



**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

**A G E N D A**

- 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](mailto: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



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## INTEROFFICE MEMORANDUM

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

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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



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**INTEROFFICE MEMORANDUM**

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

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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

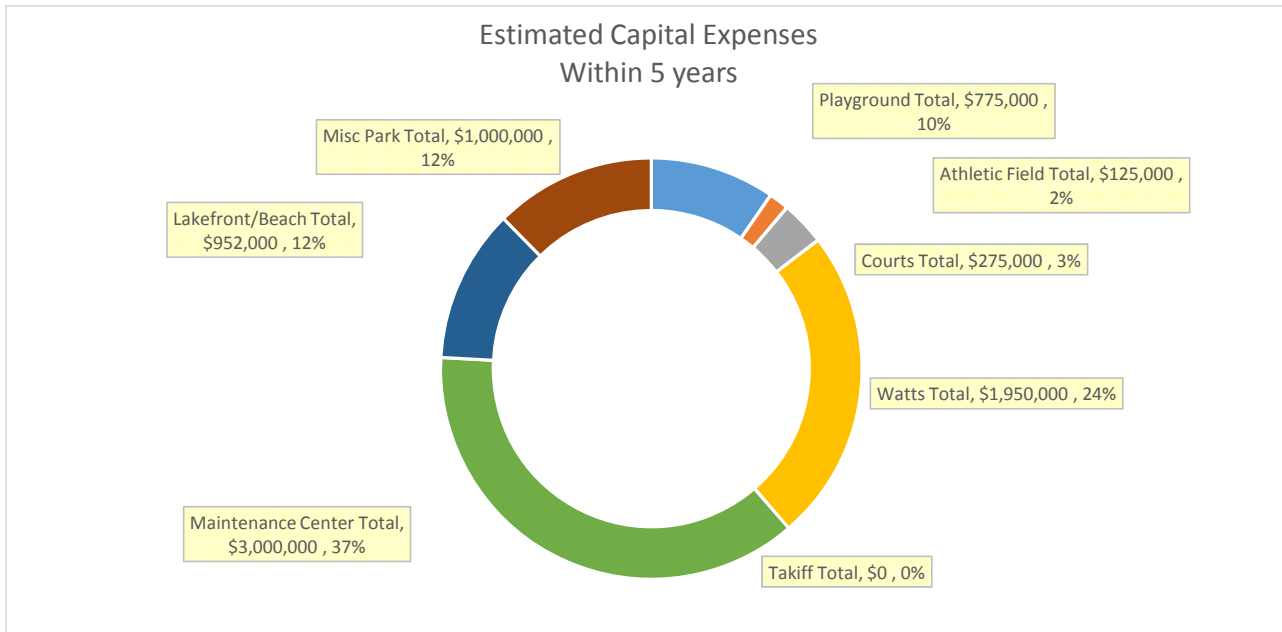
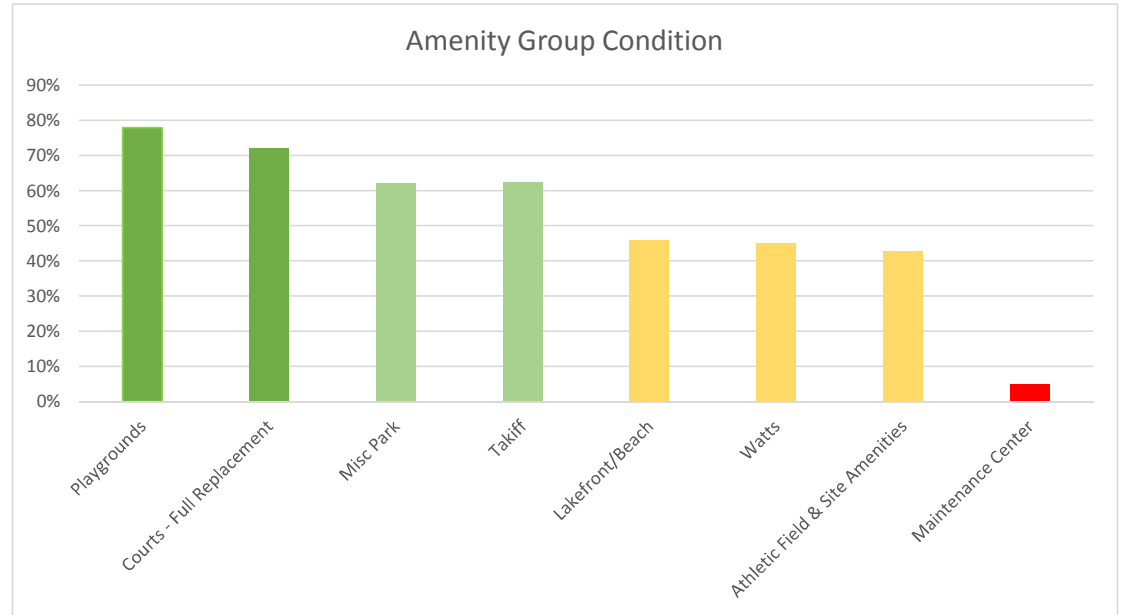
Budget Year 2021-22 (Updated 7/02/2019)

- 5 New Amenity
- 4 Remaining useful life expected to be greater than 6 years
- 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
- 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
- 1 Amenity is at the end of its useful life

Priority	Amenity	Typical Useful Life	Professional Staff Condition Assessment	Estimated Capital Expenses Within 5 years	
	<b>Playgrounds</b>	<b>Install Date</b>	<b>Years</b>	<b>Remaining Useful Life %</b>	
4	Lincoln & Crescent	2020	22	100%	-
4	Vernon	2018	22	95%	-
4	Woodlawn	2018	20	95%	-
4	Old Elm	2018	22	95%	-
4	Astor	2017	22	91%	-
4	West	2017	18	89%	-
4	Phil Thomas/Shelton	2016	20	85%	-
3	Friends*	2013	18	67%	\$325,000
3	Glencoe Beach/Spray Ground	2012	12	42%	-
2	Lakefront*	2001	10	20%	\$225,000
2	Milton*	2008	10	5%<	\$225,000
<b>Playground Total</b>				<b>\$775,000</b>	
	<b>Athletic Field &amp; Site Amenities</b>				
4	Berlin Mustang	2015	25	84%	-
4	Watts Soccer	2007	25	52%	-
3	Watts Bronco*	2006	25	48%	-
2	West Pony*	1995	25	15%	TBD
2	West K-Ball*	1995	25	15%	\$125,000
1	Takiff Softball & Lights*	1980	25	5%<	TBD
<b>Athletic Field Total</b>				<b>\$125,000</b>	
	<b>Courts - Full Replacement</b>				
4	Watts Basketball	2017	30	93%	-
4	Central Tennis	2011	30	75%	-
4	Kalk Basketball	2011	30	75%	-
4	Watts Tennis	1999	30	75%	-
4	Shelton Tennis	2001	30	65%	-
3	West Tennis	1994	30	50%	-
2	Lakefront Tennis	2001	15	5%<	\$150,000
5	New Lighted Tennis Court*	New	25	N/A	\$125,000
<b>Courts Total</b>				<b>\$275,000</b>	
	<b>Watts</b>				
3	Watts Interior Renovation	2000	25	45%	-
1	Watts Dasher Boards*	2000	20	5%<	\$300,000
1	Compressors*	2000	20	5%<	\$450,000
1	Cooling Floor*	2000	20	5%<	\$1,200,000
5	Kids Club Expansion*	New	20	N/A	TBD
<b>Watts Total</b>				<b>\$1,950,000</b>	
	<b>Takiff</b>				
4	Takiff Shingle Roof	2016	30	90%	-
4	Takiff Interior Renovation	2007	25	52%	-
3	Takiff TPO Flat Roof	2008	20	45%	-
<b>Takiff Total</b>				<b>\$0</b>	
	<b>Maintenance Center*</b>				
1	Maintenance Center*	1930-1985	25	5%<	\$3,000,000
<b>Maintenance Center Total</b>				<b>\$3,000,000</b>	
	<b>Lakefront/Beach</b>				
4	North Overlook	2019	40	100%	-
4	Halfway House	2019	40	100%	-
4	Pier Structure	-	40	75%	-
3	Safran Beach House Remodel	1996	30	23%	-
3	Sun Shelters & Boardwalk	1996	30	23%	-
3	Beach Stairs	1920	50	20%	-
1	Pier Decking*	1996	30	15%	TBD
1	Surface Water Management	2002	N/A	10%	\$265,000
1	Center Bluff & South Overlook	1980	40	5%<	\$302,000
1	Crib Wall	1960	50	5%<	\$385,000
5	Lakefront Park Entryway/Paths	New	50	N/A	-
<b>Lakefront/Beach Total</b>				<b>\$952,000</b>	
	<b>Misc Park</b>				
5	Water Feature	2020	20	100%	-
5	Walking Path	2020	30	100%	-
4	Liza's Gazebo	2016	30	90%	-
2	14n Retaining Wall*	-	30	20%	\$200,000
1	Veterans Memorial	1985	30	5%<	\$200,000
1	Shelton Pathway/Drainage*	2005	50	5%<	\$300,000
1	Kalk Park Drainage*	New	35	0%	\$300,000
5	Dog Park*	New	20	N/A	Donor
5	Skate Park*	New	20	N/A	-
5	Flooded Parks*	New	35	N/A	TBD
5	Linear Park/Other	New	20	N/A	Donor
<b>Misc Park Total</b>				<b>\$1,000,000</b>	
<b>Estimated Capital Expenses Within 5 years</b>				<b>\$8,077,000</b>	

\*Recommended that a design plan be developed for more accurate project pricing.

<b>Asset Class</b>	<b>Amenity Group Condition</b>
Playgrounds	78%
Courts - Full Replacement	72%
Misc Park	62%
Takiff	62%
Lakefront/Beach	46%
Watts	45%
Athletic Field & Site Amenities	43%
Maintenance Center	5%



**3YR Master Plan - Staff Recommendation**

July 2019	Projected 2018/19	Proposed 2019/20	Proposed 2020/21	Proposed 2021/22	Proposed 2022/23	Proposed 2023/24	Proposed 2024/25	Proposed 2025/26
<b>Estimated Beginning Balance, 3/1/xx</b>	<b>1,673,805</b>	<b>1,387,240</b>	<b>561,740</b>	<b>263,740</b>	<b>1,253,740</b>	<b>2,243,740</b>	<b>3,228,740</b>	<b>4,213,740</b>
Funding Sources:								
Transfer from Corp Fund	500,000	300,000	650,000	300,000	300,000	300,000	300,000	300,000
Transfer from Recreation Fund	500,000	700,000	850,000	500,000	500,000	500,000	500,000	500,000
Transfer from Impact Fund	8,000							
Donations								
Sale of Linden house		TBD						
Interest Income	34,901	35,000	35,000	15,000	15,000	10,000	10,000	10,000
Miscellaneous	3,500							
Takiff Roof Sinking Fund (Use of Committed Fund Balance)								300,000
<b>New bonds (Non-Referendum - Watts Debt retires 12/1/2020)</b>			TBD					
<b>Total Funds Available</b>	<b>2,720,206</b>	<b>2,422,240</b>	<b>2,096,740</b>	<b>1,078,740</b>	<b>2,068,740</b>	<b>3,053,740</b>	<b>4,038,740</b>	<b>5,323,740</b>
Projects To Be Funded:								
Watts BB Court Project	22,813							
ADA Monies-Special Recreation Fund	(175,000)	(125,000)	(150,000)	(175,000)	(175,000)	(175,000)	(175,000)	(175,000)
Takiff Parking - Phase A,B,C	87,338							
Takiff Parking-UST	15,635							
Beach Geotech and LT Maintenance Plan	68,982	7,500						
Shelton Pathway (grading and minor drainage)	0							
Playground Replacement - Vernon and Jefferson	189,998	14,000						
Playground Replacement - Old Elm (Behind Takiff)	175,355							
Takiff Parking Lot-Phase D	447,369	6,000						
Playground Replacement - Woodlawn	434,000	30,000						
Secret Garden Park and WLC Park Retaining Walls								
Everly Wildflower Sanctuary - moved to operating								
Park Infrastructure and Outdoor Play Area renovation - Takiff Early Childhood Area		875,000						
Park Infrastructure, Playground and Pathway renovation - Milton Park (Off Dundee Rd)								
Park Infrastructure and Playground Replacement - Lakefront Park								
Playground Improvements/Surface Replacement-Friends Park Phase 2		25,000						
Veterans Park Memorial								
Lakefront - North Schuman Overlook Stabilization		315,000						
Lakefront - Center/South Bluff								
Lakefront - Halfway House/Beach House Improvements		235,000						
Less: Safran Donation monies		(30,000)						
Lakefront - Tennis Court								
Lakefront Park Entry/Pathways								
Bluff and Beach Surface Water Management								
Pier/Decking Replacement								
Park Maintenance Garage								
Watts Ice Rink/Board Replacement								
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								
Replacement Skate Park								
Kalk Park - Drainage Repairs								
Baseball Field at West Park								
Sports Fields at Watts Park								
Park Areas That Retain Water								
Lighted Tennis Court								
Takiff Flat Roof Replacement								
Contingency/Misc	-	28,000	25,000					
Design Fees for the FOLLOWING Year Projects	1,300		100,000					
Connect Glencoe Green Bay Trail-Design Fees	65,176	260,000						
Annual - ADA Improvements, per ADA Transition Plan		100,000	100,000					
Annual Takiff Roof Sinking Fund - replacement FY2025/26		50,000	50,000					
Feasibility Study-Fundraiser			25,000					
Fundraiser Consultant-Annual, if feasibility study warrants		45,000	45,000					
Dog Park								
North Field (Takiff) Athletic Field								
<b>Total Projects</b>	<b>1,332,966</b>	<b>1,860,500</b>	<b>1,833,000</b>	<b>(175,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>
<b>Ending balance, 2/28/xx</b>	<b>1,387,240</b>	<b>561,740</b>	<b>263,740</b>	<b>1,253,740</b>	<b>2,243,740</b>	<b>3,228,740</b>	<b>4,213,740</b>	<b>5,498,740</b>