

Board of Commissioners Planning, Meeting Minutes

Presenter: Joe Vallez, Executive Director

Meeting Date: May 22, 2021

Location: Deer Grove Leisure Center, Oak Room

Start Time: 8:30am

Attendees: Rich Johnson, President, Valerie Karg, Vice President, Greg Linder, Treasurer, Jay Snyder, Commissioner, Nancy Gibbs, Secretary, Joseph Vallez, Executive Director, Phyllis Schmidt, Manager of Special Services.

Meeting began with a tour of the Bensenville Water Park

Pool and Deer Grove Leisure Center, review of facility plans. (Indoor Aquatic Center including the church property).

1. Reconfigure pool. A new location for the pool was identified on an engineering drawing.
2. Expand the Deer Grove Leisure to include a larger Fitness Center and Gym.
3. Expand the DGLC parking lot to accommodate regional activities such as basketball, soccer, volleyball etc. A suggestion was made to utilize part of Varble Woods for additional parking.
4. A suggestion was made to repurpose the Racquet Ball Courts.
5. DGLC Courtyard-600k, did not receive the grant. Grant recipients were Chicago Park District and Glencoe Park District. The goal was to add more programming space and a rock-climbing wall.
6. A question was asked regarding other revenue streams if we do not receive grants. State of Illinois, member initiative is being reintroduced. Senator Don Harmon's role has changed.
7. New indoor pool will cost 15 million. Community Center expansion will cost an additional 10 million dollars.
8. Currently, to bring the pool and the DGLC up to standard, it will cost the district 1.4 million dollars.
9. A recommendation was made to expand the Fitness Center to include a cross fit area. Bo Jackson offers this type of program.
10. Question asked: Is there enough room at the church property to move the maintenance department there? Joe Vallez stated; no, this space will be needed for parking for regional swimming and volleyball programs.
11. Joe stated he would offer a partnership program for Villa Park, Elmhurst residents regarding regional activities.
12. A suggestion was made to visit Westmont's competitive pool. Schedule a tour.
13. Joe Vallez stated that the BPD will continue to partner with DuPage Tourism.
14. Question: Are the Villa Park and Addison pools reopening in the future? Joe Vallez confirmed that they are permanently closed.

15. A request was made to see the Profit and Loss of an indoor pool. A suggestion was made to get a template from Waukegan and Elk Grove Park Districts.

16. Joe discussed the referendum/bond issues involving the Village of Bridgeview residents regarding Toyota Park.

Golf Course Sale

1. 150 million dollars for sale of 125 acres. 100-115 acres is usable space. 25 acres is unusable space due to wetlands.

2. One acre equals one million dollars.

3. Create berms on perimeter for residents.

4. Exit must be on Grand Avenue, cannot exit onto York or Church Rds.

5. Create four baseball fields. Vehicle entry would be on York Rd.

6. Sports Complex/build an indoor soccer field and a walking track.

7. Add baseball fields and Volleyball Courts.

8. Retain footprint for buildings in middle of property.

9. People will continue to see the Golf Course on Church and Jefferson streets.

10. Locate footprint in the middle and build an 18-hole championship course around it. No banquet facility. We should stay out of the food business.

11. It was mentioned that there should be something for golf outings.

Deer Grove Leisure Center

1. The Deer Grove Leisure Center was built in 1989. Boilers and roofing repairs will cost \$200,000. There are eight to nine HVAC units and two were replaced within the last three years.

2. Maintenance issues-flat roofs cause leaking especially during heavy snows.

3. Palatine's Gym/indoor soccer field is a large facility that generates huge revenue. Visit this location.

4. Joe mentioned that Blackhawk Middle School's graduation, that took place at Fenton High School, showed a significant influx of Latin names. Moving forward, plans should include a new soccer facility. A warehouse in Melrose Park was converted into a soccer facility.

5. Overall, the DGLC is in decent shape.

6. Master Plan will include alternate uses for DGLC rooms from 9am-5pm.

7. DGLC does not have a full-size gym and indoor senior fitness. East of property could feature an indoor soccer and baseball facility.

8. The BPD does not compete with Bo Jackson, a premier athletic dome. Winnetka families pay \$100 p/hour for training at Beau Jackson. Bensenville families are not paying this much for training.
9. Mistwood does not use their dome June-September. It reopens in October.
10. Question; Do we sell half of the golf course? What do we do with the course?
11. Joe Vallez asked; what does the board want the Bensenville Park District to look like in 10 years?
13. It was stated that Bensenville is mostly residential. If we build these facilities, will there be problems with traffic congestion?
14. Soccer field location recommendation: Mohawk and DGLC.
15. Joe Vallez stated that Recreation Supervisors are going in a new direction. Currently, programs are designed around the DGLC. This summer and going forward, we are expanding our programming into all our parks. Programming will be in the community; this is the Chicago Park District business model.

Parks

1. It was mentioned that Kremple Park is just a mowing space. What can we do with space that does not have parking?
2. It was stated that we have never done anything with these spaces.
3. The Maintenance Superintendent, for 15 years, chose not to fix things.
4. Recreation Supervisors will justify their positions by managing programs such as summer sports camps, girls' softball, coed volleyball, soccer, coed basketball featuring Instructional programs versus contractual.
5. Creekside Park- Joe mentioned an Eco day will take place here. Volunteers will clean in and around the creek. A junior kayaking program could be offered here. New signage will be added at this location.
6. It was stated that when you visit the BPD website and click on a Park location the Google map does not take you to the location. Look into this.
7. DiOrio Field-main location for sports activities, featuring a concession/storage facility and two bathrooms. Playground features a pour and play playground. The field is a decent size for children 11 years and under.
8. Veteran's Parks-two football affiliates: Raiders and Bandits use this field.
9. Sunrise is bigger than DiOrio (very compressed in this area).
10. A suggestion was made to put a field in Kremple.
11. Park Assessment is needed: what can we offer/do at each park and determine why park spaces are not usable.

12. Joe directed Recreation staff to offer sports camps in community parks. This is convenient and requires less travel for campers. Joe stated this is a decentralized recreation philosophy. Regions will be split up (e.g.; set region for soccer programs, set region for basketball). Cheerleading and softball will also be offered at parks. Staff need to get activities out in the community.
13. Staff will conduct a S.W.O.T analysis. We are getting away from contractual instruction.
14. Chicago Park District instructors teach. They instruct children from an early age and until they get older. Staff watch the children grow up just like Mrs. B. It was stated we need more instructors like Mrs. B.
15. Joe stated we need to hire instructors and Recreation Supervisors should be instructors. Staff offices should be in the parks.
16. We are going to see a big shift in Recreation programming. There will be a new Manager of Performing Arts. This will appeal to kids who do not play sports.
17. Staff will build a Volunteer Program. Volunteers will be groomed for Bensenville Park District jobs.
18. Eco days will be held at Fischer Farm, Wood Crest, Breiter -Palm and Creekside Parks and Volunteer based.
19. Pizzo stewardship will offer Eco days.
20. Hyatt Hubber-wetlands are located here. It was stated that this would be a terrific location for a new Nature Center. It is currently occupied by Evelyn Struck.
21. Kremple's: Top priorities: new playground, bathroom, and parking. Playground is in bad shape and all baby swings need to be replaced.
22. It was suggested to add a junior soccer field at Kremple's.
23. Kremple's- a resident offered to take down old chain-link fence. Joe stated that the park district should be a good neighbor and put up a cedar fence.
24. Joe suggested Kremple's is a good location for soccer practices.
25. Lions Park -retention area/owned by the Village of Bensenville. Everything is ok here.
26. Pine Room-structurally sound, general maintenance costs-\$10,000.00 There is an issue with the beer lines. It was stated that the building smells like mold.
27. Poplar -Basketball court is in decent shape and is highly used.
28. Rose Park-\$200,000/two phase playground replacement. Physical equipment is bad condition. There is a lot of vacant space at this park. It was stated that this park is embarrassing. There were a lot of weeds. It was suggested that Breiter Palm playground equipment could be relocated to Rose Park. It was suggested that a SWOT analysis is completed for this park. Need to partner with a quality organization like NuToys for equipment.

29. Joe stated that full court basketball courts attract gang problems.

30. Sunset Park basketball court is used quite a bit.

31. Joe will attend the National Parks and Recreation Conference in Nashville September 21, 2021 to research playground equipment vendors.

32. Sunrise Park-\$35,000 to upgrade the park. Small soccer nets, a tennis court, pavilion roof needs to be replaced. New goals need to be created for this park. Astro turf would be great here for soccer; 3 on 3 soccer. New playground here. Playground can be relocated.

33. Sunset-turn full Basketball Courts into half courts. There was a discussion to eliminate full court basketball courts and eliminate the tennis courts.

34. Varble Park-\$25,000.00 for upgrades. Joe would like to add an educational area/outdoor classroom here to include tiered benches. Expand the path and trails. Install nature signage, improve plants, and bird houses. Redo the plants. This will attract more insects, more birds, and more wildlife.

35. Veterans Park- locate dog park here. Create an entry way. Retention area here. There was an agreement with the Village to eliminate Green Street flooding. The park was not supposed to hold water because concrete debris (old pool) is still underneath it. Due to flooding, there is little use here.

36. Train-This will be a future discussion. It is not ADA compliant.

37. Veteran's Park- We have funds for enhancing the walkway. Provide two pavilions on both sides of the dog park area. Install dog components. If we leave the train, use it as a dog park. The building needs a new roof. It was suggested that we provide a dog washing station if Veteran's becomes a dog park. It will cost \$70,000.00 for full dog park. It was suggested that we understand what the positive and negatives of a dog park are. Need a fence and gate for dog entrance/exit. It was asked that Joe provide recommendations. With the high number of apartments in Bensenville, this could be a considerable success. Features would include toys, ramps, benches, programs such as adoption days, trick days, police canine, one day festivals and events. A staff person will check dog owner's membership card. It was asked that Joe research what other park districts do in terms of best practices. .

38. 161 Church Road-The Bensenville Chamber of Commerce uses the office space. Years ago, the Park District tried selling the property, but there is limited parking. Park District Administration offices were once located here.

White Pines

1.\$50,000.00 in repairs. The Clubhouse, Cart Barn and storage house need new roofs. Anticipating \$50,000 in HVAC replacement at Clubhouse. There are nine AC units, some are good. Waiting on money to make repairs.

2. Tent-long term, run electric to the tent and run water from the course. Currently, a garden hose provides water to the bathroom. Joe Vallez suggested buying a five-hundred-gallon water storage truck and park it behind the tent. The goal was to use the portable restroom trailer for other Park District events. Currently, the trailer is underground/stationary. Previous staff did not crown the concrete pad. The tent, originally rented, was later purchased by the Bensenville Park District. When it was purchased, the tent was already 10 years old. Food must be transported from the building to the tent.

Question: Do we take the tent down and start over? Do we drop \$500k into the tent for concrete crown repair, water and electric? For big events in the tent, the Park District rents a generator. Savings consideration; rent a generator at \$1000.00 per event. Consider Cuomo Catering for tent events. Previous staff under budgeted costs.

3. Music is planned for the end of July, outdoors.

4. Golf lessons are being offered.

5. Install a smaller tent on the patio for smaller events.

6. Driving range- two nets are needed on either side of the driving range. The brown garage protects the hitting area.

7. Out houses on the course are horrible.

8. Wetlands are located at Church and Jefferson.

9. We are making money at WPGC. We are proud of the course conditions and all the changes made. It was mentioned that the culture is changing the golf course.

Question: Do we keep the golf course? Do we build a new pool?

Question: What are the projected revenues for all the new soccer opportunities?

Feasibility Study-cost is about \$75,000. Waukegan facility is a good model.

Consideration: expand into Varble Park.

Arbor Woods-KaBoom! playground here.

Fischer Farm-everything is contingent.

ADA Transition Plans; \$200,000-Lift into the house, pave the paths and improve the parking lot. Create a visitor's center \$500,000. Originally a dairy farm. What should it be today? It should be consistent with Bensenville's History. Grow food. Pick an era. Bathrooms are needed and an office.

Check out Cline Creek's visitor center classroom. Fischer Farm should offer tours.

In the next 30-45 days, the President of the Forest Preserve District of DuPage County Board will meet.

Mohawk Park-Great location for soccer fields. BSD2 said that they will give it to the Park District. It was mentioned that the parking lot can only accommodate 20 spaces, this is not large enough. Jim Stelter is leaving the school district.

New Park Signs-Joe stated it will cost \$23,000 to replace Park name signs so they have the same look, style, and color.

Master Plan-Every two years review and the Board of Commissioners provide direction.

Strategic Plan-engagement; includes plans on how to engage people from outside of this district. Key-Marketing-Brochure, branding, co-branding, i.e. Dog Park

Park Assessment will identify threats, repercussions and park plans.

Approved:

President Rich Johnson

Secretary