

Special Facilities Committee Meeting Minutes
Conference Room
1215 Waukegan Road, Glenview, IL.
Thursday, December 8, 2011 - 9:00 AM

1. Roll Call

Chair Ted Przybylo called the meeting to order at 9:03 am and the roll was called.

Commissioners/Official Staff and Guests Present: Commissioners: Ted Przybylo, Charlie Kuhn, Bob Patton, Angie Katsamakakis, Bill Casey, Dan Peterson; Chuck Balling, Executive Director; Cheryl Deom, Superintendent of Special Facilities; Barb Cremin, Superintendent of Administration Operations; Blake Manhart, Manger, Glenview National 9 Golf Club; Ron Cassidy, Manger, Glenview Park Golf Club; Dave Woolf, Manager, Glenview Tennis Club; Jerry Aulisio, AT Group and Dan Nicholas, Nicholas Design Group

2. Executive Summary for Paddle Survey Results- Cheryl Deom

Staff reviewed the recent paddle survey results that the District sent out in mid October. An executive summary from our consultant, Helen Raymaker was also included. Two concepts that were brought out by the survey that deserve further feedback were quality of paddle program and the ease of participation in programs and leagues. This will be a starting point for focus groups if the board decides to move forward. Dave Woolf stated that most people are now looking for more affordable options to access the game.

3. Preliminary site plan and concept design for GN9's clubhouse - Dan Nicholas, Nicholas Design Group

Dan Nicholas presented the site plan, preliminary clubhouse conceptual design and a cross section of the proposed paddle tennis site plan. Prior to the December 8th committee meeting, several planning meetings have been held with district staff, Jerry Aulisio and Dan to discuss the design concept and potential programming for this site. In order to put together the most current information available Dan Nicholas distributed a packet of "preliminary" information including the proposed project budget at the meeting. After much discussion the following concepts were recommended for further review and study by the project team and to be reviewed at the next special facilities committee meeting:

- Consensuses from the committee that the decking surrounded the proposed paddle courts needed to be reduced in size or removed so the courts could be moved closer to the viewing area.
- Layout of first tee area needs to be further studied to insure safety of cart path and clubhouse patrons.
- French doors opening to the paddle court area should be considered and operable vs. inoperable windows in certain areas of the clubhouse should be considered if project approved.
- Staff will put together a cost analysis of renting versus owning golf cars at this site to help determine value of constructing a basement no larger than 1,000 sq. ft. (suggestion made to bid basement as an alternate)
- Pre-fab foundation/basement possibility and cost and will also be explored.

- Project team should be sensitive when designing West Lake landscape barrier/berm and site sign to minimize negative impact to neighbors.

No action was required of the committee at this time or at the December board meeting.

4. Preliminary project budget – Jerry Aulisio & Cheryl Deom

The preliminary project budget was distributed at this meeting for a “first” review by the special facilities committee. Jerry Aulisio and Dan Nicholas, with the assistance of Valenti Builders have worked on costing out the preliminary design project for GN9’s clubhouse. Jerry reviewed the preliminary budget with the committee. Due to the materials needed and the building configuration, the prefab manufacturers that the team had spoken with said it wouldn’t be economical for them to consider any standard pre-fab construction because the project did not fit their models. However, staff and project team will look at cost benefits, if any, to use prefab trusses and walls built in the factory. The building design will have to meet Village codes and go through appearance and planning commissions with final approval required through Village of Glenview board of trustees in order to receive the conditional use permit needed for construction. Other items that were discussed by the committee and staff was the consideration of adding wind screens where needed for the paddle courts since the site is consistently windy and investigating the addition of a small practice/teaching area near the southeast corner of the property near Kohl Children’s Museum.

In January the project will be formally reviewed at the park board meeting by Dan Nicholas, Jerry Aulisio and staff will be requesting board approval to move forward with the design development phase of the project which would include the creation of the project construction documents for bidding.

Note: Bob Patton left the meeting at 10:05 a.m. – Ted Przybylo left at 10:09 a.m.

5. Updated project timeline and process – Cheryl Deom & Jerry Aulisio

Jerry and Cheryl have updated the project timeline and process that would be followed. Because the project needs to be reviewed by the Village’s planning and appearance commission prior to the Village Board approving a Conditional Use permit for this site, it is imperative that the project stays on the proposed timeline. Staff is planning another special facilities committee meeting to review site and building design refinements before the January board meeting. If approved, construction could begin in July/August of 2012 with building completion in February/March of 2013.

6. Proposed IGA with Northbrook Park District update - Deom & Balling

Staff brought the committee up to date on Northbrook Park District’s interest with the proposed paddle courts at GN9 and will request committee approval to continue discussions with NPD on the proposed IGA with them.

7. Glenview National 9 Golf Course 2012 Annual Recommendations - Blake Manhart

Annual recommendations for Glenview National 9 were reviewed along with the surrounding market fee survey for comparable courses. Minimal changes are being recommended for the 2012 golf season at this course. Staff believes that our fees are well placed in the current market. Our Junior Golf Development program in which the district

has partnered with Kinetic Performance Center (KPC) will continue as a focus. Goals for 2012 at Glenview National 9 will remain programming to attract families, youth/women novice golfers to the game of golf. We are also looking at ways to re-package and market 9 hole golf outings for neighborhoods and small businesses.

Staff is asking for committee approval of the 2012 season GN9 recommendations to the Park Board members at the December 22nd meeting.

8. Glenview Park Golf Club 2012 Annual Recommendations-Ron Cassidy

Glenview Park Golf Club's annual recommendations were reviewed along with a quick survey of golf fees from area clubs and GPGC 2011 statistics through October 31, 2011.

With the exception of a few minor changes, the annual recommendations for this course are not changing. Our focus for the 2012 golf season will be to begin improving course conditions at this course. Course conditions were again very challenging this year, with poor course drainage being the number 1 issue needing improvement. Staff will be coming back to the committee and board later in January with a preliminary 2012/2013 budget for this course that incorporates the recommended 2012 fees proposed in these recommendations. As the board is already aware a conceptual Master Plan of grading and drainage improvements has been developed by Rick Jacobson, Jacobson Golf Course Design. Staff is currently working with Rick to apply budget numbers to several options in an effort to begin planning for the implementation of the master plan improvements for our Glenview Park Golf Club asset.

Staff will look into working more closely with the Glenview Chamber of Commerce to generate increased opportunities within our community and businesses for both golf courses. Staff will also re-evaluate packaging and fees of GPGC seasonal golf passes.

Staff is asking for the Special Facilities Committee to approve to the Park Board the 2012 season GPGC recommendations at the December 22nd meeting.

9. Glenview Tennis Club 2012/2013 Annual Recommendations-Dave Woolf

The draft of the tennis club annual recommendations was reviewed. Staff is recommending minimal market increases on court time, membership fees and group lessons. This past year the club's focus has been on continuing to develop younger players in our lesson program through the Quick Start and the offering of our new Championship Training Academy. Both have been well received by patrons.

Staff is asking for committee approval to the Park Board for the 2012/13 tennis recommendations at the December 22nd meeting.

10. Other Business

Overall it has been a good year for the Café. Breakfast with Santa is sold out. Rotary had holiday luncheon there and it was very good.

Staff received notice that Big Lou's Pro Shop is closing and their last day will be December 23, 2011. Big Lou will continue to operate the concession stand at the Ice Center, at least until April. Staff will keep evaluate the service level and for this area.

Staff is currently looking into other options for the use of the existing Pro Shop space. Concern was raised over the need to provide skate sharpening on site for patrons. Staff will research options in this area in an effort to continue to provide this service.

11. Executive session (if necessary, possible topics)

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

12. Adjourn

Commissioner Kuhn moved seconded by Commissioner Katsamakis to adjourn at 11:25 a.m. On Voice Vote: All present voted Aye. Motion Carried.

ATTEST:

Angie Katsamakis
Board President

Charles T. Balling
Board Secretary

Approved this 22nd day of December, 2011