



Board of Park Commissioners Committee-of-the-Whole Meeting

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

MINUTES of the Committee-of-the-Whole Meeting of the Northbrook Park District Board of Commissioners held in person on Wednesday, May 21, 2025 in the Joe Doud Administration Building, Northbrook, Illinois.

CALL TO ORDER AND ROLL CALL — COMMITTEE-OF-THE-WHOLE MEETING

President Chalem called the Committee-of-the-Whole Meeting to order at 6:30pm.

Commissioners Present: President Chalem; Vice President Goodman; Commissioners Chambers, Chao, Schyman (arrived at 6:35pm) and Silverman

Commissioner Absent: Commissioner Kumar

Officers Present: Secretary Leiner; Treasurer Tokar; Assistant Secretary Peterson

Staff Present: Directors Baron, Kim, Loftus and Scovic; Business Manager Drahos

Staff Absent: Director Olas

RECOGNITION OF VISITORS

Jason Risdon, Commissioner-Elect

APPROVAL OF AGENDA

President Chalem called for a motion to approve the Agenda. Commissioner Chambers moved to approve the Agenda as proposed. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

APPROVAL OF MINUTES

Minutes of the Committee-of-the-Whole Meeting of April 14, 2025 were previously distributed and reviewed. President Chalem called for any changes to the Minutes. Hearing none, Commissioner Chambers made a motion to approve the Minutes of the Committee-of-the-Whole Meeting of April 14, 2025 as presented. Commissioner Chao seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

INFORMATIONAL ITEMS / VERBAL UPDATES

Leisure Center Project Component Cost and Budget Evaluation

Executive Director Leiner provided an update on the Leisure Center Renovation Project component cost and budget. The budget includes all expenses for construction and associated professional services. The project scope encompasses the interior renovation, exterior façade improvements, new entrance, replacement of all existing windows, new signage, fixtures, furnishings and equipment. Commissioners engaged in a question-and-answer session.

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Update on the Meadowhill Aquatic Center Renovation

Michael Cottick of Bulley & Andrews provided a construction update. The interior of the facility is complete, and staff are addressing items on a punch list. The plunge pool has been plastered and the pool filled because it needs to be wet cured. The pool deck has been poured except for the area near the surge tank. Staff is working with the Illinois Department of Public Health (IDPH) to schedule the pool inspection. Commissioners engaged in a question-and-answer session.

Director Loftus discussed the opening of the Northbrook Sports Center pool on Memorial Day weekend. Due to the cool weather forecast, the pool may not open. For up-to-date information, visit the Park District website at nbparks.org.

NEW BUSINESS

Parks and Properties

Consider Leisure Center Renovation, Bid #2276 and Bid #2278

Michael Cottick of Bulley & Andrews (BA) reviewed the bidding process for the Leisure Center Renovation project. On April 24, 2025, the District and BA opened 104 bids for Bid #2276. These bids were the result of contacting 728 companies to generate interest in 35 Bid Packages for specific trade contractor scopes of work. The District rejected two trade packages and chose to split Trade Package 27 Low Voltage into two additional separate packages and rebid as Bid #2278. On May 14, 2025, the District opened nine Bids for the remaining trade packages. Three packages were successfully rebid, and one package is pending a rebid. BA staff reviewed the low bidder's documents and checked references. Commissioners engaged in a question-and-answer session. President Chalem called for additional questions. Hearing none, the following two motions were presented.

Vice President Goodman moved to approve the Contractor Agreements for Bid Packages #1-#6, #6a-b, #7-7a, #8-8a, #9-9d, #10-10d, #11-11a, #12, #21-#23, #26-#27a, #31, #32, #32b, #33 totaling \$7,772,044 and Alternates #4, 5, 6 and 10 in the amount of \$136,363 for a total amount of \$7,908,407 to the full Board for approval. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Vice President Goodman moved to approve a contingency for use in the renovation of the Leisure Center in the amount of \$395,421 (5% of construction budget) to be expensed under the purchasing authority of the Executive Director to the full Board for approval. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Executive Director thanked the Leisure Center Renovation project team for their time and efforts in moving the project forward to approval. Executive Director Leiner also thanked the Board of Commissioners for supporting the team and the project.

Consider Waste Hauling and Recycling, Bid #2277

Director Kim provided background information on the Waste Hauling and Recycling, Bid #2277. The contract covers waste and recycling services for all District properties. President Chalem called for questions. Hearing none, Vice President Goodman moved to approve the Waste Hauling and Recycling, Bid #2277 to Lakeshore Recycling Systems,

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LLC of Rosemont, Illinois in the amount of \$85,476.89 for three years to the full Board for approval. Commissioner Silverman seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Request for Comment 1825 Shermer Road Proposed Development

The District received a request for comment from the Village of Northbrook regarding a proposed development at 1825 Shermer Road titled "Northbrook Row". The development is proposed to include 53 attached single-family homes with eight affordable housing units per Village code. Executive Director Leiner facilitated the discussion regarding the District's response to comment with a focus on the proposed waiver of impact fees for the affordable housing units, and whether the Commissioners had concerns about the lack of open space in the proposed development. Commissioners engaged in a question-and-answer session. Based on Commissioner comments, Executive Director Leiner will draft a response to the Village of Northbrook.

Administration and Finance

Consider April Voucher Report

Director Tokar did not receive any questions prior to the Meeting. President Chalem called for questions. Hearing none, Commissioner Chambers made a move to recommend the Board approve the April 2025 vouchers in the amount of \$1,288,270.93 to the full Board for approval. Commissioner Chao seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Consider Leisure Center Renovation – Facility Name

Director Scovic provided background information on the process to rename the Leisure Center as part of the Leisure Center Renovation project. Commissioners were provided three options: 1) retain the name with no further community input; 2) the Board selects a new name for the facility with no further community input; and 3) the Board pre-approves a selection of names for further community input. Director Scovic reviewed the results from the community survey. Commissioners engaged in a question-and-answer session. President Chalem called for additional questions. Hearing none, the following motions were made.

Commissioner Chambers moved to approve to change the name of the Leisure Center. President Chalem seconded the motion.

Roll Call: President Chalem, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye. Vice President Goodman voted no.

Motion Passed: 5 ayes; 1 nays; 1 absent

Commissioner Chambers moved to approve the following name options: Northbrook Community Center and Northbrook Recreation & Arts Center for the Leisure Center Renovation Facility Name to be made available to the public for voting to the full Board for approval.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao and Commissioner Schyman voted aye. Commissioner Silverman voted no.

Motion Passed: 5 ayes; 1 nays; 1 absent

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Policy

Consider Repealing Northbrook Park District Ordinance 3-O-14, An Ordinance Prohibiting the Use of Certain Devices in Certain Parts of Park District Buildings

Executive Director Leiner provided background information on repealing Ordinance 3-O-14, An Ordinance Prohibiting the Use of Certain Devices in Certain Parts of Park District Buildings based on legal counsel's recommendation. The Ordinance as written does not comply with current law. Legal counsel recommends revising the Northbrook Park District Conduct Ordinance 15-O-7 to include appropriate language and the installation of new signage. Commissioner Chambers moved to repeal Ordinance 3-O-14, An Ordinance Prohibiting the use of Certain Devices in Parts of the Park District Buildings in accordance with legal counsel's recommendation to the full Board for approval. President Chalem seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Consider Revision to the Northbrook Park District Conduct Ordinance 15-O-7 Section 2.15 Use of Restrooms, Washrooms, Dressing Rooms and Locker Rooms

Based on legal counsel's recommendation to repeal Ordinance 3-O-14, staff recommend the Board of Commissioners approve the proposed revisions to Section 2.15 Use of Restrooms, Washrooms, Dressing Rooms and Locker Rooms in the Park District's Conduct Ordinance 15-O-7. Legal counsel recommends including "No Person shall use any camera, video recorder or other device capable of recording or transmitting visual image(s) to make a video record or transmit live video from any restroom, washroom facility, changing room, dressing room or locker room in compliance with 720 ILCS 5/26-4. Commissioners engaged in a question-and-answer session. President Chalem called for additional questions. Hearing none, Commissioner Chambers moved to approve the revisions as amended to Section 2.15 use of Restrooms, Washrooms, Dressing Rooms and Locker Rooms of the Northbrook Park District's General Conduct Ordinance (No. 15-O-7) to the full Board for approval. President Chalem seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Consider Revision to the Northbrook park District Conduct Ordinance 15-O-7 Section 4.32 Swimming and Water Use

Executive Director Leiner provided background information on the proposed revision to the Northbrook Park District Conduct Ordinance Section 4.32 Swimming and Water Use. Staff identified the absence of language addressing ice skating, walking and driving on frozen bodies of water and recommended revisions. Commissioners engage in a question-and-answer session. Commissioner Silverman moved to continue considering the amendments to the Northbrook Park District Conduct Ordinance 15-O-7 Section 4.32 Swimming and Water Use to the June 16, 2025 Committee-of-the-Whole Meeting. Commissioner Chambers seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

Hall of Fame

Consider 2025 Hall of Fame Nomination

Director Scovic provided background information on the 2025 Hall of Fame nomination process. The District received one Volunteer Hall of Fame nomination and no nominations for the Sports Hall of Fame. The opportunity to nominate individuals was promoted by a marketing campaign including email, a press release, website, social media

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and reach screens in Park District facilities. Staff members also reached out to athletic affiliate leadership to share information with their groups. Penny Randel was nominated for the Volunteer Hall of Fame. President Chalem called for questions. Hearing none, Commissioner Schyman moved to approve the 2025 Volunteer Hall of Fame nomination of Penny Randel to the full Board for approval. President Chalem seconded the motion.

Roll Call: President Chalem, Vice President Goodman, Commissioner Chambers, Commissioner Chao, Commissioner Schyman and Commissioner Silverman voted aye.

Motion Passed: 6 ayes; 0 nays; 1 absent

OLD BUSINESS - NONE

ADJOURN

With no further business to come before the Board, Commissioner Chambers made a motion to adjourn the Committee-of-the-Whole Meeting at 8:33pm. Commissioner Silverman seconded the motion. The motion was unanimously approved on a voice vote.

Respectfully submitted,
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/s/ Chris Leiner
Chris Leiner, Secretary
Board of Commissioners/wap