

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

NOVEMBER 20, 2000

Discussion of Real Estate Matters: Mr. Hansmann called the session to order. Those present in addition to Mr. Hansmann were: Joe Bean, Sue Hill, Cindy Killian, Linda Lucke, Mike Kollman and Greg Mayworm. Also present were Fred Byergo, Head Librarian; Eileen Sullivan, Children's Services Coordinator; Carol Hubert, Adult Services Coordinator; Jenny Plohr, Audiovisual Coordinator; Lauren Cerniglia, Circulation Coordinator; Julie Abbott, Outreach Coordinator and Mary Ellen Stembal, Technical Services Coordinator. Also attending were Joe Huberty and Charles Engberg of Engberg Anderson Design Partnership and Tom Green, CAC member.

Mr. Huberty handed out a spreadsheet showing a stand-alone main and a main/branch option. He commented that a branch on the Aspen site (three acres) would be limited to 18,000 square feet and brought up the question of whether a branch would need to expand in the future. Opinions were expressed on both sides, as well as about the general suitability of the site. Mr. Byergo said that the latest programming showed a need for 24,000 square feet in a branch based on adding all of outreach and services from the survey such as more collection and a meeting room. Mrs. Hill said that she would prefer the Lake Harvey site for a branch. The location and accessibility of the site were discussed. A suggestion was made to contact Vernon Hills and the mayor about the availability and desirability of these and other sites. Mr. Kollman questioned whether a branch was a possibility, and Ms. Killian expressed her viewpoint that the Board does not have a chance of passing a referendum with an 81,000 square foot main library and a 24,000 square foot branch. Mr. Byergo said that this combination works from a library services standpoint.

Mr. Huberty then talked about the parking situation for the existing site. He said that 77 spaces could be created on land across from Brainerd, and that total parking would be well in excess of zoned parking requirements. He noted that site circulation would need to be worked on and that the cost to create parking would be \$1.9 million. He said that at the Palatine Library, people were at first reluctant to use underground parking, but that now it is the preferred parking area.

Ms. Lucke left the meeting at 5:00 p.m.

Several issues relating to the existing site were discussed. Mr. Huberty said that the existing basement could be used either for part of a new building or for a parking structure. Mr. Kollman asked about the origin of the 81,000 square foot number. The maximum height for

a building on the existing site was given as 60 feet with the possibility to go to 80 feet. The design shown by Mr. Huberty was a flat roof at 42 feet. Mr. Engberg said that there were several things which suggested that building on the current site might not be desirable, such as the size of the building on a relatively small lot, structure parking being less preferable to surface parking, and problems involved with staging the work.

Mr. Byergo reported on the appraisals on the properties across Brainerd. The three lots were appraised at a total of \$1.18 million. Mr. Hansmann noted that the total cost for parking would be about \$3 million for the existing site. Mr. Kollman questioned whether the \$1 million offer from the Libertyville mayor was still available. Mr. Huberty said that if underground parking were eliminated and used for building space, approximately \$1.7 million would be saved. Ms. Hubert expressed that there was strong sentiment from staff not to be in the basement.

Mr. Engberg gave a review of the Garfield Avenue site, stating that it was a very buildable site, that access could be off of Austin or Garfield, and that the cost of building on the site would be reasonable.

Mr. Huberty handed out his cost model analysis, stressing that the numbers should be looked at in relative terms and not as concrete estimates. The numbers showed the cost of a main/branch scenario to be about 20% more than a single site facility. Alternatives to reduce cost were discussed, including reduction in size, a phased building plan, and use of a new branch facility to ease development on the existing site. Mr. Hansmann asked the architects to put some numbers on the phasing approach so that the Board and public could be educated on the impact.

Mr. Huberty asked those present to comment on design preferences such as building materials and the amount of landscaping. Mr. Kollman said that the existing site should be developed to reflect the historical area, but that more design freedom could be used with the Garfield site. Mr. Huberty said that they generally use a combination of raised flooring and integrated runaway systems to handle wiring. He also said they preferred a combination of direct and indirect lighting, the highest quality millwork for durability and image, neutral walls, and granite for durability of flat surface. He said that most libraries buy all new furnishings when they build a new facility. Mr. Mayworm said he would like to see a plan that allowed for flexibility, providing lots of features up front but room to expand over the 20-year period. Mr. Huberty said that fixed spaces could be limited and maximum adaptability provided.

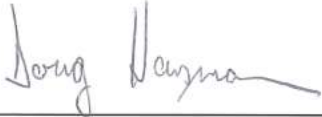
Mr. Huberty and Mr. Engberg said that they would update the cost model and look at possibilities for a branch on the Lake Harvey site. The next meeting was scheduled for December 5th.

Close of Executive Session: Ms. Killian moved to adjourn Executive Session at 8:35 p.m.
Mr. Hansmann seconded the motion which carried.

Respectfully Submitted,



Cynthia S. Killian, Secretary



Doug Hansmann, President