

BUILDING, GROUNDS & PARK SERVICES COMMITTEE MEETING

Program Barn at The Grove  
1421 Milwaukee Ave., Glenview, IL 60025  
Regular Meeting Minutes  
July 16, 2013 @ 9:00 am

**1. Roll Call**

Commissioner Kuhn called the meeting to order at 9:02 am and the roll was called.

**Commissioners/Official Staff present:** Commissioners Kuhn, Casey, Przybylo, Tosh, Coulson, Patton and Peterson; Chuck Balling, Executive Director; James Warnstedt, Superintendent of Park and Facility Services; Ken Wexler, Landscape Architect; Kris Mikkelsen, Facility Maintenance Supervisor; Mike Sullivan, Park Services Supervisor; Brent Carpenter, Supervisor of Fields and Fleet; Cheryl Noll, Recording Secretary; Don Owen, Deputy Village of Glenview Manager; Joe Kenney, Village of Glenview Director of Capital Projects; John Mac Manus, Principal at Altamanu Urban Design, Jerry Aulisio, The AT Group; Sam Witwer, Attorney

**Commissioners/Official Staff absent:** none

Jim Warnstedt introduced all staff and speakers.

**2. Agenda Topics**

- i. **Proposed Cunliff Park Pumping Station Easement** –Joe Kenney discussed the potential for an easement at Cunliff Park to add a storm water pumping station on to the west side of the fieldhouse. The proposal was submitted for review to the committee prior to the meeting and the PowerPoint presentation was reviewed during the meeting. The proposed plan is a cooperative effort between the Village of Glenview and MWRD (Metropolitan Water Reclamation District), and is a critical piece of flood remediation east of Harms road where there are 1,150 homes affected by flooding and roads are impassable up to 36 hours after a major flood event. The village is proposing a lift station and generator be built next to the existing fieldhouse. These buildings would be built in the same manner as the field house. The District would in turn gain easement dollars of approximately \$160,000 from the MWRD in return for the easement and the fieldhouse would be equipped with additional outside bathrooms. The District will determine if it would be more feasible to do remodeling to the fieldhouse or rebuild it entirely with the addition for the pumps and generator integrated into the scope of work. A simple IGA (Intergovernmental Agreement) would be submitted and public meetings would be held by the village before a decision is made.

Joe Kenney, Don Owen and Commissioner Przybylo left at 10:00 am

- ii. **1100 Roosevelt Feasibility Study Options**

Jim Warnstedt went over the PowerPoint previously submitted to the committee for their review on the feasibility study to promote discussion and to encourage feedback to staff. The history of CPW and the fire that destroyed the Roosevelt Road facility was discussed. Jim Warnstedt introduced John Mac Manus who went over the significance of the history

of Swain Nelson to Glenview, the result of the fire on the district and the loss of efficiency to the district because of the loss of the building.  
Commissioner Casey left at 10:25 am

Several options were discussed involving moving to a different location in Glenview. The issue would be that you still have to purchase the land and then construct what is needed for operations. Roosevelt is still all set up for usage, and offers value in reusing and recycling what is already on site. Chuck Balling mentioned after the fire, he received feedback from some of the neighbors that they liked having the Park Services building there because the Park Services Department was a good neighbor to them. They may see continued operations at the site as a positive not a negative. Commissioner Kuhn said in 2005 the board thought it was important to have a 2<sup>nd</sup> facility and that it makes sense to rebuild there now since it was important then. Commissioner Patton felt it would make more sense to spend the money to rebuild on the 1100 Roosevelt site, rather than to construct an addition on to the CPW garage.

Commissioner Patton left at 10:31a.m.

Chuck Balling felt that the staff believes the central location of this site makes for an efficient parks services operation and based on the feedback from the board today, the district should consider sticking to the original vision and take the insurance money and put it back into the site at 1100 Roosevelt. If the Board agreed with this direction, staff could work with Jerry Aulisio and our crew to explore a cost effective renovation to the building at 2320 Glenview road building. Based on the recent Assessment of Conditions Report dated June 7, 2013, the building has good bones but is in dire need of maintenance. This building is about 2,000 square feet; same as the office space and meeting room space in the Park Services building before the fire. Our professional staff now has some employees sharing work areas at Park Services West and by relocating some staff to 2320 Glenview Road as was the initial intent, all would have a better work environment. Commissioner Kuhn said we are here to preserve the history and traditions of Glenview and there are so few old structures left in town, as caretakers of this community we owe it to them to leave a piece of Glenview history behind. Our community gives us roots.

Commission Coulson left at 10:51 a.m.

Commissioner Peterson was in favor of the renovation idea. Who knows what the future will be for this building, if we destroy it will never have a future use. Jerry Aulisio went over the uses of the building and the upgrades needed to bring it up to code. Chuck Balling asked Mike Sullivan to appraise how much can be done in house. The compelling reasons to keep the site are the location, to save time, money and gas, to provide future flexibility and most importantly to replace the lost space in the most cost effective manner by recycling the site.

Sam Witwer left at 11:04 a.m.

**3. Committee Recommendation(s)**

- *The board is in favor of the village moving forward to submit their proposal to MWRD for flood control at Cunliff Park. They also asked the village to check into a FEMA grant to help pay for the electrical generator to make the field house a temporary emergency shelter.*
- *The board is in favor of continuing the process of looking into the best ways for reusing/rebuilding the original site on Roosevelt Road as our East Maintenance Facility. Direction was also given to explore what can be done to preserve the 2320 Glenview Road building by using all or part of it to replace lost office and meeting space due to the fire.*

**4. Other Business**

None

**5. Adjourn**

Commissioner Kuhn moved seconded by Commissioner Peterson to adjourn the Open Session at 11:11 a.m. On Voice Vote: All present voted Aye. Motion Carried.

ATTEST:

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William M. Casey  
Board President

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Charles T. Balling  
Board Secretary

Approved this 25th day of July, 2013