



SPECIAL BOARD MEETING

BOARD OF PARK COMMISSIONERS OF PALATINE PARK DISTRICT
SPECIAL BOARD MEETING SPACE NEEDS ASSESMENT WORKSHOP
at the Palatine Hills Golf Course Clubhouse
512 W Northwest Hwy, Palatine
March 06, 2023, at 5:00 p.m.



The meeting was called to order at 5:00 p.m. by President Gould.

Commissioners Present

Susan Gould, President
Greg Sammons, Vice President
Joe Petricca, Treasurer
Terry Ruff
Jennifer Rogers

Staff Present

Mike Clark, Executive Director	Amy Vito, Asst. Supt. of Parks & Planning
Phil Costello, Superintendent of Finance	Jim Holder, Superintendent of Parks & Planning
Michelle Eckelberry, Supt. of Dist. Services & Projects	Colleen Palmer, Asst. Supt. of Recreation
Dayell Houzenga, Asst. Supt. of Dist. Services & Projects	Donelda Danz, Superintendent of Recreation
Steve Nagle, Superintendent of Facilities	Lisa Allie, Interim Secretary
Josh Ludolph, Asst. Supt. of Facilities	

Approval of Agenda

Commissioner Rogers moved and Commissioner Ruff seconded that the agenda be approved. Director Clark confirmed that there are no changes. By a voice vote, the agenda for the Special Board Meeting Space Needs Assessment Workshop of March 6, 2023, was approved.

AYE: Jennifer Rogers, Terry Ruff, Greg Sammons, Susan Gould, Joe Petricca

NAY: None

ABSENT: None

Motion carried.

Visitors and Citizens

None

Meeting Purpose

Executive Director Clark started with great news of the \$499,900 Open Space Land Acquisition and Development, OSLAD grant we received this past week which was over the \$400,000 applied for.

As for tonight this special meeting is to review and discuss the December 2016 Indoor Facility Space Needs Assessment. A lot has happened since then, so we thought it was time to revisit the original plans; discuss whether the content and visions are still a priority or even relevant based on thoughts and influences that have occurred over the last 6 years. We hope to come up with a consensus on a new or updated vision on what the plans should be moving forward; discuss new potential ideas or priorities that the board or staff feel are worth considering. After tonight's meeting and discussing next steps, staff will prepare for whatever we feel is needed to address everything that has been discussed, such as updated cost estimates. Once we have re-envisioned the plans we will come back for a 2nd meeting to discuss costs and potential funding plans. Clark then turned the meeting over to Superintendent Nagle to go through the power point presentation. Commissioner Gould mentioned that the charts only go up to 2015 and the survey was done 8 years

ago; pickleball was hardly mentioned and now that is all they mention so we need to keep that in mind as we look at the public comments and charts. Clark agreed and said that is just one textbook example of something that has become influential since the last time we discussed these plans and maybe something to be addressed; is this a new priority?

Presentation Highlights

Superintendent Nagle started with explaining that the original focus was to look at indoor physical spaces and places. This all started with the original Comprehensive Master Plan; feedback from consultants, staff and survey data identified needs for secondary plans. The space needs were one of them with the objective to evaluate the main physical resources and space efficiencies, inefficiencies, conditions, programming needs and future capital spending. Some points from the community wide survey were that Community Center and Birchwood identified as the #1 and #2 needing most improvements. The top 3 priorities for improvements were indoor pool, gymnastics, and the fitness center. The Park Board workshop held identified indoor space as one of the highest priorities; specifically named Birchwood and Falcon Park. Nagle continued with a review of stakeholder meetings and Hunden report which included community comments and statistical analysis from all our programs at every location. President Gould stated that the information is so outdated it doesn't mean much. The analysis with Hunden and Sink Combs was done; 3 categories identified with recommendations based on: cost, complexity, and timing. The 3 categories were reviewed and discussed. President Gould asked about the pricing listed; Nagle confirmed that pricing shown is from the time of assessments.

Commissioners Rogers and Sammons asked about the Roadhouse; Holder explained that it is currently used for seasonal equipment/cold storage. Commissioner Rogers asked if we have done anything to the Palatine Road House; Holder explained that it can be removed from the plans now that we have Hamilton. He also stated that the siding and roof have been replaced within the last 5 years; the building is in good shape. Jaycees also has a storage area on the cold side. Nagle mentioned that Cutting Hall expansion was discussed with the Village; they will not support any expansion so that part of the project has been terminated.

Review of the larger projects based on original recommendations from Sink Combs included expanding Birchwood with a new gymnastics area, lobby and upper-level viewing, fully renovated preschool, additional bathrooms, and storage. The 2nd project at Community Center would renovate gymnastics area to group classrooms, bathrooms, moving main entrance to Mozart with new lobby, move and renovate locker rooms, cultural arts and early childhood wing and expand fitness.

Commissioner Rogers asked about price of \$9.9M back then; Clark stated that an additional 10-15% increase would be conservative. Review of the recent planning efforts over last 3 years; Commissioner Ruff asked if we have a price for the bank building on Wilson. Commissioner Ruff proposed finding another building for staff offices to move into then updating the space at Community Center and Birchwood; suggested we explore the Pan American Bank building. Discussion ensued about the Combined Services Facility and Village of Palatine along with other vacant buildings for PPD use as possible office space.

President Gould investigated options for inflatable domes at the Stables; she had 6 different companies with cost estimates at hundreds of thousands not millions. Discussion about the various options available versus rebuilding what we currently have. Commissioner Rogers asked about renovation of front lobby at Stables which is listed on Category 2; Nagle confirmed that the project was reimagined and will have some architectural plans in the next few weeks. President Gould mentioned the Palatine Stables report dated June 2019 and that the history information is incorrect; it shows Palaton but should be corrected to Palington which was Barrington and Palatine not Arlington Heights. She would like to have that history updated. Discussion of the inflatable domes at the Stables continued.

Next Steps

Nagle reviewed the next steps which included another Space Needs Workshop, consensus of next steps and to hire a planning consultant. Clark asked if there are any concerns about the initial report; Commissioner Rogers asked if the staff still agrees with the plans and thinks maybe a new community survey should be done since things have changed so much. Ludolph said that we could add more turfs with no problem in filling them; there is a large demand for turf use; the aging facilities ; programming space is limited and fitness center undersized. Discussion about Community Center, Birchwood, and Family Aquatic Center was had. Commissioner Rogers confirmed that staff agrees plans are still solid; staff agreed. Clark asked if there is anything missing that should be added. Commissioner Ruff said that staff offices

should be the priority as everything else revolves around that. He also does not think we need a new survey since nothing has been acted on, aside from Hamilton. Ruff feels that Community Center, golf maintenance garage, space at Falcon Park and the Family Aquatic Center are the top priorities. President Gould mentioned Pickleball; discussion ensued.

Director Clark asked if anybody else had anything they would like to see added; Commissioner Petricca agrees with Commissioner Ruff and listens to the staff and what they need. President Gould said that we cannot be everything to everybody but that we can be good and listen; we should look at more reciprocity opportunities. Commissioner Sammons feels that customer expectations are too high. Nagle said that we are looking at another 6-8 weeks for the 2nd workshop; hopefully before summer gets too busy.

Commissioner Comments

Commissioner Gould is anxious to see our new website; she often hears people say that they were not aware of our Stables or where Falcon Park is located; she is looking forward to a new website that will communicate that a little better.

Commissioner Rogers asked about release of park grants this summer; Nagle said that last he saw TRAC was on hold; Clark stated that OSLAD was appropriated. Commissioner Rogers is wondering if we would be ready when the time comes to apply for grants.

Commissioner Sammons asked if there are any sub plans other than the Space Needs; Nagle stated that Superintendent Danz took the Preschool evaluation which looked at getting rid of Parkside and consolidated the entire program into one location. Nagle added that formalized location for office space is the other sub plan.

Commissioner Ruff asked about the canopy at Community Center; Nagle said that it is being worked on.

Adjournment

There being no further business to come before the Park Board on this date, Commissioner Ruff moved that the regular meeting be adjourned. Commissioner Sammons seconded the motion which was unanimously approved by a voice vote.

AYE: Jennifer Rogers, Terry Ruff, Greg Sammons, Susan Gould, Joe Petricca

NAY: None

ABSENT: None

Motion carried at 6:33 p.m.

Respectfully submitted,

Michael Clark
Park Board Secretary Pro-Tem
MC/la

Attest:

Approved:

Michael Clark
Secretary Pro-Tem

Susan Gould
President