

**DATES TO REMEMBER**

**February 6**

Drop-in Q&A, 10:30 AM to 2:30 PM

**February 14**

Drop-in Q&A, 1:00 to 5:00 PM

**February 16**

Last Day to Register to Vote

**February 29**

First Day for Early Voting at Village of Plainfield (also serving Plainfield Township) and Wheatland Township

**March 5**

Drop-in Q&A, 10:00 AM to 2:00 PM

**March 11**

Last Day for Early Voting at Village of Plainfield (also serving Plainfield Township)

**March 12**

Last Day for Early Voting at Wheatland Township

**March 14**

Last Day for Early Voting at County Clerk's Office

**March 15**

Election Day

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Plainfield kids ages 9 to 12 took apart old keyboards, phones and other electronic devices at the Library's first "Tech Take Apart" program this winter.

# Library Expansion Questions Answered

The proposed plan to build a 72,000 square foot library on the expanded downtown site to serve the library needs of the 75,337 residents of the library district will appear as two questions on the March 15 ballot.

One question is on the \$39 million 20-year building bonds that will fund the land acquisition, construction of the building and its equipping and furnishing. The second question is

on a limiting tax rate increase to fund operations of the larger facility and 21<sup>st</sup> century library services, including job skills development programs, early literacy support, technology training, elimination of fines and the addition of year-round Sunday hours.

The Library would continue to operate in its current facility until completion of the new building. Look inside for answers to some frequently asked questions.



Rendering created by Nagle Hartray Architects.

# Frequently Asked Questions

## General Questions

### How will it fit on the downtown site?

The Library is contracted to purchase additional properties along Route 59. The proposed project would build the new Library on the north side of the expanded site, with the main parking lot between the Library and Plymouth Congregational Church and additional parking to the north. This will maximize south-facing windows for daylight in the Library, visibility from the downtown, place public parking between the Library and downtown businesses and allow for staff and overflow parking on the north side of the new building.

### Why not build a branch library?

Staffing costs comprise 60-70% of a public library's budget. The Library Board of Trustees decided early in the planning process to pursue only single site options due to the cost of operating two facilities. Early feedback from the community reinforced the need to keep project costs as low as possible. The guiding principle for the planning process is to create an efficient and cost-effective plan that significantly improves library service for the community. (See *Illinois Library Association, Serving Our Public Task Force. Serving Our Public 3.0: Standards for Illinois Public Libraries. Chicago, IL: Illinois Library Association, 2014.*)

### Why build a three story building?

Three levels balances the "footprint" of the building on the current site with efficiency of Library operations. The Library currently staffs three service desks - Reference, Youth Services and Check Out. Deploying a service desk to each level maximizes the cost-effectiveness and efficiency of a three level design. It also provides for acoustical separation between noisier and quieter uses of the Library. The ground level features the meeting rooms and popular materials, with Youth Services on the second floor and Reference & Reader Services on the third.

### Isn't the existing building historic?

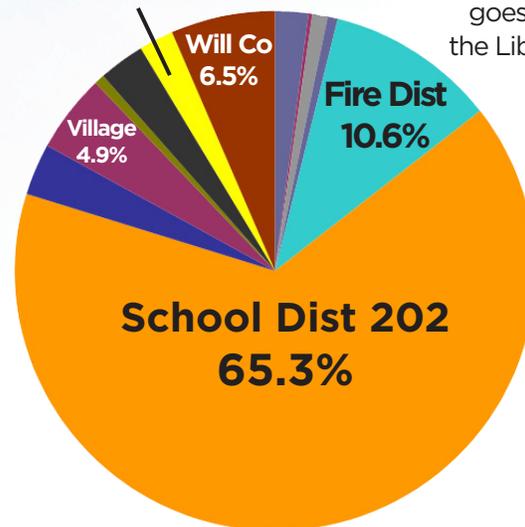
Built in 1940, the existing building is not historic, nor is it the original library building. The original library, opened in 1926, was a wood frame structure located on Lockport Street. That original library was a single 25'x30' room with a "separate toilet building."

## Your Tax Bill Today



# 2.1%

of your tax bill goes to the Library

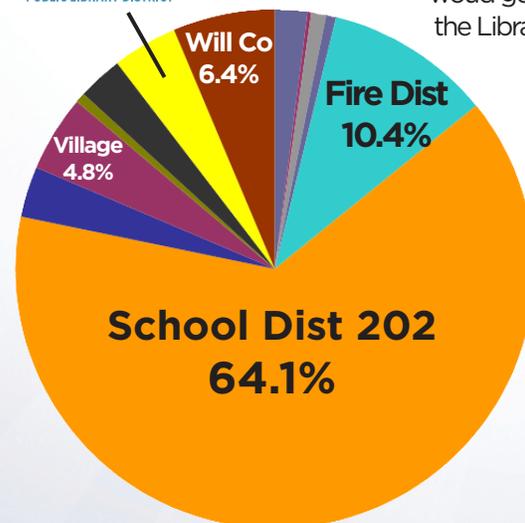


## If Referenda Pass



# 3.9%

of your tax bill would go to the Library





Dusk rendering created by Nagle Hartray Architects.

### Why not retain the existing building?

The “raised ranch” floor plan of the existing building is operationally inefficient. A ground level is needed to accommodate ADA accessibility, a drive-up book return, service window and loading/receiving. The building’s location on the existing site makes placement of a large addition awkward – cutting off access to parking from Lockport or Illinois Streets, depending on the orientation of the addition. The majority of the current building is 25 years old. It has been heavily used and many building systems and components have reached or exceeded their useful life. Even with extensive renovation and an addition, its design creates costly operating inefficiencies. Chief among these would be the need for staffing at least two additional service desks, due to a five level configuration. With the cost of phased construction estimated at \$1 million more than new construction, creating a new building that is efficient and cost-effective to operate long term was determined to be the best course of action.

### Why tear down existing, historic homes to build a larger library?

The Library investigated alternative sites during its planning process. The current site’s advantages include its downtown location, Route 59 access and proximity to the geographic center of its service area. Options for undeveloped sites of adequate size near the geographic center of the Library’s service area are limited and high in cost. A potential land deal to acquire a site currently owned by the Village of Plainfield received no community support due to its location and unknown prospects for development of surrounding property. The existing homes contracted for purchase by the Library are zoned BTM (Business Transition District). The five houses are neither located in a historic district nor designated as local landmarks. Anyone wishing to move any of these homes to alternate locations should contact the Board of Trustees.

## Estimated Cost Increase to Homeowners\*

*\*assumes General Homestead Exemption for owner occupied property*

	2015 Library Tax	Increase/ Month	Increase/ Year	Total Library Taxes
	\$90.29/ year	\$6.98	\$83.78	\$174.06
	\$192.89/ year	\$14.91	\$178.98	\$371.86
	\$261.29/ year	\$20.20	\$242.44	\$503.73

## How does this cost and size compare to other libraries in the area?

	Population	Square Footage	Tax Rate	Average Property Tax
Fountaindale	67,683	114,000	0.5805	\$536.58
Oswego	58,871	71,746 (2 locations)	0.3247	\$300.13
White Oak*	77,893	89,750 (3 locations)	0.3236	\$299.11
Plainfield	75,337	27,160	0.2057	\$192.89



\*The White Oak Public Library District's operating tax rate referendum is on the March ballot.

### What will it look like?

Renderings of the exterior concept plans can be found on the Building and Expansion Planning web page. A 3D model of the building and site is on display at the Library. Additional opportunities for public input will follow a successful referendum.



Use this QR code for mobile access.

### If the Library stops offering programs and classes, wouldn't that save enough money to build a new building?

Programming and classes are essential to the Library's mission: Educate – Captivate – Connect. Public library services in the 21<sup>st</sup> century include an emphasis on learning, collaboration and content creation. All classes and programming accounts for only 2% of the Library's budget. The amount saved by cutting **all** programs could fund only 1/39th of the annual proposed project cost.

### When would the new building open?

It will take an estimated 24 to 36 months from the time of a successful referendum until the new Library would open to the public.

### What will the new library have that the current one doesn't?

- Study rooms of various sizes for individual or group projects.
- Flexible meeting rooms to allow for three simultaneous events which combine into a 290 seat performance/presentation space.
- Separate programming rooms for kids and teens.
- A computer classroom to offer more computer and software classes.
- A classroom to provide services such as larger ESL and citizenship classes.

### Can't you cut back to make the project cheaper or smaller to be less expensive?

The Library Board and staff have worked with the library building consultant, owner's representative and architects to ensure that the project is efficient and cost-effective while significantly improving library service to the current and future community. Its size and layout are optimized for staffing, which is the largest operating cost for a public library.

### Will this building require additional staff?

The proposed plan includes some new staff and utilizes the current staff more efficiently. Because the Library currently staffs three service desks, deploying a service desk to each level maximizes the cost-effectiveness and efficiency of the three level design. An Automated Materials Handling system will allow more staff to be on the public floor helping people rather than behind the scenes

checking in and sorting staff

will allow the Library to provide the 21<sup>st</sup> century library services the community needs, particularly in the areas of technology training and support.

These staff will be available to help with devices, teach sessions on the use of digital recording equipment, 3D printers, etc.



3D printer

## Number of Check Outs in 2015



**638,470 items**

## Number of Check Outs in 1990



**115,215 items**

### How come I don't see any (green features, study rooms, etc.) on the floor plans?

The general floor plans are the estimated square footage needed for a group of spaces that should be near one another. The bullet points list notable elements contained in the areas by floor.

The contents of each area are detailed in the Schematic Building Program:  
<http://plainfieldpubliclibrary.org/about/pdf/IL-Plainfield-Schematic-Building-Program.pdf>.

## New Library Plan at a Glance

- 72,000 square foot library building
- 170+ parking spaces
- Early literacy program room
- Kids computer area
- Study rooms for children and adults
- Computer classroom
- Digital media lab
- Classroom/small meeting rooms
- Three meeting rooms that combine into 290 event space
- Green features
- Garden / outdoor reading area
- Drive-up book return
- Drive-up service window
- Teen space
- Quiet reading room
- Comfortable seating
- Bookstore style shelving for browsing
  - Vending area
  - Space for displays and exhibits
  - Receiving doors separate from main entrance



### Has use of the library kept pace with the population growth?

- **391%** increase in Library population from 15,329 to 75,337.
- **454%** increase in library item check outs from 115,215 to 638,470.
- **2,100%** increase in questions answered from 2,548 to 56,068.
- **2,191%** increase in program attendance from 2,214 to 50,716.
- In 2015, residents logged more than 33,000 sessions on library computers for over 23,900 total hours of use.



## Did you know...

A referendum cost estimate calculator is available on the Library's website?  
Visit <http://plainfieldpubliclibrary.org/about/fmv-calculator.aspx>.

## Cost & Ballot Questions

### What will the tax rate question look like on the ballot?

**PROPOSITION TO INCREASE THE LIMITING RATE**

Shall the limiting rate under the Property Tax Extension Limitation Law for the Plainfield Public Library District, Will and Kendall Counties, Illinois, be increased by an additional amount equal to 0.0390% above the limiting rate for any purpose of said Library District for levy year 2014 and be equal to 0.2442% of the equalized assessed value of the taxable property therein for levy year 2016?

YES

NO

(1) The approximate amount of taxes extendable at the most recently extended limiting rate is \$3,647,727, and the approximate amount of taxes extendable if the proposition is approved is \$4,339,712.

(2) For the 2016 levy year the approximate amount of the additional tax extendable against property containing a single family residence and having a fair market value at the time of the referendum of \$100,000 is estimated to be \$13.00.

(3) If the proposition is approved, the aggregate extension for 2016 will be determined by the limiting rate set forth in the proposition, rather than the otherwise applicable limiting rate calculated under the provisions of the Property Tax Extension Limitation Law (commonly known as the Property Tax Cap Law).

### What does the tax rate question mean, in plain language?

The language used in the question is mandated by the Illinois Compiled Statutes.

Directly translated: Can the tax rate, under the tax cap, for the Library, go up 3.9 cents per \$100 of home value, if added to last year's tax rate that would be 24.42 cents per \$100 of home value, beginning on the 2017 tax bill? Tax rates are expressed in mills, which means per \$100 of value. Add two zeros after the decimal before calculating the tax impact. Property taxes are collected the year after – 2016 property taxes are collected in 2017. The equalized assessed valuation of a property is 1/3 its fair market value, less any property tax exemptions for which you may qualify, such as the General Homestead exemption. The funds generated by a limiting rate increase will be used to operate the new Library building. The 19% increase will operate a building nearly triple the size of the current building. After the one year specified in the question, the Library's tax rate will be subject to the tax cap again, with this new base limiting rate.

### What will the building bond question look like on the ballot?

**PROPOSITION(S)**

**PLAINFIELD PUBLIC LIBRARY DISTRICT  
(Will and Kendall Counties)  
REFERENDA**

**PROPOSITION TO ISSUE \$39,000,000  
LIBRARY BONDS**

Shall the bonds of the Plainfield Public Library District, Will and Kendall Counties, Illinois, in the amount of \$39,000,000 be issued for the purpose of constructing a new Plainfield Public Library Building on the north side of the existing library site, acquiring property for such Library Building, demolishing the existing Library Building, constructing site improvements including parking and furnishing necessary equipment and acquiring library materials and electronic data storage and retrieval facilities in connection therewith?

YES

NO

### What does the building bond question mean, in plain language?

Directly translated: Can the Library issue bonds for \$39,000,000 to build a new library, including buying property, tearing down the old building, making a new parking lot, buying furnishings and equipping the new building with servers and computers?

### How much will it cost?

The estimated total cost to the average home in Plainfield is \$14.91 per month, just under \$180 per year for a \$300,000 home. The cost increase is approximately \$12 per month for the bond and \$3 per month for the operations.

### How long will the tax increase last?

The building bond portion of the increase will be paid off in 20 years and automatically be removed from your tax bill. The limiting tax rate increase is ongoing for the operation of the Library, subject to the tax cap after the first year.

### Will the tax rate for the building bond be the same every year?

The bond repayment tax rate generally decreases over time as new property is annexed or developed, spreading the fixed payment amount over a larger tax base. The bond rate on the existing Library was 0.1657 in its first year, but dropped to 0.0094 by the final year.

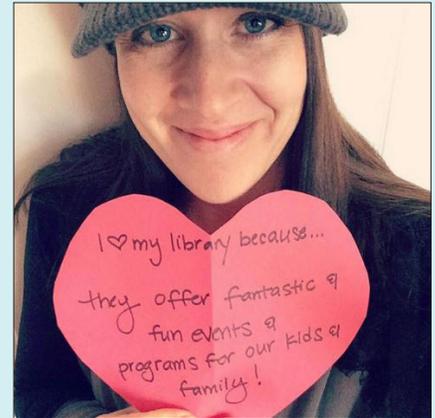




#becauseofthelibrary

Read.  Library.

*"Read. Love. Library" is this year's theme for Winter Reading.*



#libraryselfie



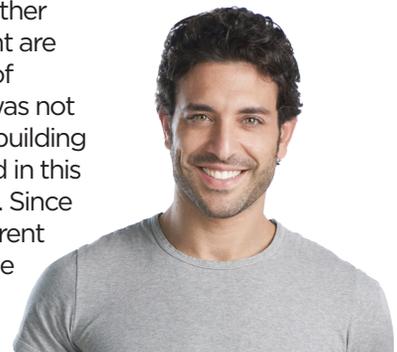
Plainfield Library users smile for the camera during the 2015 Summer Reading Program, Read to the Rhythm.

### Why are libraries so expensive to build?

Public libraries are unique in many ways. The "live load" capacity of a public library is 150 pounds per square foot, more similar to grocery stores and warehouses than offices and schools. Furnishings and equipment must be able to withstand heavy use for an extended time. Technology infrastructure, including cabling, computers, servers and peripherals brings the average total project cost for public libraries to more than \$550 per square foot. Moving costs for libraries are high due to weight and number of items that must be relocated. Other cost factors include site conditions, demolition and disposal of existing structures.

### The current building was built for \$3.5 million. This is \$39 million. Why so much more?

Basic technology infrastructure for public libraries has changed significantly. In 1991, only two computers for the public were needed for opening day. Data cabling was not run throughout the building. No servers were needed. Power outlets were unnecessary at study tables. Meeting rooms contained minimal audiovisual equipment. Today, power and data are essential at each table. Meeting and study rooms contain screens, projection equipment and control systems. Over 150 computers, multiple servers and other networked equipment are needed. Acquisition of additional property was not included in the 1990 building bonds, but is included in this proposed bond issue. Since the bonds for the current building were sold, the average construction cost per square foot for public libraries has nearly tripled.



**Election Day is Tuesday, March 15.**

## Did you know...

A full report of different rooms and areas the proposed Library will contain can be found here: <http://plainfieldpubliclibrary.org/about/pdf/IL-Plainfield-Schematic-Building-Program.pdf>.



# Plainfield

**PUBLIC LIBRARY DISTRICT**

[www.plainfieldpubliclibrary.org](http://www.plainfieldpubliclibrary.org)

**15025 South Illinois Street  
Plainfield, IL 60544**



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## Board of Trustees

Carl F. Gilmore, President

Crystal Anandel, Vice President

Vicki M. Knight, Secretary

Patricia L. Miller, Treasurer

Sharon Kinley

Jason M. Puetz

Lisa Schmidt

## Library Hours

Monday through Thursday

9:00 AM to 9:00 PM

Friday and Saturday

9:00 AM to 5:00 PM

Sunday (September - May)

1:00 to 5:00 PM

## Contact Us

Information 815.436.6639

Adult Reference 815.327.2515

Youth Services 815.439.2877

Business Office 815.439.2872

Library Director 815.439.2874



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**PUBLIC LIBRARY DISTRICT**

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Fox Valley, IL

Permit No. 131

# Aging Facility Must Be Addressed If Referenda Fail

## Loss of Over 20% in Public Space, Services Estimated

After 25 years of hard use as a public building, the cost of simply keeping the Plainfield Library functional continues to rise. Numerous building systems and components are failing, having surpassed their expected life. If the proposed building and expansion project fails on the March ballot, addressing the costly long term repairs and replacements to keep the building functional will reduce funds and space available for library service.

The scope of the work needed to keep the building operational in the long term triggers compliance with today's building codes. The cost of that compliance is high in both dollars and space. Library officials estimate over \$10 million for the replacement and upgrade of systems within the current building envelope, to reach full compliance.

For example, the boiler, water heater and main electrical panel are all housed within a few feet of one another.

Under today's code, this area must meet a minimum distance between the pieces of equipment and provide physical separation. That necessitates

enlarging the area, building walls and rewiring and re-piping the systems. Enlarging the mechanical areas will reduce public space in the existing structure.

Built before the Americans with Disabilities Act compliance was required for public buildings, the Library's vestibule and entry areas do not meet those standards. Redesign of this entry to meet ADA requirements would further reduce the public space for library collections and services.

Approval for the proposed plan will avoid reductions to library services and public space in order to keep the current building functioning long term. An estimated \$10 million would be required to make urgent repairs to the existing building. Covering these repair costs without increasing available funds would require a 20% cut to the Library's operating budget for the next 20 years. In 2015, all expenditures other than staff and library materials equaled 22 percent of the Library's budget. The results of the March 15 vote will determine the direction for future planning by the Library Board of Trustees.