

Special Facilities Committee Meeting Minutes
Conference Room
1215 Waukegan Road, Glenview, IL.
Tuesday, January 10, 2012 - 8:30 AM

1. Roll Call

Commissioner Przybylo called the meeting to order at 8:35 am and roll was called.

Commissioners/Official Staff and Guest Present: Commissioners: Ted Przybylo, Charlie Kuhn, Angie Katsamakias, Bill Casey, Dan Peterson; Chuck Balling, Executive Director; Cheryl Deom, Superintendent of Special Facilities; Barb Cremin, Superintendent of Administration Operations; Ron Cassidy, Golf Operations Manager/GPGC; Blake Manhart, Golf Operations Manager/GN9; Dave Woolf, Tennis Club Manager; Jim Weides, GIC Manager; Dan Nicholas, Nicholas Design Group and Jerry Aulisio, AT Group

2. Open

3. Revised preliminary concept design for GN9's clubhouse – Dan Nicholas, Nicholas Design Group

Dan Nicholas presented the “revised” preliminary clubhouse concept design. He reviewed the items he had changed that had been suggested at the 12/8 committee meeting. Those items were:

- Decking surrounding the paddle courts was reduced in size and viewing was moved closer to the courts. Covered terrace that had been in this area was removed.
- Cart path and traffic pattern around clubhouse will be modified as needed to provide safe access for patrons and staff
- Installation of a Nana Window System was reviewed; these are the type of window systems located in many storefront cafes and bars that allow for a large unobstructed opening to the outdoors. These are proposed to be located on the south and east side of the clubhouse for golf and paddle viewing.
- The size of the kitchen was reduced and configured to more of a horseshoe shape. Kitchen is being planned to allow for simple golf menu and bar area that could seat up to 8
- Dan also reviewed that a mechanical room was added to the main level as well as a service yard enclosure for trash.
- A “draft” cost analysis of renting versus owning golf cars had been done by staff but needs further review. It was determined, if possible, to bid the basement (less than 1,000 sq. ft., with an estimated additional cost of approximately \$200,000) as an alternate to the bid.

Discussion from commissioners and staff followed with further suggestions made for staff and architect to investigate. These discussions centered on continuing to look at bringing the south paddle courts closer to building; a decision on a small basement storage area would need to be made soon, prior to April. Consideration should also be given to making the southeast corner of the property into developmental learning center for golf. Support areas for food and beverage service for paddle and golf will continue to be looked at.

4. Preliminary project budget – Jerry Aulisio

The preliminary project budget was presented by Jerry Aulisio with no further changes made to it at this time. Jerry Aulisio and Dan Nicholas have worked on costing out the preliminary design project for GN9's clubhouse and paddle courts.

5. Project timeline and process – Cheryl Deom & Jerry Aulisio

Cheryl reviewed with the commissioners that if the clubhouse project is approved by the board to move forward to design development and construction drawings at the January 2012 park boards meeting no changes would be necessary at this time to the project timeline. The project timeline remains the same as the one that was presented by staff and consultants at the 12/8 committee meeting. Staff discussed with the committee that because this project will need to be reviewed by the Village’s planning and appearance commission prior to the final approval of the Village Board for a Conditional Use permit it is imperative that the project stay on the proposed timeline. The committee supported the project timeline.

6. Project funding – Barb Cremin

Barb Cremin reviewed the clubhouse and paddle courts funding sources. Based on a preliminary total project cost of \$2,137,093 (which includes the 4 courts and no basement), we plan to fund the project using \$1,500,000 from the existing bond proceeds and an additional \$637,093 from the Capital Development fund balance. This will leave \$2.5 M in the Capital Development fund balance for potential use for the Glenview Park Golf course improvements while still maintaining our minimum recommended reserves of \$1M in the Capital Development fund.

7. Paddle court construction discussion- Board and staff

Board and staff identified potential obstacles when considering the construction of four new paddle courts. Proposed construction of paddle courts to the north were discussed with potential positive and negative impact. Staff and board have received informal positive comments from the residents regarding their enthusiasm for the park district to venture into paddle tennis. Board and committee advised staff and consultants to pay close attention to the planning and development of the berm to the south of the proposed courts. Landscape should be designed heavy in that area. Lights in that area may be of concern to residents as well so it was decided that at the proposed public meetings a lighting consultant should attend and be available to present and answer public concerns related to paddle court or site lighting.

8. Committee recommendation for park board to consider moving to “Design Development and Construction Drawings” project phase- Cheryl Deom & Chuck Balling.

Staff reminded the board that Dan Nicholas and Jerry Aulisio would be doing a formal presentation of the clubhouse and paddle project at the January 19 board meeting. After review and discussion of this information that evening, staff will be asking the special facilities committee to make a recommendation to the board to move forward with the design development phase of this clubhouse and paddle court project. It was explained that the design development phase would also include the creation of the project construction documents.

9. Other Business

A. GPGC Master Plan meeting date scheduled – Cheryl Deom

Cheryl explained the process to move forward with the review of the GPGC master plan concept design from Rick Jacobson, Jacobson Golf Course Design. Cheryl will set up a committee meeting for Rick to attend sometime in March to review the present plans, options and costs in order to move forward with the course improvements in his GPGC master plan. The committee asked that Cheryl avoid scheduling it during the last week of March due to spring break for local schools.

B. GIC Update – Pro Shop Operation, etc. – Cheryl Deom & Jim Weides

Staff reviewed the “immediate plan/proposal” from Brad Hill, a local resident, to lease the now vacated space in the GIC pro shop. Staff recommended moving ahead with Brad Hill’s concept in the interest of meeting patron’s needs with skate sharpening and replacement of minor skating and

hockey supplies. In addition to providing basic hockey gear and skate sharpening, Mr. Hill will also provide a hockey gear (skates, hard pads, neck guard and bag) cleaning service. The committee approved moving ahead with the agreement with Mr. Hill. Staff was to research the ozone machine to insure the safety of being housed in our public facility. Jim Weides to investigate.

C. Other – Chuck Balling reviewed with the committee the GPGC Master Plan process – Chuck stated that the master plan should be reviewed with committee and board and then determined whether to proceed with the full plan improvements in one year, or if not, how the much needed course improvements should be approached. The last time the GPGC golf course was itself was improved was 30 years ago. Discussion followed on the importance of making sure the process included presentations and input from the golfers, neighbors and village. Cheryl will get in touch with Rick Jacobson to set up a March committee meeting to review concept design, etc.

10. Executive Session

- A. Land acquisition/lease or sale**
- B. Personnel (to be determined)**
- C. Litigation**

11. Adjourn

Commissioner Kuhn moved seconded by Commissioner Katsamakis to adjourn the Open Session at 10:35 am. On Voice Vote: All present voted Aye. Motion Carried.

ATTEST:

Angie Katsamakis
Board President

Charles T. Balling
Board Secretary

Approved this 23rd day of February, 2012