

MINUTES OF THE EXECUTIVE SESSION  
OF THE REGULAR MEETING  
OF THE BOARD OF TRUSTEES OF THE  
COOK MEMORIAL PUBLIC LIBRARY DISTRICT

APRIL 17, 2001

**Discussion of Real Estate Matters:** Mr. Hansmann called the session to order at 9:45 p.m. Those present in addition to Mr. Hansmann were: Ms. Killian, Mr. Kollman, Mr. Risley, Ms. Lucke, and Mr. Mayworm. Trustees-elect Mr. Keister and Ms. Dorn were also present, as well as Mr. Byergo and Ms. Popoli.

Mr. Kollman said the he would like to give a brief recap of his meeting with Kevin Bowen, Duane Laska, Gary Mayerhofer, and Steve Risley. He reported that the purpose of the meeting was to update representatives of the Village of Libertyville on library development activities over the past couple of years. Mr. Kollman said that he had described the process the Library Board had gone through over the past few years, including: the formation of the Citizens' Advisory Committee, hiring of a library consultant, hiring of an architectural firm, investigation of approximately thirty potential library sites identified by the CAC, the narrowing down of this list of sites to the present site and the Garfield site, and the offer made on the Garfield property. Mr. Kollman said that he and Mr. Risley had hoped to get feedback from the Village about any other site possibilities of which they might be aware, and they were interested in finding out whether the Village would support the Garfield property as a library site.

Mr. Kollman said that the Village would be interested in having the Library Board consider the property north of the Library – the bank, the Village Hall, and the parking – for a library site. Mr. Laska and Mr. Bowen suggested that the Village Hall was “expendable,” and that the Village might consider moving to the current library or to a location on School Street. The Village also seemed to feel that the bank would be willing to relocate, and they seemed willing to help put parcels of property together to meet our needs. However, before they will make a commitment to help us do this, they would need a commitment from the Library Board to stay Downtown.

There was some discussion about the fact that the 77 parking spaces the Library had would not be enough, and that the three-story building which would have to be constructed on the present site would not be in character with the Downtown. The Village reiterated their offer to give the Library Board \$1 million in TIF money towards parking, and they again stated that this would also be dependent upon the Library Board's commitment to stay Downtown. Mr. Kollman and Mr. Risley told Mr. Laska and Mr. Bowen that they would be unable to make this commitment right now. However, if this were considered a possibility, the logical first step would be to have the architect develop a plan for the

proposed site with the Village planners, so that the Village could assemble the necessary parcels of property.

Mr. Kollman added that the Village appeared to be non-committal on the Garfield site. He asked whether they would support or fight the Library District if the decision were made to build a library there, and they gave no answer. It appears obvious that the Village's first choice would be for us to stay at the present site, and their second choice would be for us to relocate to the parcel north of the present site. He said that our architect would have to get a plan together for the parcel to the north before they would offer further assistance. Mr. Kollman said that the architect would blend in "massing models" for a property across the street and would need to "rearrange the model across the street with visual tools to create excitement."

Mr. Kollman went on to say that, without Village support, it would be difficult to pass a referendum. The Village appears to be willing to work with us and to help us, but "they want to see something from us." Mr. Kollman noted that if the Library Board and the Village pursue this plan, it would take some time, as the Village Hall and the bank would have to be relocated. Mr. Bowen suggested moving the bank to the Civic Center, and the Civic Center and the Village Hall to the current library. The advantage to the Library would be that we could stay at the present site while the new library building was being constructed.

Mr. Risley mentioned that the Village seemed committed to building a parking structure.

Mr. Hansmann asked whether Engberg Anderson was going to work on designing a plan for this alternative possibility. Mr. Byergo said that he had called them, but he had not heard from them as yet. Mr. Mayworm asked Mr. Kollman if he thought the plan as presented by the Village would be another good option to consider, and Mr. Kollman replied that he thought it would. Mr. Hansmann cautioned the group about considering an option which would "miss the April window" for referendum planning.

Mr. Mayworm asked whether the Village had talked about helping us with funds, and Mr. Risley reported that the mayor had said, "If the Library makes a commitment to stay Downtown, we would have a parking problem we would have to solve." Mr. Hansmann proposed that the Board authorize a massing model. Mr. Kollman pointed out that the Board would also need preliminary site plans.

Mr. Hansmann said that, in the next several weeks, the Board might have a decision on the Garfield site, and that the trustees should have as much information as possible ready in order to make a decision. Mr. Risley said he thought the Village would be "less than neutral – and maybe not terribly supportive – on the Garfield site." Mr. Kollman said that "they might not be negative."

Mr. Risley stated that the bank would be willing to sell if they had another downtown location. Mr. Kollman noted that the Library would not be capable of finding another site, and the Village knows that they would need to help us with that.

Mr. Kollman recommended that the architect be asked to contact Mr. Bowens directly and start to configure the site. He also commented briefly about the idea of "reusing the bank building" in a possible building plan.


Mr. Risley said that he had left many messages for the mayor of Vernon Hills, but that he had not yet received a callback. Mr. Hansmann asked Mr. Keister if he would be willing to contact Mr. Byrne. Mr. Byergo stated that he had a large file about communications the Library Board has had over the years with Vernon Hills. Mr. Hansmann said that perhaps Mr. Risley and Mr. Keister could "start fresh" in their talks with Vernon Hills and acknowledged that Vernon Hills had always been very receptive.

Mr. Kollman said he thought it had been a very encouraging conversation with the Village of Libertyville. He said he also thought that having another alternative (the Garfield site) put the Library Board in a better position from a negotiating standpoint.

**Close of Executive Session:** Mr. Kollman moved to adjourn the Executive Session at 10:15 p.m., and Ms. Killian seconded the motion which carried.

Respectfully Submitted,

  
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Cynthia S. Killian, Secretary

  
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Doug Hansmann, President