



**NOT POSTED**  
**Board of Park Commissioners**  
**Parks and Properties Committee**  
**Meeting Minutes**

Joe Doud Administration Building  
545 Academy Drive  
Northbrook, IL 60062  
847-291-2960  
[nbparks.org](http://nbparks.org)

MINUTES of the Parks and Properties Committee Meeting of the Northbrook Park District Board of Commissioners held Thursday, July 22, 2021 in person in the Joe Doud Administration Building at 545 Academy Drive, Northbrook, Illinois.

CALL TO ORDER – The Meeting was called to order at 6:33pm by Chair Chalem.

Members Present – Chair Chalem Members Curin and Goodman  
Ex-Officio Members Present– Commissioners Chambers, Schyman, Simon and Ziering  
Staff Present – Executive Director Hamer; Directors Baron, Dalton, Loftus, Munn and Scovic; Executive Administrative Assistant Peterson; Specialist Scharp; Parks Division Manager Kosbab

RECOGNITION OF VISITORS – None

MOTION TO AMEND AGENDA

Chair Chalem requested a motion to amend the Agenda to add a Closed Session after Old Business to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(5). Commissioner Curin made the motion to amend the Agenda to add a Closed Session after Old Business to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(5). Commissioner Goodman seconded the motion.

ROLL CALL: Chair Chalem, Commissioner Curin and Commissioner Goodman voted aye.

*Motion Passed: 3 ayes; 0 nays*

APPROVAL OF MINUTES

Commissioner Curin moved to approve the Minutes of the Parks and Properties Committee Meeting of June 16, 2021. Commissioner Goodman seconded the motion. Motion passed on voice vote.

INFORMATIONAL ITEMS/VERBAL UPDATES

**Sports Center Renovation and Remediation**

Director Dalton provided an update on the Sports Center Renovation and Remediation project. The remediation is complete and air quality samples came back clear. This portion of the project is complete, and contractors are back working in both rinks. Removal of flaking and peeling paint preparation has begun. A paint adhesion test was conducted, and results indicate that new paint will not adhere to these areas without sandblasting. Commissioners engaged in a question and answer session.

**Adult Programming Opportunities**

Director Loftus provided information regarding new adult programming based on preliminary results from the Comprehensive Master Plan statistically valid survey conducted in 2021. The Recreation Division explored new opportunities and have begun preliminary planning for an inaugural event with alcohol in the Village Green Park in the Fall. Additional programs and events will be planned and included in the 2022 Fiscal Year Budget. Commissioners engaged in a question and answer session.

# NORTHBROOK PARK DISTRICT

## **Northbrook Days Support**

Director Dalton reported that the Northbrook Civic Foundation has been asked for District support for the Northbrook Days Festival. Park District staff will provide trash and recycling cans, staff for trash removal and will assist in delivery and pick-up of supplies. Commissioners engaged in a question and answer session.

## **Comprehensive Master Plan Update Meetings**

Executive Director Hamer reviewed upcoming Comprehensive Master Plan Update meetings. On Wednesday, August 25 the Hitchcock Group will provide an overview of the draft Strategies and Action Plan. A Board Workshop will be held on Tuesday, September 14. At the Regular Board Meeting on October 25, the Hitchcock Group will present an overview of the final draft of the Action Plan and the first draft of the updated Comprehensive Master Plan report.

## UNFINISHED BUSINESS

### **Sports Center Office Renovation**

Director Dalton provided updated information regarding the conversion of the Pro Shop in the Sports Center to staff office space. Staff was asked to value engineer the project to a lower cost. Staff has studied the space and determined that the space can be repurposed with wall removals. Staff could complete the project in-house with Trades staff at a considerably lower cost. Commissioners engaged in a question and answer session. Chair Chalem called for additional questions. Hearing none, Commissioner Curin moved to proceed with the conversion of the rental space at the Northbrook Sports Center to office space for the Recreation Division staff. Commissioner Goodman seconded the motion. Motion passed on voice vote.

## NEW BUSINESS

### **Consider Purchase of Deep Tine Aerator, Bid #2203**

Director Dalton provided background information on the purchase of a new 2021 Wiedenmann XF-6 Deep Tine Aerator. This new unit will be utilized at Heritage Oaks Golf Club as well as the turf areas in many of the parks and athletic fields. Chair Chalem called for questions. Hearing none, Commissioner Curin moved to approve the purchase of a Wiedenmann XF-6 Deep Tine Aerator, Bid #2203 from JW Turf, Inc. of Elgin, Illinois in the amount of \$37,595 to the full Board for approval. Commissioner Goodman seconded the motion. Motion passed on voice vote.

### **Consider Northbrook Sports Center Replacements B-Rink Ceiling Painting, Bid #2205**

Director Dalton provided background information on the painting project in B-Rink at the Sports Center. This bid work became necessary after the full extent of the remediation work became known. Chair Chalem called for questions. Hearing none, Commissioner Goodman moved to approve the Northbrook Sports Center Replacements B-Rink Ceiling Painting, Bid #2250 in the amount of \$103,750 from Nedrow Decorating, Inc. of Aurora, Illinois to the full Board for approval. Commissioner Curin seconded the motion. Motion passed on voice vote.

### **Consider Tuckpointing – Administration Building, OMNIA Partners Co-Op Project #25-IL-250585**

Director Dalton provided background information on the tuckpointing project at the Joe Doud Administration Building. This project was deferred from 2020 due to the pandemic. Commissioners engaged in a question and answer session. Chair Chalem called for additional questions. Hearing none, Commissioner Curin moved to approve the Joe Doud Administration Building Tuckpointing Project #25-IL-210585 in the amount of \$237,102 from Garland/DBS, Inc. of Cleveland, Ohio to the full Board for approval. Commissioner Goodman seconded the motion. Motion passed on voice vote.

### **Consider Resolution 21-R-4, OSLAD Grant Application for Oaklane Park Renovation Project**

Director Dalton provided information on the Open Space Land Acquisition and Development (OSLAD) Grant Application for the Oaklane Park Renovation Project. The OSLAD program is a grant program that provides up to 50% funding assistance up to \$400,000 for approved development (construction) projects to eligible local units of government to acquire and/or develop public outdoor recreation areas. After a neighborhood survey was taken, staff developed three concept plans that were presented at a community meeting. Commissioners engaged in a question and answer session.

# NORTHBROOK PARK DISTRICT

Chair Chalem called for additional questions. Hearing none, Commissioner Curin moved to approve Resolution 21-R-4, Open Space Land Acquisition and Development (OSLAD) Grant Application authorization for the Oaklane Park Renovation Project to the full Board for approval. Commissioner Goodman seconded the motion. Motion passed on voice vote.

## **Consider Northbrook Sports Center Replacement – Change Order #1 – Remove Existing Ductwork and Replace with DuctSox**

Director Dalton reviewed the solution to the flaking and peeling paint from the galvanized steel ductwork in A and B Rinks that would involve removal of the existing ductwork and replacement with a DuctSox. Chair Chalem called for questions. Hearing none, Commissioner Curin moved to approve the Sports Center Replacements – Change Order #1, Remove Existing Ductwork and Replace with DuctSox in the amount of \$60,382.95 from FE Moran, Inc. of Northbrook, Illinois to the full Board for approval. Commissioner Goodman seconded the motion. Motion passed on voice vote.

OLD BUSINESS – None

## MOVE INTO CLOSED SESSION TO DISCUSS THE PURCHASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED. 5 ILCS 120/2(c)(5)

Commissioner Curin made a motion to move into Closed Session to discuss the purchase or lease of real property of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(5). Commissioner Goodman seconded the motion.

ROLL CALL: Chair Chalem, Commissioner Curin and Commissioner Goodman voted aye.

*Motion Passed: 3 ayes; 0 nays*

Moved into Closed Session at 7:54pm.

Reconvened in Open Session at 8:22pm.

## NEXT MEETING

The next Parks and Properties Committee Meeting was scheduled for August 17, 2021 at 6pm or immediately following the Golf Operations Committee Meeting, Joe Doud Administration Building, 545 Academy Drive.

## ADJOURNMENT

With no further business, the Meeting was adjourned at 8:23pm.

Respectfully submitted,  
NORTHBROOK PARK DISTRICT

/s/ Molly Hamer  
Molly Hamer, Secretary  
Board of Commissioners/wap