

# Oak Brook Park District

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**MINUTES OF THE  
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT  
BOARD OF COMMISSIONERS  
September 12, 2011 - 6:30 p.m.  
Meeting Room 2 & 3**

1) CALL TO ORDER REGULAR MEETING OF THE BOARD OF COMMISSIONERS AND ROLL CALL

President O'Brien opened the regular meeting of the Oak Brook Park District at 6:32 p.m. in the Family Recreation Center, Rooms 2 and 3. Commissioners Trombetta, Carson, Truedson, Knitter and President O'Brien answered, "present." Also present were Laure Kosey, Executive Director; Barb Gosselar, Park District Attorney; Nancy Strathdee, Director of Finance & Human Resources; Cathy Fallon, Director of Recreation; Norm Russell, Director of Parks and Facility Services Director and Mary Tansey, Corporate Relations.

2) APPROVAL OF September 12, 2011 AGENDA

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Carson, to approve the September 12, 2011 agenda.

There was no discussion and the motion passed by voice vote.

3) OPEN FORUM

Oak Brook resident Dipen Mehta addressed the board with his suggestion to build an indoor sports complex for ice hockey and other sports. He said it could also serve as a new Blackhawks practice rink.

It was also determined by Mr. Mehta and the board that the nearest indoor ice rink is in Darien, which is approximately 8.5 miles away from Oak Brook.

President O'Brien thanked Mr. Mehta for his comments.

4) APPROVAL OF MINUTES

a) Approval of August 8, 2011 Regular Meeting Minutes

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Knitter, to approve the August 8, 2011 regular meeting minutes.

There was no discussion and the motion passed by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien  
Nays: None

5) APPROVAL OF FINANCIAL STATEMENT ENDING August 31, 2011

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Carson, to approve the financial statement ending August 31, 2011 regular meeting minutes.

There was no discussion and the motion passed by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien  
Nays: None

6) APPROVAL OF WARRANTS

a) Approval of Warrant No. 531

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Carson, to approve Warrant No. 531.

There was no discussion and the motion passed by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien  
Nays: None

7) COMMUNICATIONS/PROCLAMATIONS

a) Board of Commissioners to share communications

There were no comments or communications shared by commissioners.

b) Park Board Master Plan Vision Meeting with SRBL Architects

Laure Kosey introduced Ray Lee and Louise Kowalczyk from SRBL Architects and Dan Dalziel from 3D Landscape Design Architects.

Ms. Kosey noted to the board that focus groups results and staff input were collected and used for this presentation. She also pointed out that this presentation is for a master plan that is in very early stages and that the board can ask her for her recommendations after the presentation is complete.

President O'Brien stated that the Park District's bankers are also present in the audience.

Ray Lee of SRBL Architects conducted his presentation to the board.

Mr. Lee stated that the proposed projects are to be done in phases over the span of 10 years. He also said that when developing the Master Plan, his firm first looked at potential projects and then looked at the demographics to see which ones would meet the needs of the residents and users of the Park District.

It was noted that the Master Plan is for projects for Central Park only and the board would need to select only some of the proposed projects as all of them are not physically possible to install on the property.

Mr. Lee stated that the projects were priced individually, not as a whole, and if the projects are combined, the price would likely be cheaper.

Dan Dalziel from 3D Landscape Architects conducted his presentation to the board.

He said the projects he is proposing are interchangeable and can be moved from one area to another if desired.

Commissioner Trombetta commented on the proposed golf simulator area. He said the Village is in the golf business and have three highly competent pros, so putting a golf simulator in Central Park would be wrong and a waste of money. He said the Park District does not want to compete with the Village.

Commissioner Trombetta also said that the demographic age of Oak Brook is 55 and currently, there are not enough resident children to form a team to utilize the Park District's baseball fields.

Mr. Dalziel noted that the baseball fields could be re-developed for better, more efficient use, especially for competition play.

Mr. Dalziel highlighted various proposed projects including a key card entry restricted dog park.

The board made note that there already is a dog park located just over Route 83.

Mr. Dalziel highlighted different options for a synthetic soccer field(s), updated playground, a fitness therapy addition to the tennis center, a challenge course, parking improvements, concessions and bathroom facilities and improvements to the splash pad.

Commissioner Knitter asked for the target age group for splash pads. Mr. Lee said generally a splash pad attracts ages 10 and under. Mr. Lee said there must be a balance in the attractions in order to attract a wider age group.

There was a long discussion with various questions from the board on the splash pad project and whether areas of the current splash pad could be salvaged. Mr. Lee said the pump, filtration system, and some of the plumbing could be kept but much has to be torn out as there is a lot of deterioration along the concrete and rubber pad.

Ms. Kosey said she and her staff visited area splash parks and they liked parks that had 12 to 18 inches of standing water. She said this type of splash park has a lot of potential but installing it would be like starting over.

Louise Kowalczyk conducted her presentation of proposed projects for the recreation center.

Commissioner Knitter asked for clarification on the proposed locker room project.

Commissioner Carson questioned the effect to the heating and cooling system of the aquatic center with the proposed bi-folding doors off the aquatic center to the splash pad. Board members said the doors would cause the aquatic center to become too cold during the winter.

President O'Brien said he would rather spend the \$35,000.00 estimated for the bi-folding doors on the splash pad.

Mr. Lee said the proposed competitive pool could be difficult to build from a financial standpoint and would most likely require the Park District to enter a partnership with another group.

There was discussion regarding the proposed physical therapy rehab area which would be located at the current site of the tennis center's racquetball courts. The rehab facility would be leased to a physical therapy company and would earn revenue for the Park District.

Commissioner Knitter said she is concerned that there are already several physical therapy companies in Oak Brook and would therefore, be a hard sell to the community.

President O'Brien concurred and stated that the tennis center is in need of renovations but noted that it is an enterprise fund.

Commissioner Knitter said the rehab facility is an interesting idea that needs to be considered to see whether a long term lease could be obtained from a physical therapy company.

Commissioner Truedson said he believes a physical therapy facility would not work.

Ms. Kosey said she and staff visited the Glenview and Niles racquet clubs which both renovated their racquetball courts into offices.

In regard to the proposed maintenance facility, Commissioner Trombetta said it could be built for far less.

Mr. Lee agreed and said the proposed facility was based on a masonry structure which he believes would meet the integrity specifications of Central Park. He suggested that if no other use could be found for the racquetball courts, that space could be converted into a maintenance building.

After lengthy discussion, the board concurred that the racquetball courts could not be used to store heavy machinery such as tractors and trucks, but could store office equipment and files.

After the 3 presentations were completed, Ms. Kosey offered her recommendations to the board as follows:

**Phase 1 (1-2 Years) Cost: 4.4 Million Dollars**

Ms Kosey said the cost of this phase would need to be scaled back to the Park District budget of 3 million dollars.

**1. Synthetic Soccer Fields**

Ms. Kosey said the Park District could not do it alone for 1.7 million dollars but could partner with someone. She said this is a revenue generator.

**2. Improving circulation and expansion of parking lot.**

Ms. Kosey said with the completion of the proposed projects, parking would need to be expanded.

### 3. Splash Pad Improvement

Ms. Kosey said the cost estimate for this project was intentionally set high. She said this is a revenue generator and the current splash pad must be renovated. She also noted that the project would not require additional staff.

### 4. Family Locker Rooms

Ms. Kosey said this project must be done and suggested that the easiest way to achieve it would be to convert the adult section of the men's and women's locker rooms into the Family Locker Room and have the remaining sides of the current locker rooms converted into the adult-only sections.

### 5. Open Up Aquatic Center

### 6. Front Desk Security

Ms. Kosey said there is an issue with people just walking in and using the facility. She said she is also concerned about the easy access to the preschool hallway.

### 7. Tennis Center Renovation and Locker Room.

Ms. Kosey said this project would be a collaborative effort with Alan Pop who will present a five-year- plan to the board next month.

### 8. CPW Business Conversion

Ms. Kosey said she has already talked to IPRA who is interested in renting the facility for workshops.

### 9. Maintenance and Storage Facility

Ms. Kosey said she only wants to spend \$500,000.00 for a 4,000 square foot building.

## **Phase II (5 years out) Cost: \$462,000.00**

#### 1. Challenge course

Ms. Kosey said she does not want to have to staff this site.

#### 2. Disc course expansion

#### 3. Rest rooms

Ms. Kosey recommended that the rest rooms be attached to the proposed maintenance building, which would be less expensive.

#### 4. Outdoor fitness site

Ms. Kosey said this project could be achieved with the assistance of the Foundation.

5. Baggo and Bocci

Ms. Kosey said these sites are inexpensive to build and are both revenue generators.

6. Converting racquetball courts into a rehab center

Ms. Kosey said this could be achieved and that staff has already conducted preliminary talks with Adventist about the possibility of a partnership.

**Phase III (10 years out) 7 Million Dollars for Competitive Pool and 2 Million for Tennis Club Conversion**

1. Tennis Center conversion

Ms. Kosey proposed that Mr. Pop be given five years to make the tennis center profitable. If this is not achieved, Ms. Kosey recommended that the center be converted into an indoor soccer/Lacrosse center.

2. Competitive pool

Ms. Kosey said she knows that this project is insanely expensive, but the cost could be reduced by taking out the adjustable floor option.

Commissioner Knitter said Oak Brook does not have a high school so a partnership would be difficult.

Ms. Kosey said staff has received several requests from area high schools to use the current pool for meets.

President O'Brien said Oak Brook does not have the resident population for a competitive pool.

Commissioner Trombetta stated that there are too many exceptions to the Plan to move forward.

The board concurred to eliminate the competitive pool project, however, Commissioner Truedson said there may be a need for an outdoor pool in the future, so keep it as an option in the ten year plan.

A pool will be added to the master plan and labeled as an "outdoor water feature".

The board began a general discussion regarding the Master Plan.

Commissioner Knitter said the splash pad is a hard sell for her as Oak Brook has a very small child population.

Ms. Kosey said users of the pool have a lot of small children.

Commissioner Knitter said she is concerned about the non-resident users as well as residents and does not want to make the splash pad too expensive to use.

Commissioner Truedson said he has concerns about the splash pad and is not convinced that it will generate significant revenue. He said the Park District spent \$500,000.00 nine years ago and it was built incorrectly and attracts very few users. He said he is not against it but is skeptical. He said it must be completed but for less money than what is proposed.

President O'Brien said to the staff present that the board will hold them accountable to their revenue projections for these proposed projects.

Commissioner Trombetta said staff must separate needs from wants.

The board concurred that a new splash pad needs to be exciting and good enough to attract kids.

Ms. Kosey asked the board for their input regarding the proposed baseball reconfiguration.

The board concurred that the proposed baseball field project is too expensive.

Commissioner Knitter noted that there is not much in the plan for winter activities. She said she liked the proposed warming shelter but noted that there already is a sled hill in the Village.

Commissioner Knitter said that the Park District just spent an enormous amount of money on parking and now the Master Plan proposes more parking at a cost of \$500,000.00. She said she would like to see this funding going elsewhere.

Ms. Kosey said there are already parking issues and the plan calls for an additional 132 parking slots.

Commissioner Knitter said she is not against additional parking but believes it is not necessary in the short term.

Ms. Kosey said the proposed projects will attract more people, thus requiring additional parking.

Commissioner Truedson excused himself at 8:03 p.m.

Commissioner Carson asked if the new parking would include resurfacing of the existing parking areas near the tennis center. Ms. Kosey said it would.

Commissioner Truedson returned at 8:04 p.m.

Commissioner Knitter agreed with the tennis center renovation center but is not sure when to do it.

Ms. Kosey asked for the board's direction on what projects to pursue and what to eliminate.

The Board concurred to pursue the following:

1. Outdoor fitness course
2. Party room expansion
3. CPW renovation, but at a reduced price.
4. Maintenance facility, but at a reduced price.

The board asked staff to inquire with the Village for their requirements on this type of project.

Commissioner Truedson asked that staff take pictures of all of the equipment needing storage.

5. Challenge course

Ms. Kosey suggested that it be located off of CPW.

6. Disc golf course expansion

7. Installation of Bocci and Baggo site.

The idea of platform tennis was discussed. Ms. Kosey said it was considered but it was determined that too many nearby facilities already offer it and there are very specific setting requirements.

In regards to senior oriented projects, Ms. Kosey said she personally attended focus groups for the senior age group and found that they did not request new facilities but rather new specific programming. This new programming is already slated for the next brochure.

Mr. Lee said he and staff can consider new programming for the 39-69 age group, the largest group OB residents.

In regard to the preschool hallway, Commissioner Truedson suggested that a temporary make-shift information desk be installed at the hallway entrance.

In an attempt to ward off non-member, non-paying users of the recreation center facility, President O'Brien suggested putting up theater ropes near the front desk. Ms. Kosey disagreed.

8) STAFF RECOGNITION

- a) None

9) REPORTS:

- a) Executive Director
- b) Finance & Human Resources Director
- c) Director of Recreation
- d) Director of Parks & Facility Services
- e) Corporate Relations

Laure Kosey presented her report, which can be found in the Park District records.

President O'Brien requested an update on the Foundation.

Ms. Kosey said all necessary paperwork has been filed and that there is currently \$15,000.00 to \$17,000.00 in the Foundation and a transfer of funds will be completed soon to cover legal and IT costs incurred. These costs total approximately \$5,000.00 to \$6,000.00. She also noted that there will be a fundraiser held tomorrow.



Nancy Strathdee presented her report, which can be found in the Park District records.

There were no questions from the board.

Cathy Fallon presented her report, which can be found in the Park District records.

There were no questions from the board.

Norm Russell presented his report, which can be found in the Park District records.

A long discussion ensued regarding the tennis center roof. It was determined that to fix the entire roof, it would cost approximately \$500,000.00. It was noted that all roof repairs to date centered on specific areas where problems existed.

Staff confirmed that the proposed renovations at the tennis center do not include roof repairs.

The board concurred to do things correctly and to repair existing problems first.

Commissioner Carson asked for an explanation of how grounds maintenance is performed at the Dean Nature Sanctuary. She stated that there are areas of the property that are currently in need of weeding.

Mary Tansey presented her report, which can be found in the Park District records.

There were no questions from the board.

#### 10) UNFINISHED BUSINESS

##### a) Bank Reconciliation/Stale Dated Check Procedure

Motion: Commissioner Truedson made a motion seconded by Commissioner Knitter, to approve the bank/reconciliation/stale dated check procedure as presented.

There was no discussion and the motion passed by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien

Nays: None

##### b) Building Engineer Job Description

Motion: Commissioner Trombetta made a motion seconded by Commissioner Knitter, to approve building engineer job description as presented.

There was no discussion and the motion passed by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien

Nays: None

c) Dean Nature Sanctuary House Demolition Bid

Motion: Commissioner Trombetta made a motion seconded by Commissioner Carson, to approve the Dean Nature Sanctuary House demolition bid as presented.

Commissioner Knitter asked if there is a difference in services provided in each bid.

Ms. Kosey said there was no difference.

There was no further discussion and the motion passed by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien

Nays: None

d) Personnel Policy Manual – Sections 5, 6, 7, 8

Motion: Commissioner Trombetta made a motion seconded by Commissioner Knitter, to approve the Personnel Policy Manual – Sections 5, 6, 7 and 8 as presented.

Commissioner Carson noted that the last paragraph of section 6.15 is actually Ms. Gosselar's comments and should be eliminated.

There was no further discussion and the motion passed with the correction noted above by roll call vote.

Ayes: Commissioner Trombetta, Carson, Truedson, Knitter and President O'Brien

Nays: None

11) NEW BUSINESS

a) Soccer Goal Safety Policy

This matter is for discussion only.

Commissioner Carson made note of a few minor corrections to the policy.

The board will vote on approval of this policy at next month's meeting.

b) Personnel Policy Manual – Section 4

There was no discussion regarding this matter. The board will vote on approval of this section of the manual at next month's meeting.

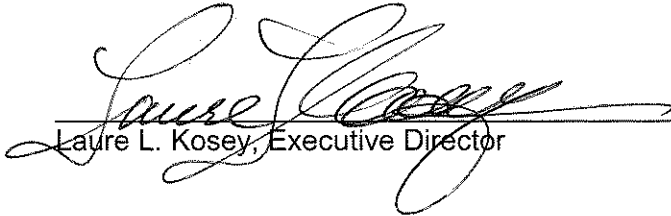
12) NEXT REGULAR MEETING: October 10, 2011

President O'Brien announced the October 10, 2011 meeting.

13) ADJOURNMENT

Motion: Commissioner Trombetta made a motion, seconded by Commissioner Truedson to adjourn at the hour of 8:52 p.m.

There was no discussion and the motion passed by voice vote.



Laure L. Kosey, Executive Director