GLENCOE PARK DISTRICT
COMMITTEE OF THE WHOLE MEETING
Tuesday, July 9, 2019 - 7:00pm
Takiff Center

Consistent with the requirements of the Illinois Compiled Statutes
5 ILCS 120/1 through 120/6 (Open Meetings Act), notices of this meeting were posted.
Location of the meeting is the Takiff Center, 999 Green Bay Rd, Glencoe, IL 60022

AGENDA

I. Call to Order
II. Roll Call
III. Matters from the Public
IV. Discussion on Lincoln and Crescent Playground Design (Pgs. 2-3)
V. Discussion on “Connect Glencoe” Proposed Activity Pods (Pgs. 2-3)
VI. Discussion on 3-Year Capital Projects Plan (Fund 69) (Pgs. 4-8)
VII. Other Business
VIII. Closed Session
   a. Real Estate 5ILCS 120/2 (c)(5) and (6)
IX. Adjourn

The Glencoe Park District is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are asked to contact the Park District at 847-835-3030. Executive Director E-mail address: lsheppard@glencoeparkdistrict.com
IV. Discussion on Lincoln and Crescent Playground Design

V. Discussion on “Connect Glencoe” Proposed Activity Pods

Glencoe Park District
July 9, 2019
Committee of the Whole Meeting
INTEROFFICE MEMORANDUM

TO: BOARD OF COMMISSIONERS
FROM: LISA SHEPPARD, EXECUTIVE DIRECTOR
SUBJECT: BIG PICTURE RECOMMENDATIONS FOR LINDEN AND CRESENT PLAYGROUND AND ACTIVITY PODS
DATE: JULY 1, 2019

I would like to thank you for taking the time to give input in regards to the Lincoln and Crescent playground design.

Below is a recap and consensus of items received. This information has been passed onto our landscape architect who will be at the meeting to further the discussion.

Lincoln and Crescent Playground
- Landscape architects should only design a playground that sticks to the $275K budget and should not exceed the standards of comparable GPD playgrounds unless additional funds are found (grants, donation) that could allow poured-in-place to serve the adjacent water feature.
- Meet the requirements for a small playground for toddlers and children (climb/slide/swing), sandbox if appropriate, and a tire swing
- Additional special stand-alone piece(s) within budget and not duplicated in other small GPD playgrounds that meet kids' desire for faster/higher/more exciting (like the stand-up glide (i.e.: Burke airventure) for slightly older kids and the wide slide)
- Do not a repeat the 2-5 structures from Vernon and the one behind Takiff
- Would also be fun to have a ninja piece for the older kids if space and funds allow

Activity Pods
- Young children's needs are met with playground, water feature, and (potential) train, so these four pods should serve our less-served teenager and adult population (and families)
- Social engagement as a recreational priority
- Not convinced that adult outdoor fitness equipment is the best idea and will be used and seems to be of great concern to the neighbors
- Neighbors' concerns that these pods will add additional noise (both sound and sight) to the entire development is an issue (so no wheeled sports)
- Most interested in group activity options: 'permanent' corn-hole, Bocce or ping pong, chess, seating area that encourages conversation, a yoga or outdoor exercise-class platform, croquet area
- Wilder ideas: 'adult' swings
VI. Discussion on 3-Year Capital Projects Plan (Fund 69)

Glencoe Park District
July 9, 2019
Committee of the Whole Meeting
INTEROFFICE MEMORANDUM

TO: BOARD OF COMMISSIONERS
FROM: LISA SHEPPARD, EXECUTIVE DIRECTOR
SUBJECT: MASTER PLAN PROJECT DISCUSSION
DATE: JULY 2, 2019

It is that time of the year that we begin discussion for our 5-year Master Plan Capital Projects discussion. If you recall, projects for FY2020/21 are already been determined, as the Board voted to proceed with Old Green Bay Linear Park Trail, Lincoln/Crescent Playground Renovation, and the Interactive Water Feature. Other FY2020/21 expenses include annual ADA improvements, annual Takiff roof sinking fund, design fees for the following year projects, and a fundraiser consultant.

To begin discussion of FY2021/22 projects and beyond, staff has prepared a 5-year conditions assessment on our current inventory (see attached, paper copies will be provided at the meeting). Staff expects many questions and we will be prepared to explain this document at the meeting.

For clarification, staff has defined Fund 69 and Fund 65 capital as follows:

Fund 69: Projects that exceed $200,000 and are identified in the:
- Master/Comprehensive Plan
- ACG Plan (fixed asset replacement)
- ADA Transition Plan

Fund 65: Projects that are typically $200,000 or less:
- Operational replacement: equipment/vehicles/maintenance items/technology

Staff Proposed Timeline for updating the 5 year Capital Projects Plan:

July 9: Review with the Board the 5-year conditions assessment
August 20: Parks tour
September: Begin discussion of prioritizing FY 2021/22, 2022/23, 2023/24 projects in Fund 69
October - March: Fund 69 discussion continues
October: Begin discussion of Fund 65 projects
February 2020: Board approves the 3-year Master Plan
# 5 Year Condition Assessment - Staff Recommendation

**Budget Year 2021-22 (Updated 7/02/2019)**

1. **Amenity is at the end of its useful life**
2. **Amenity is near the end of its useful life, managing the element is inefficient and costly. The functionality may be impacted by changing site conditions. Amenity is duplicated within the District's infrastructure**
3. **Amenity is in generally good serviceable condition. May need repairs or renovations to improve functionality/operational efficiency. Amenity may be duplicated within the District's infrastructure**
4. **Remaining useful life expected to be greater than 6 years**
5. **New Amenity**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Amenity</th>
<th>Typical Useful Life</th>
<th>Professional Staff Condition Assessment</th>
<th>Estimated Capital Expenses</th>
<th>Within 5 years</th>
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<tr>
<td></td>
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<td>Remaining Useful Life %</td>
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<tr>
<th>Playground</th>
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<th>Estimated Capital Expenses</th>
<th>Within 5 years</th>
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<td>Lakefront/Beach</td>
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<tr>
<th>Athletic Field &amp; Site Amenities</th>
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<td>25</td>
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<td>Watts Soccer</td>
<td>2007</td>
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<td>Watts Bronco*</td>
<td>2006</td>
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<td>Watts Pony*</td>
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<td>West K-Ball*</td>
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<tr>
<td>Takiff Softball &amp; Lights*</td>
<td>1980</td>
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<td>5%</td>
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| Courts - Full Replacement       |                     |       |                         |                            |               |
| Watts Interior Renovation       | 2000                 | 25    | 45%                     |                            |               |
| Watts Dasher Boards*           | 2000                 | 20    | 5%                      | TBD                        |               |
| Watts Tennis                    | 1999                 | 30    | 75%                     |                            |               |
| Watts Tennis                    | 2001                 | 30    | 65%                     |                            |               |
| West Tennis                     | 1994                 | 30    | 50%                     |                            |               |
| Lakefront Tennis               | 2001                 | 15    | 5%                      | TBD                        |               |
| New Lighted Tennis Court*      | New                  | 25    | N/A                     | $125,000                   |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |

| Takiff                          |                     |       |                         |                            |               |
| Takiff Shingle Roof             | 2016                 | 30    | 90%                     |                            |               |
| Takiff Interior Renovation      | 2007                 | 25    | 52%                     |                            |               |
| Takiff TPO Flat Roof           | 2008                 | 20    | 45%                     |                            |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |

| Maintenance Center*            |                     |       |                         |                            |               |
| Maintenance Center*            | 1930-1985            | 25    | 5%                      | $3,000,000                 |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |
|                              |                      |       |                         |                            |               |

| Lakefront/Beach                |                     |       |                         |                            |               |
| Water Feature                  | 2020                 | 20    | 100%                    |                            |               |
| Walking Path                   | 2020                 | 30    | 100%                    |                            |               |
| Liz's Gazebo                   | 2016                 | 30    | 5%                      |                            |               |
| 14x Retaining Wall*            | -                    | 30    | 20%                     | $200,000                   |               |
| Veterans Memorial              | 1985                 | 30    | 5%                      | $200,000                   |               |
| Shelton Pathway/Drainage*      | 2005                 | 50    | 5%                      | $300,000                   |               |
| Kalk Park Drainage*            | New                  | 35    | N/A                     | TBD                        |               |
| Dog Park*                      | New                  | 20    | N/A                     | Donor                      |               |
| Skate Park*                    | New                  | 20    | N/A                     | TBD                        |               |
| Flooded Parks*                 | New                  | 35    | N/A                     | TBD                        |               |
| Linear Park/Other              | New                  | 20    | N/A                     | Donor                      |               |

| Misc Park                      |                     |       |                         |                            |               |
| Building                      |                      |       |                         |                            |               |
| Park/Other                     |                      |       |                         |                            |               |

- Estimated Capital Expenses Within 5 years: **$8,077,000**

*Recommended that a design plan be developed for more accurate project pricing.
<table>
<thead>
<tr>
<th>Asset Class</th>
<th>Amenity Group Condition</th>
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<tbody>
<tr>
<td>Playgrounds</td>
<td>78%</td>
</tr>
<tr>
<td>Courts - Full Replacement</td>
<td>72%</td>
</tr>
<tr>
<td>Misc Park</td>
<td>62%</td>
</tr>
<tr>
<td>Takiff</td>
<td>62%</td>
</tr>
<tr>
<td>Lakefront/Beach</td>
<td>46%</td>
</tr>
<tr>
<td>Watts</td>
<td>45%</td>
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<tr>
<td>Athletic Field &amp; Site Amenities</td>
<td>43%</td>
</tr>
<tr>
<td>Maintenance Center</td>
<td>5%</td>
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</tbody>
</table>

### Estimated Capital Expenses Within 5 years

- **Playground Total**: $775,000, 10%
- **Athletic Field Total**: $125,000, 2%
- **Courts Total**: $275,000, 3%
- **Watts Total**: $1,950,000, 24%
- **Lakefront/Beach Total**: $952,000, 12%
- **Misc Park Total**: $1,000,000, 12%
- **Maintenance Center Total**: $3,000,000, 37%
- **Takiff Total**: $0, 0%
## 3YR Master Plan - Staff Recommendation

### July 2019

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<td>263,740</td>
<td>1,253,740</td>
<td>2,243,740</td>
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#### Estimated Beginning Balance, 3/1/xx

- **Watts**
  - ADA
  - Lakefront
  - Baseball Park
- **Takiff**
  - Takiff
  - Park
  - Lakefront
  - Takiff
  - Beach
  - Transfer
- **Bluff**
  - Sports
  - Dog North
  - Shelton
  - Transfer
  - Park
  - Pier/Decking Park
  - Watts
  - Lighted Takiff
  - - Contingency/Misc
- **Veterans**
  - Design
  - Connect Glencoe
  - Green Bay Trail Design Fees
  - Annual - ADA Improvements, per ADA Transition Plan
  - Annual Takiff Roof Sinking Fund - replacement FY2025/26
  - Feasibility Study-Fundraiser
  - Fundraiser Consultant-Annual, if feasibility study warrants
  - Dog Park
  - North Field (Takiff) Athletic Field

### Funding Sources:

- **June 2019**:
  - Ending balance, 2/28/19
  - $2,720,206

### Total Funds Available

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<td>2,243,740</td>
<td>3,228,740</td>
<td>4,213,740</td>
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#### Projects To Be Funded:

- **Watts BB Court Project**
  - $22,813

- **ADA Monies-Special Recreation Fund**
  - $(175,000)

- **Takiff Parking - Phase A,B,C**
  - $87,338

- **Takiff Parking - UST**
  - $15,635

- **Beach Geotech and LT Maintenance Plan**
  - $68,982

- **Shelton Pathway (grading and minor drainage)**
  - $0

- **Playground Replacement - Vernon and Jefferson**
  - $189,998

- **Playground Replacement - Old Elm (Behind Takiff)**
  - $175,355

- **Takiff Parking Lot - Phase D**
  - $447,369

- **Playground Replacement - Woodlawn**
  - $434,000

- **Secret Garden Park and WLC Park Retaining Walls**
  - $2,720,206

- **Evers Wildflower Sanctuary - moved to operating**
  - $3,500

- **Park Infrastructure and Outdoor Play Area renovation - Takiff Early Childhood Area**
  - $875,000

- **Park Infrastructure, Playground and Pathway renovation - Milton Park (Off Dundee Rd)**
  - $235,000

- **Park Infrastructure and Playground Replacement - Lakefront Park**
  - $235,000

- **Playground Improvements/Surface Replacement-Friends Park Phase 2**
  - $25,000

- **Veterans Park Memorial**
  - $315,000

- **Lakefront - North Schuman Overlook Stabilization**
  - $235,000

- **Lakefront - Center/South Bluff**
  - $235,000

- **Lakefront - Halfway House/Beach House Improvements**
  - $235,000

- **Less: Safran Donations monies**
  - $(30,000)

- **Lakefront - Tennis Court**
  - $235,000

- **Lakefront Park Entry/Pathways**
  - $235,000

- **Bluff and Beach Surface Water Management**
  - $235,000

- **Pier/Decking Replacement**
  - $235,000

- **Park Maintenance Garage**
  - $235,000

- **Watts Ice Rink/Board Replacement**
  - $235,000

- **Old Green Bay Linear Parks - Trail**
  - $1,208,000

- **Old Green Bay-Lincoln/Crescent Playground Renovation**
  - $275,000

- **Old Green Bay-Water Spray Area**
  - $180,000

- **Old Green Bay Linear Parks-Other Components**
  - $180,000

- **Replacement Skate Park**
  - $180,000

- **Kalk Park - Drainage Repairs**
  - $180,000

- **Baseball Field at West Park**
  - $180,000

- **Sports Fields at Watts Park**
  - $180,000

- **Park Areas That Retain Water**
  - $180,000

- **Lighted Tennis Court**
  - $180,000

- **Takiff Flat Roof Replacement**
  - $180,000

- **Contingency/Misc**
  - $28,000

- **Design Fees for the FOLLOWING Year Projects**
  - $28,000

- **Connect Glencoe Green Bay Trail Design Fees**
  - $28,000

- **Annual - ADA Improvements, per ADA Transition Plan**
  - $28,000

- **Annual Takiff Roof Sinking Fund - replacement FY2025/26**
  - $28,000

- **Feasibility Study-Fundraiser**
  - $28,000

- **Fundraiser Consultant-Annual, if feasibility study warrants**
  - $28,000

- **Dog Park**
  - $28,000

- **North Field (Takiff) Athletic Field**
  - $28,000

### Ending balance, 2/28/xx

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