

June 11, 1964

Minutes of the special meeting of the Board of Directors of the Skokie Public Library held June 11, 1964 at 7:00 p.m. in the Lecture Room of the Library.

Members present: Conroy V. Erickson, Mrs. W. C. Griffin, L. O. Green, Mrs. Daniel Petty, Rabbi Karl Weiner, Louis Weingart, and Miss Mary Radmacher, Librarian.

Also present: Myron Greisdorf, Mayor of the Village of Skokie, Bernard Marsh and Don Shaffer of the Village of Skokie, James W. Hammond and Peter Roesch, architects, and Mrs. M. Sarver.

Mr. L. O. Green, President of the Library Board, explained the purpose of the meeting was to acquaint Mayor Greisdorf and others of the Village of the Library's plans in connection with the purchase of property adjoining the library building. To know the requirements, the Librarian made a study based on ALA standards and the latest figure for an estimated population of 100,000. That material was given to the architects who worked with the Librarian for preparation of preliminary sketches of what would be required to meet these standards. They have done this. The Board has studied the plans which include one for expansion of this building and one for a branch library at Kenton and Gross Point Road. At this point Mr. Hammond was asked to make his presentation of these preliminary plans which were the same as presented to the Library Board at the meetings of May 27 and June 10, 1964.

After this presentation the Mayor said that the Village had been under the impression the Library was thinking of only 90 ft. but now these plans will require at least 120 ft. and, while the Village is not formally committed at this point with the development of the whole area downtown, it would be important not to tie in some irrevocable fashion use of this land, and while he was all for the aesthetics involved, from a practical point of view would it not be more expensive to maintain two places with two sets of personnel rather than one? The answer was that additional

personnel will not be necessary. However, additional personnel must be had no matter how the Library expands. Mayor Greisdorf stated that, in his opinion, it would appear to complicate the problems of administration by separation, especially for Miss Radmacher to see what is going on. Miss Radmacher replied that Children's Pavilion would have the same staff as now and also would check out their own books.

Mr. Shaffer stated that the total depth of the parking lot is 329 ft. and if the Library wants a portion of the land with a width of 125 ft., it would involve one-half of the part the Village is talking about and take that part out of the category of open space. Use of land for erection of buildings or parking makes the land ineligible for open space. The architects assured the Village it would be possible to shrink the conception and use less ground.

Mr. Shaffer informed the Library Board he had made the Village presentation June 9 to the Planning agency. The application has been in for more than three weeks.

The Mayor said that in discussion with the Federal government he discovered they are flexible and it is possible to trade by substituting other land. He then asked if there was a time table on this plan and suggested it might be well to let it lie dormant until the grant is received and everything is set. Approval of the application should be brought down in about three months. If it is possible to make the shift without saying anything for the time being they might try to see what they can do in shifting their property around. He stressed making use of the Village parking lot.

Mr. Shaffer pointed out that the Village needs \$125,000 but perhaps they should amend the application to cover the remaining 109 or 111 feet and let the Library handle 125 feet on the other side. This would change the amount of contribution from the Library.

The Mayor asked the Library Board to keep in mind the dual use of parking facilities, that the Library has maximum use of parking in the evening

and the Village during the day.

Mr. Green stated he had been wondering why this application for funds was set up - if it comes back with approval and nothing can be built upon the land, the Library would have no interest in it. Also, for a long time it had been his understanding that the Village wanted to make a civic center along Oakton Street between the Village Hall and the Library. Was the Village thinking of this perhaps in about ten years?

The Mayor suggested that the architects go back to work on this to see if there was some other way of doing this that could be worked out by trading for some land now owned by the Village.

After discussion the statement was made that improvement for parking could be held in abeyance. Mayor Greisdorf said, "For \$25,000 why interfere with workable plans for the Library?" and continued with, "only thing that bothers me is that maybe we should abandon the grant." He suggested to Mr. Shaffer and Mr. Marsh that instead of the Library taking 125 feet perhaps they should let them buy 135 to 140 feet to the point where the Village can buy the balance and forget about the grant. This could be done if the Library were to come up with \$145,000 and the Village \$100,000 and buy it. Mr. Green interjected the information that the property owners do not want to get paid immediately.

At this point the presentation of the preliminary plans for the branch library was made by Mr. James Hammond.

The Mayor cautioned everyone to be careful to get the aesthetics where they should be and bear in mind the combination of library parking and school parking. The school is acquiring the property for parking because they cannot, at present, provide parking for the occasional big affairs. It would be well to look at the parking needs of the three units and how to get maximum usage. He mentioned that perhaps the Library would not need a parking space. Three needs must be coordinated and the architects work it out together.

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On inquiry it was stated the cost of the entire plan would be around \$1,500,000 and the referendum would have to include a millage increase for operation. The Mayor stated that would be the only referendum the Village will be facing in the fall.

The Mayor requested the attention to be directed to resolving the purchase of the property next to the Library. Mr. Marsh stated right now the Village is on the verge of entering into a contract with the owners for 125 feet. The Library Board must pass a resolution pledging their share of money for that amount of frontage. A pledge of the funds to cover the first 125 feet is needed immediately. Let the application for Federal funds stand and see how this comes along. In the course of thinking do not have to make a decision tonight about use of land but allow architects to think about this and let open space grants remain. This can always be given back to the government.

Mr. Green said the question that keeps coming up in his mind is what has the Library gotten for the \$90,000. His inclination would be to attempt to acquire the property on contract and make a down-payment on both pieces of property under consideration. If the bond issue comes through it can be paid off and if not, it can be sold. The only practical thing appears to decide what portion fits in with the plans, one way or the other the Library must be assured of property on which to put the building, and the Village will take the balance. The Library will pay the \$90,000 to the Village. It is this Board's understanding the Village can furnish, in writing, the assurance that the required number of feet of land, adjacent to the present building will be reserved for the Library. Final adjustment will be made on the number of square feet of land acquired out of the entire area. An agreement should be prepared to assure the Library that it is not going to give the Village \$90,000 and get nothing in return but a promise to get the land it wants.

The recommendation was made to turn the matter over to Marvin Glink

and Scott McDowell and let them draw up an agreement. The Board can proceed from that point.

Mr. Green made mention of his concern about the purchase of the Masonic property, and that it would be unwise to by-pass the opportunity to make a favorable deal on that property.

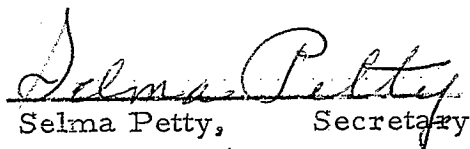
Mayor Greisdorf mentioned his desire that the combined Boards meet more frequently and suggested the architects should meet with Mr. Paul Box and utilize his professional services by considering him one of their staff to assist in working out the land requirement and use.

Mayor Greisdorf and members of his staff retired from the meeting.

Question was asked of how the Library Board is going to spell out what they want. Mr. Green stated the Village has more or less committed itself that they will not erect any buildings on this land and said they would amend the application for the grant if necessary. However, points the agreement should include are: (1) that the Village will give the Library \$90,000 of land, and (2) they will provide the Library with 125 feet of land if needed. Suggestion was made that definite meeting with Scott McDowell and Mr. Glink be arranged to see how the Library can protect itself since there appears to be many loopholes. Another point to be mentioned in the agreement - that the down-payment made will entitle the Library to a title at a very specific or specified time.

Mr. Green then called a meeting for Monday evening, June 15, at 7:30 p.m. in the Conference Room of the Library.

Meeting adjourned at 9:30 p.m.


Selma Petty, Secretary