

Special Revenue Facilities Committee Meeting Minutes

Administration Building
1215 Waukegan Road
Glenview, IL 60025
Thursday, April 5, 2012
8:30 am

1. Roll Call

Commissioner Przybylo called the meeting to order at 8:30 am and the roll was called.

Commissioners/Official Staff present: Commissioners Charlie Kuhn, Ted Przybylo and Dan Peterson; Chuck Balling, Executive Director; Cheryl Deom, Superintendent of Special Revenue Facilities, Blake Manhart, Golf Operations Manager/GN9; Dave Woolf, Tennis Club Manager; Rick Wilson, Golf Course Superintendent; Ken Wexler, Landscape Architect; Cheryl Noll, Recording Secretary
Other Visitors: Jerry Aulisio, The AT Group, Inc; Dan Nicholas, Nicholas Design Group

Commissioners/Official Staff absent: None

2. Open

Cheryl Deom introduced guests to staff.

3. Final draft GN9's clubhouse/paddle courts and site plan

This is the final site plan review for the clubhouse and paddle courts at Glenview National 9 before going to the Village Commissions. To get on the docket for the May 8th Plan Commission meeting, plans have to be submitted Friday, April 6th. Dan Nicholas went over the changes and additions to the building plan.

- **Clubhouse Updates/Changes**

- There no longer is a fire pit planned due to village ordinances not allowing open flames within the Village boundaries. Dave Woolf suggested the tall heat lamps be considered and stated he has seen those at other clubs and they work well. *Director Balling suggested having additional gas lines installed should the ordinance change and allow fire pits in the future, and to allow for a gas grill located outside on the patio/deck area. Gas lines are planned for these areas since they will be needed for the gas line heat for the paddle courts.*
- The enclosed refuse area will hold the beer keg cooler and additional storage. *It was suggested that the outside entrance be moved to the middle of the enclosure to avoid being seen when approaching the club house. Commissioner Przybylo would like a drain and hot and cold water bibs for ease in cleaning the area and keeping the scent to a minimum. This area has been sized to contain 3-4 large trash toters.*
- Food service is still under review. Under consideration: short menu including hotdogs, brats, and snacks. Paddle ladies bring pot luck.
- Fireplace will remain on the interior; Nana wall system will allow for wall

section to golf deck and paddle deck to open completely, currently it is believed that an air curtain would be required by the village health department.

- *It was suggested the paddle court operating hours be listed at 11 pm for paddle court lights off on the courts, since scheduled nightly league play on weeknights cannot start until 7 PM.*

- **Photo Metrics**

- The photo metrics for the court lighting arrived the morning of the meeting to Dan Nicholas' office and will be included in the packet to the Village for the final site plan review. Dan reported that there is an abrupt light cutoff at the center of the berm; the photo metrics illustrated a 40 foot-candle light level on the court to a 1 foot-candle level at the center of the berm. *It was suggested that the photo metric layout be color coded to show the neighbors who attend the public hearing on April 30th the foot candle measurements.*

- **Lower Level**

- Upon further research on lower level and basement requirements for the clubhouse it was realized that a stairway and elevator or lift would be required. This lower level area that had been considered for additional storage was deemed to be cost prohibitive. If additional storage is needed on site it was determined it could be located closer to the maintenance facility. A crawl space of 4-5 feet is currently under consideration and will be constructed if needed based on building site soil reports.

- **Facility sign located within landscaped berm**

- This sign location will open up the "look into" the golf course and paddle facility as well as market it. The sign location has been designed to be directly across from the exit road from Glen Towne Center parking and roadway that exits onto West Lake Avenue.
- Commissioner Kuhn would like to see the sign either straight or curve inward instead of outward for ease of reading while driving along West Lake Avenue. *Ken Wexler stated he will review changing the design concept.*

- **Landscape**

- Ken reviewed a cross section design that illustrated the sight line from the paddle courts and lights to the townhomes across West Lake Avenue. A 3 foot earth berm planted with 8 foot trees will provide an 11 foot height visual screen and wind barrier for the courts and townhomes. The trees planned for this area will grow to a height of 22 feet in 5-7 years, and continue to mature to a height up to 50 feet. If taller trees were considered for the initial berm planting the cost of the current \$55-60,000 landscape budget would increase about 40%.

- **Public Meeting**

- The Public Meeting will be held on April 30, at 7:00 pm in Room 101 at

Park Center. *Staff requested a representative from the lighting company to attend and bring a sample light fixture and answer any questions from the public.*

4. Proposed use of construction Management Company

Jerry has the RFP ready to go out to three firms that the park district has worked with before. He will request they bid a “CM at Risk” and “Agency at Risk” version in their submitted RFP. A decision will be made based on that information. Since the time line is very tight, Jerry hopes to have this before the board at the April board meeting and any discussion will be based only on the contract proposals since the park district has had successful relationships with all CM firms being asked to submit proposals.

5. Project timeline/process update

After the project goes through the village commissions, the construction documents should be ready and go to bid in July with a bid recommendation to go before the board in August. Construction would start in early September and be done in March of 2013, weather permitting. Project completion is slated for March 31, 2013 and clubhouse and golf course opening anticipated April 1, 2013.

6. Project Funding – Unchanged- No updated report.

Blake Manhart, Ken Wexler, Jerry Aulisio, Dan Nicholas left the meeting at 9:45 am. Kris Mikkelsen, Facilities Maintenance Supervisor; Jeffery Chamberlin, 20/10 Engineering Group arrived.

7. Other Business

A. Tennis Club Ventilation Project update

Kris Mikkelsen introduced Jeff Chamberlin who went over the different strategies to improve the ventilation for patron comfort on the indoor courts during the summer. After discussion by the board, staff and consultants it was decided that options 3 and 4 listed in the handout would be the most cost effective place to start improving the air circulation on the courts. The current fans are 35 years old and will be replaced with larger, more efficient fans and the system will be automated.

Commissioner Peterson left the meeting at 10:15 am

B. Glenview Park Golf Course Master Plan update

Staff has been receiving nice complements on the condition of the golf course this year.

The next meeting for the GPGC master plan/storm water management will be Tuesday, April 17, at 9:00 a.m. Rick Jacobson will review master planning concepts and proposed changes to the golf course at GPGC.

8. @ Adjourn to Executive Session—Pursuant to 5 ILCS 120/2 et seq. possible topics on Litigation (c11), Land Acquisition/Lease (c5 & c6), Personnel (c1)

None

9. Adjourn

Commissioner Przybylo moved seconded by Commissioner Kuhn to adjourn the Open Session at 10:40 am. On Voice Vote: All present voted Aye. Motion Carried.

ATTEST:

Angie Katsamakos
Board President

Charles T. Balling
Board Secretary

Approved this 26th day of April, 2012.