. (Drawings provided by the Village are appended to this letter.) In the questions that followed the presentation it was clear that the Board had a clear understanding of the import of the decision it was being asked to make. Our comments follow many of the issues identified by the Board.

Road Alignment

Parking - Building Adjacency

The proposed road cuts the library property into two parcels. Our highest concern is that the proposed road does not separate the library building from its parking. The proposed alignment, while disruptive to the site (discussed below) maintains the library building and parking to one side of the road on the largest of the two pieces and does not force (nor allow) parking across Lake Zurich Road.

Traffic Noise

The widening of USH 14 and the realignment of Lake Zurich Road bring existing and additional traffic volumes closer to the library building, in particular portions of the building intended for focused and collaborative work efforts. The reduced space between the building and the roadways will subject the exterior wall to higher levels of road noise than were anticipated in the design of the window system. This has the potential to interfere with the focused and collaborative tasks being performed in the adjacent areas of the library. Remedial efforts to dampen the transfer of air born noise to the interior may be required. These efforts may include improved glazing and sealant systems in the exterior windows along the north and west facades. At this time there is no other need to replace the glazing and such work would be solely for noise mitigation.

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"Remnant" Site Use

The land west of the realigned Lake Zurich Road and the widened USH 14 becomes of questionable value to the Library. The initial plans indicate that this land is viewed as a temporary easement from the Library. An assessment as to whether there is an appropriate Library use of the land should be made. As noted herein, the land is not desirable as parking (for convenience, access and safety reasons); it is problematic for storm water management; it is removed and therefore undesirable as an extension of the Library's exterior sculpture and nature walk; and its separation from the Library make it more of a maintenance expense: an attractive nuisance more than a true amenity to the Library.

These factors should at a minimum be part of the valuation process. A more holistic discussion might involve the Village taking permanent ownership of this land. Such a permanent transfer would need to be made with clear understanding of the other issues discussed herein (zoning calculations, tree count, parking count, storm water management...).

Site Access

Access at the south via a right in only accommodation is discussed below in the parking Configuration section. The north access point, approximately half way between the intersection with Berry and the Citizens Park road is the primary point to arrive and depart from the Library. The Village indicated that initial studies suggest there will not be any difficulties exiting the Library's parking area during peak traffic times (weekday afternoons). This is an important consideration.

At a minimum, the typical queues during peak times at the current Lake Zurich/USH 14 intersection and from the current Library-Berry Road/USH 14 intersection should be added together and compared to the stacking distance provided in the proposed plan to get a sense of how current volumes could be handled in the new alignment. A preferred analysis would include a traffic study that models the peak volumes and includes reasonable allowances for new traffic patterns that can be anticipated with the improvements to Lake Zurich Road.

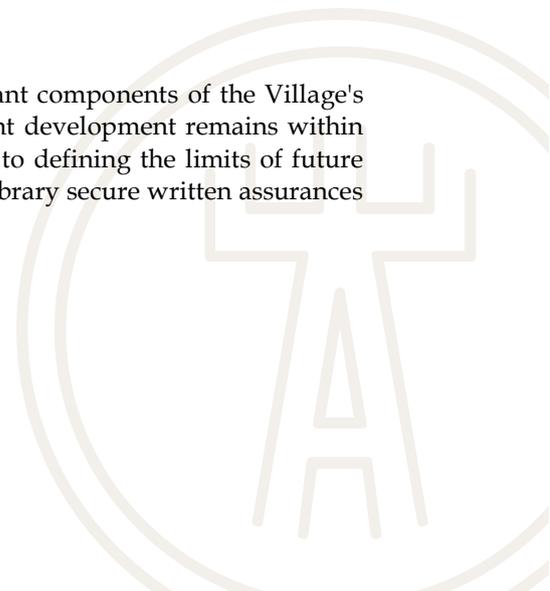
In previous studies related to USH 14 and to Lake Zurich Road, traffic control and calming measures were included in the proposal. Specifically a 3-way stop sign at the Library access point. The utility of this and other measures should be considered in defining the scope of the traffic study.

Site Area

The overall area of the Library property is diminished on a permanent basis by deeding the right of way to the Village.

Zoning Calculations

The overall site area, pervious area, and green space are important components of the Village's zoning ordinance. Understanding the extent to which the current development remains within zoning is a first step. Additional consideration should be given to defining the limits of future expansion, if needed, within the ordinance. We advise that the Library secure written assurances



that the Village would be supportive of the Library's efforts to expand beyond the current zoning limitation. Expansion may include the building, parking, other site paving, impervious site structures or a combination of all of these.

Tree Counts

The Village has been very strict in defining the removal and replacement of trees on the site. In addition to simple land area reduction and zoning implications (pervious area, green space), there will be fewer trees and any expansion of Library parking or other site development will likely displace additional trees. An overall agreement should be in place that allows the library suitable leeway in exchange for its sale of the right of way.

Storm Water Management

All jurisdictions will enforce stringent control of storm water. Specific water management for the realignments (both USH 14 and Lake Zurich Road) should be understood. The loss of the land to the west of the realigned Lake Zurich Road removes an effective storm water storage location for the library. This forces more of the remaining library site to be devoted to storm water management, exacerbating the issues related to reduced site size. Use of the land west of the realigned road would entail piping under the road way and working out grades to either side to facilitate water detention.

Parking/ Drive-Up Configuration

The drawings presented are conceptual and will be refined further should the project move forward. When that refinement occurs, the Library should retain approval rights to the configuration of the parking, drive up materials return, recreational trail location and connections. We do not foresee any difficulties working these technical arrangements but there is value to the Library in retaining approval rights, in particular if the parking lot work is included in the scope of the road realignment.

Drive-Up Return

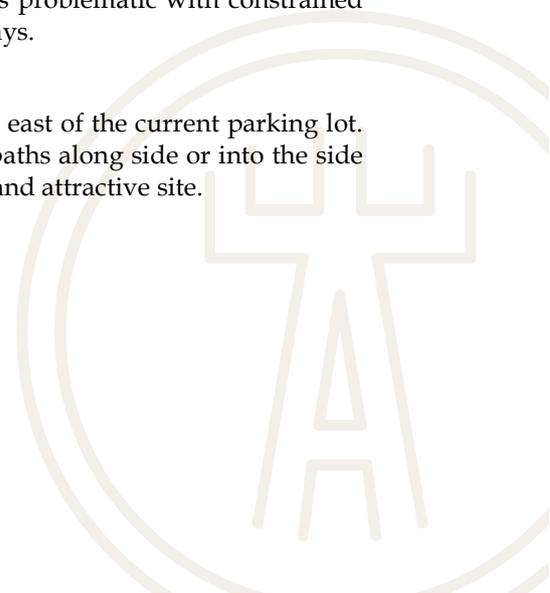
The location and access to the drive-up materials return is currently and very recently removed from the main access path into the site. The proposed plan returns the drop off lane to a prominent location along the entrance path and could reintroduce the conflict between material return users and others accessing the parking. The next iteration of the plan should seek to remove the return movements from the primary access/egress movements.

Accessible parking

The accessible parking located at the right in south entry point is problematic with constrained access, short transition zones, and multiple crossing traffic pathways.

Topography

The parking area will take most or all of the relatively level areas east of the current parking lot. Integrating the drive lanes, material return lane, and pedestrian paths along side or into the side of the hill will need to be coordinated to maintain a safe, efficient and attractive site.



Parking Expansion

The Library should expect an increase in the number of users, the frequency of their use, and the length of their stays at the renovated facility. This will increase the need for parking. An agreement with the Village to support the Library in efforts to meet actual parking demand within the constraints of the reduced Library site should be made part of any agreement to sell the right of way. This is related to the Site Area discussion above.

Further, the bifurcation of the Library site eliminates effective parking width at the south end of the lower parking level and will introduce greater pressures to increase the parking count at the upper level and to accept lengthy walking distances if the lower level parking needs to be expanded north toward the Library's property line. It is in this loss of land near the main entry at the primary entry level that the Library will be most immediately impacted. The substitute parking areas are all at greater distances and in less observable locations. This loss should be factored into the land and damages valuation.

Signage / Identity

The Library site, including the extended vegetated area to the north of the building is part of the identity of the library. Dissociation of the majority of the visible, developed library site reduces the Library's effective presence on the main thoroughfare. As a District Library, serving customers from all parts of the district, having an easily identifiable presence on USH 14 increases safety, convenience and customer satisfaction. This reduction in visibility and identifiable presence should be considered as part of the valuation.

Consideration should be given to alternate means of establishing presence and identity to motorists approaching from the west or south along USH 14. Safe, effective, attractive signage systems are available but have been deemed outside of the Village's ordinances. Agreement on permitting such signage systems should be considered as part of the compensation for loss of frontage along USH 14.

Implementation

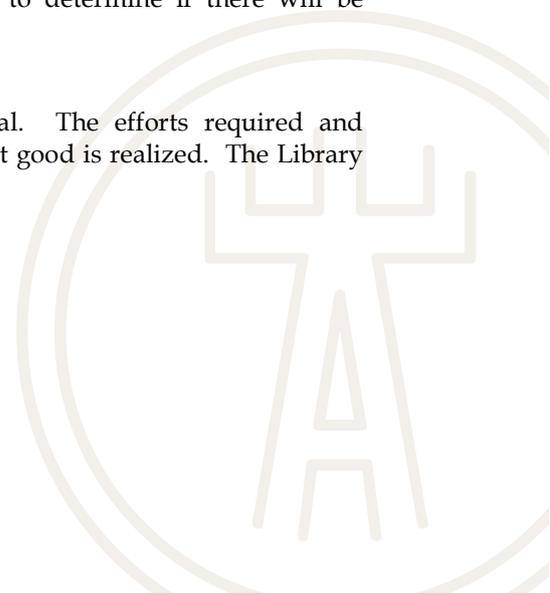
A technical aspect of the construction sequencing is to maintain customer and staff access to the library during construction.

Access during the realignment of Lake Zurich Road should be defined to the Library's satisfaction as part of the design phase.

Traffic patterns during the grade separation work at the CN/EJ&E railway and USH 14 should be evaluated in terms of traffic impact on Library site access to determine if there will be additional traffic on Lake Zurich Road during that project.

Commitment

The considerations being asked of the Library District are substantial. The efforts required and limitations imposed may be deemed worthwhile for a greater good if that good is realized. The Library



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should seek commitments that the grade separation project moves forward in a timely manner so as to warrant the expenses, effort and loss of enjoyment.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Huberty", written on a light-colored rectangular background.

Joseph M. Huberty
Partner

JMH/jmh

Copied Kelly, Central File

