



MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
February 11, 2025 at 6:30 p.m.

President Leno called the Regular Board Meeting to order at 6:30 p.m.

President Leno led the Pledge of Allegiance.

ROLL CALL OF COMMISSIONERS

Commissioners Present

M. Leno
T. Gelinas
R. Nesvacil
B. Owen
J. Supplitt (remotely at 6:32 p.m.)

Commissioners Absent

Staff Present: Carrie Fullerton, Executive Director; Brian Meyer, Director of Recreation and Facilities; Jason Myers, Director of Finance and Personnel; Amy Lewandowski, Director of Marketing and Community Engagement; John Kramer, Director of Parks and Planning; and Kathy Lydon, Recording Secretary.

Staff in Attendance: Kristy McCann, Lindsey Robertson, Sue Rohner

Others in Attendance: John Dzarnowski, Maggie Krieger and Jen Fritz, FGM Architects; and Tom McGrath, Lamp Inc.

Residents in Attendance: Julie Mueller, Gregg & Kearin Hansen, Karen & Myles Whitebloom, Vivian Menzies, Charles McLaughlin, Jon Lewis, Jim Greene, Megan Greene, Sue Gaynor, Tammy Petricca, Terry & Kathy Loch, David Weiner, James & Jen Kim, and Barb Ottolino

President Leno asked for a motion to allow Commissioner Supplitt to participate in the meeting remotely.

Vice President Gelinas moved, seconded by Commissioner Nesvacil, to allow Commissioner Supplitt to participate in the Board Meeting remotely. On a voice vote, the motion was approved 4-0.

RECOGNITION OF VISITORS & CITIZENS TO BE HEARD

None

APPROVAL OF MINUTES

Vice President Gelinas moved, seconded by Commissioner Owen, to approve the January 14, 2025 Regular Meeting minutes. On a voice vote, the motion was approved 5-0.

President Leno asked for a motion to move up agenda item 7a under Old Business.

Vice President Gelinas moved, seconded by Commissioner Nesvacil to move up agenda item 7a: Review Updated Recreation Park Community Building and Bathhouse Design Options. On a voice vote, the motion was approved 5-0.

OLD BUSINESS

REVIEW UPDATED RECREATION PARK COMMUNITY BUILDING AND BATHHOUSE DESIGN OPTIONS

President Leno shared a little background on how the project has evolved over the years.

Executive Director Fullerton said after the Design Commission meeting, staff took the guidance and comments received from the Village and worked with FGM Architects to come up with five new designs for the exterior of the bathhouse. John Dzarnowski of FGM Architects reviewed the original drawings before presenting the new designs detailing how they addressed the concerns brought up during the Design Commission meeting. In summary, at the Design Commission meeting, the Village was looking to simplify the bathhouse design to eliminate multiple heights, hide the mechanicals on the roof, and eliminate the color in the center of building. Mr. Dzarnowski also shared comments from the Design Commission meeting regarding the raised deck wall by the pool. He proposed three options for the deck wall based on feedback from the Design Commission meeting. They were Cast in Place concrete with a stone pattern, Precast concrete wall with thin brick, and Cast in Place concrete with a stone pattern and vines.

President Leno shared the drawings of the new designs of the bathhouse exterior to those in attendance at the meeting to review while the Board shared their feedback. A lengthy discussion ensued regarding the new designs, what the changes would cost the District, and if these changes had any impact on the functionality of the building.

President Leno stated she prefers design #4 over the original design, and wants to stay with the original design for the raised deck wall, with no vines. She asked if it was common to have a Design Commission change drawings that are presented at these meetings. Mr. Dzarnowski clarified that it was Village staff that changed the design, not the Design Commission.

Commissioner Nesvacil said he likes design #4 as a second option, but prefers to stay with the original design rather than spend the extra money to make changes that will not add increased programming space when that money could be put towards other future projects. Commissioner Nesvacil also wants to keep the original deck wall design.

Commissioner Owen likes design #4 as well but is also ok with staying with the original design not to increase the budget. He would like to know what that additional cost would be to add the brick under the windows on both sides of the building as shown in design option #5.

Vice President Gelinas expressed his disapproval of the Village staff wanting the Park District to change the look of the building that was designed with resident input because they did not care for the proposed design.

Commissioner Supplitt said the main concern from the Design Committee meeting was the exposed mechanicals on the roof of the bathhouse. He feels design #1 addresses this concern. Tom McGrath of Lamp, Inc. said the additional cost to raise the parapet wall to hide the mechanicals is roughly the same for each new design, but the details of the brick vary by each design.

President Leno called upon the residents for their input on what was presented tonight:

Julie Mueller, 360 E Fremont St. – Agrees that the building should have a more consistent look and likes the limestone in design #4. She suggested changing the door colors.

Greg and Kearin Hansen, 304 N Haddow – Think if staff return to the Village to negotiate to keep the original design, they will lose. Design #4 is appealing and the limestone adds character to the building. Mr. Hansen thinks vines on the wall will create another maintenance issue and will damage concrete over the years.

Karen Whitebloom, 203 N Haddow – Was at the Design Commission meeting and her take-away was they are looking for a happy medium. She thinks design #4 would address some of their concerns, but not their concern regarding the front entrance.

Vivian Menzes, 212 W Fremont – Likes design #4 but if staff wants to stick with the original design to save money, she thinks there will be a lot of support. That being said, she thinks the original design could look dated. Also thinks the original deck wall design is best.

Charles McLaughlin, 516 S Phelps – Likes design #4 and so do his children.

Jim Greene, 506 N Beverly – Thinks design #1 looks like a public works building.

Megan Greene, 506 N Beverly – Likes the modern look of design #4 but thinks the windows should be updated.

Tammy Petricca, 204 N Haddow Ave – The Design Commission will appreciate that they were heard and design #1 would do that, but she prefers the streamline look of design #4, and how it ties back to the community building.

Terry Loch, 203 N Belmont – Design #4 would be his and his wife's choice.

David Weiner, 201 N Vail – The screening in the center looks good but thinks something could be done to the screening to the right of the entrance to eliminate some of the Village's objections.

James and Jen Kim, 1245 S Walnut Ave – Appreciates the Board's apprehension to the Village's requests to change the design, which will increase the budget. They do not think the Park District should spend more money on this project when the budget has already been increased once, especially since there are so many other projects this money could go towards.

Elaine Schreck, 102 N Belmont – Asked why the southwest corner of the pool deck is cut out in the drawing. Mr. Dzarnowski explained that bathers do not typically like to look at a deck chair right in front of them and this design eliminates that.

Jon Lewis, 406 W Fremont – Does not think spending a half million on aesthetics is a good use of tax payers' dollars.

The Board continued to discuss the best option moving forward after the residents gave their input.

Commissioner Nesvacil questioned what this would do to other planned projects. Director Myers said staff may have to adjust other capital projects. Executive Director Fullerton added that the District could afford to do this as it has very little debt at this time.

Vice President Gelinis reiterated his disapproval of spending a minimum of a half million dollars to change the outside design of the bathhouse just because some of the Village staff do not like how it looks.

In conclusion, the Board agreed that the mechanicals on the roof need to be hidden in order to gain approval from the Village, so the consensus was to present design option #4 at the next Design Commission meeting on February 25, at 6:30 p.m. President Leno encouraged everyone to attend this meeting.

The consensus was also to keep the original design of deck wall.

At 8:17 p.m., President Leno called for a short break. The meeting resumed at 8:22 p.m.

President Leno asked for a motion to move up agenda item 8a under New Business

Vice President Gelinas moved, seconded by Commissioner Owen to move up agenda item 8a: Authority for Change Orders Related to Recreation Park and ARC Projects. On a voice vote, the motion was approved 5-0.

NEW BUSINESS

AUTHORITY FOR CHANGE ORDERS RELATED TO RECREATION PARK AND ARC PROJECTS

Executive Director Fullerton stated this will give staff the authority to approve any change orders up for \$30,000 for both Recreation Park and ARC projects; and President Leno authority to approve time-sensitive change orders for over \$30,000 before bringing it to the Board for formal approval. Approval of these now will help keep the projects on schedule.

Vice President Gelinas moved, seconded by Commissioner Nesvacil to authorize Executive Director Fullerton to approve up to \$30,000 in individual change orders for the construction / renovation of the Arlington Ridge Center and Recreation Park Phase(s) and approve President Leno to approve time-sensitive change orders exceeding \$30,000 provided the rest of the Board would be notified no later than 24 hours after the President's decision. On a voice vote, the motion was approved 5-0.

PRESENTATIONS AND INFORMATIONAL REPORTS

FISCAL YEAR 2025-26 CAPITAL PROJECTS

Director Myers shared potential funding sources for the projects before Director Kramer presented a list of projects being requested for the fiscal year 2025-26. He gave a brief explanation of each of the projects listed and what the scope of work would be.

Vice President Gelinas complimented the layout of the summary of projects saying it is very easy to read when broken down into categories.

PARK FOUNDATION REPORT

Director Lewandowski stated that the Foundation members agreed to pay half the cost of the electric charging stations.

EXECUTIVE DIRECTOR REPORT

Executive Director Fullerton shared the following information:

- Two ADA Input meetings with the community are scheduled for March 27.
- The Joint Meeting with the Village of Arlington Heights in Saturday, February 22. All Commissioners, except for Owen, are able to attend.
- Congratulations to Director Myers on being accepted into the GFOA Leadership Academy.
- Director Lewandowski's baby is due any day now.
- The next Board meeting has been moved to Monday, February 24 because the Board and staff will be attending the Village Design Commission meeting on Tuesday, February 25 to present the revised design of the exterior of the Recreation Park Bathhouse.
- As part of the 100th Anniversary celebration, the District has purchased a giant Aronidak chair that will be moved throughout the Village parks for people to sit and take photos on.

COMMISSIONER REPORTS

- Commissioner Nesvacil said the Conference was great. He visited a few solar panel vendors there and thought it would be great if, in time, the District started working with the Foundation to start saving funds for "green energy".
- Vice President Gelinas thanked staff for all that was done for Conference. And for getting the ice rinks up and running.
- Commissioner Owen echoed Vice President Gelinas' comments.

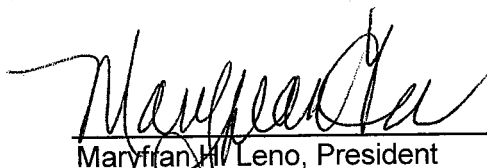
- President Leno said she, Director Meyer and Executive Director Fullerton attended a SD23 meeting yesterday and watched a presentation on their referendum to be able to build extra classrooms for full day kindergarten.

ADJOURNMENT

Commissioner Owen moved, seconded by Commissioner Nesvacil, to adjourn the Regular Meeting at 9:16 p.m. On a voice vote, the motion was approved 5-0.



Carrie A. Fullerton, Secretary
Board of Commissioners
Arlington Heights Park District



Maryfran W. Leno, President
Board of Commissioners
Arlington Heights Park District

2/24/25

Date Approved