SPECIAL BOARD MEETING
BOARD OF PARK COMMISSIONERS OF PALATINE PARK DISTRICT
250 East Wood Street, Palatine
Community Center – Room MPR
May 30, 2026, at 8:30 a.m.

The meeting was called to order at 8:38 a.m. by Commissioner Sammons

Commissioners Present	Commissioners Absent
Greg Sammons, President	
Jennifer Rogers, Vice-President	
Susan Gould	
Joe Petricca	
Michelle Rushing	

Staff Present
Benjamin Rea, Executive Director

Visitors and Citizens Present
None

Approval of Agenda
Commissioner Rushing moved, and Commissioner Rogers seconded that the agenda for the special meeting of May 30, 2026, be approved. The motion was approved by a voice vote; the result follows:

AYE:	Jennifer Rogers, Susan Gould, Joe Petricca, Michelle Rushing, Greg Sammons
NAY:	None
ABSENT:	None

Motion carried

Visitors and Citizen's Comments
None

Planning Workshop
Director Rea stated the objective of today's meeting is to work through the agenda items and provide directions on how to move the agency forward in 2026 and beyond. He continued with a review of the agenda and handouts to be discussed during the meeting, which included: renderings for the Community Center and Hicks property maintenance facility, a preliminary estimate to renovate Cutting Hall, information on several properties as potential future acquisition opportunities, and an update to the ADA transition plan. Financial information was also included along with the bond presentation provided by bond representative Anthony Miceli last Spring. Following are the highlights:

ADA Transition Plan

- Director Rea shared that as part of the District's Distinguished Accreditation process, the Park District must update its ADA Transition Plan, as the current plan, from 2010, is outdated.
- Director Rea proposed hiring Mark Trieglaff with ACT Services for $35,000 to update the district's outdated ADA transition plan. Mark Trieglaff is well known in the field, and Director Rea has worked with him in the past.

- $35,000 is the going rate and a good price; when compared to what we paid in 2010, this is less expensive than what we paid for the actual plan. Director Rea advised that additional enhancements, including photographic documentation of identified accessibility issues, can be added for further documentation, so he may request a $50,000 budget if the Board is comfortable with that.
- Director Rea shared that there is money in the budget for professional services, and with the MWRD renewal requirements, we can push the survey work to next year.
- The process of updating ADA standards, verifying compliance, and the expanded definition of disability was also discussed.

Director Rea outlined the comprehensive master plan implementation, including projects, timelines, priorities, and funding.

Maintenance Facility at Hicks Property

- Director Rea provided a detailed review of the renovation plans for the 19,000 square foot building with an 11,000 square foot addition for staff and equipment. The project also includes reconstruction of the existing driveway pavement, replacement of the deteriorated sidewalk to meet ADA accessibility requirements, and new mechanical equipment.
- Superintendent Holder is actively working to secure the necessary permits from the Metropolitan Water Reclamation District (MWRD) and the Illinois Department of Transportation (IDOT). The IDOT permit is expected to take approximately 10 to 12 months. MWRD permitting is anticipated to be completed more quickly.
- The projected cost is $10 million with an expected bid date of spring 2027. Construction is anticipated to begin in September and continue through the winter, potentially extending into 2028. This scheduling is intended to maximize contractor participation, obtain competitive pricing, and avoid summer school construction. Director Rea also shared that the timeline for moving out of the CSF property has some flexibility but should coincide with the completion of the renovation.

Community Center Renovation

- Director Rea reviewed the renderings and estimates, emphasizing that these are just architectural renderings that have not been looked at by a structural engineer. The proposed changes are intended to maximize underutilized space and improve accessibility throughout the facility.
- Some proposed features include raising the roof to better accommodate gymnastics with new viewing areas, improving the entrance for the gymnastics and early childhood programs by adding a vestibule and security checkpoint. A new corridor comprising of ADA-compliant ramp systems provides accessible circulation from one side of the building to the other with access to adjacent rooms. The plan also includes relocating the fitness center, locker rooms, and ADA-compliant restrooms. The facility lacks sufficient restroom capacity, which creates operational challenges, particularly during youth programs and events.
- Director Rea said the ballpark estimate for a full renovation of the Community Center is $32.5 million and expects that cost is likely to be significantly higher and would need to be renovated in phases. For $3 million, we could renovate the current staff spaces to create additional recreation and add more bathrooms. The projected timeline would be to start planning in 2027 with construction in 2028.
- Discussion of proposed renovations, past renovations, and the importance of making the facility ADA compliant and efficient for staff and patrons was had.

The meeting took a short break and resumed at 9:43 am.

Family Aquatic Center

- Director Rea shared that the current layout creates staffing challenges because the central rock feature obstructs visibility and requires additional lifeguards.
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- Director Rea reviewed the proposal, which includes the removal or redesign of the rock feature to improve sightlines and potentially reduce staffing needs. Infrastructure and facelift improvements include replacing aging slides and mechanical equipment, repairs to pool decking, addressing potential pipe leaks, and making localized repairs to the pool shell as needed. Also included are updates to the locker rooms to meet current building codes.
- Overall, the pool remains in good condition, and the work is intended as maintenance and replacement of aging infrastructure rather than a complete renovation. Director Rea gave a rough estimate of $3 million, with the repairs to begin at the close of summer 2028.
- Discussion continued with the importance of addressing maintenance and code issues to improve the facility's functionality.

Cutting Hall
- Director Rea shared the historical significance of Cutting Hall and the challenges of maintaining its structural integrity. A comprehensive historic renovation using the existing shell is estimated at $16.2 million, for mandatory asbestos abatement, full theater rigging replacement, and an external elevator shaft. The projected timeline for renovations would be 2029.
- Director Rea gave a detailed breakdown of the $16.2 million renovation costs, largely comprised of architectural costs and contingencies. He also added that our Cultural Arts Manager has submitted a $50,000 grant application for asbestos abatement and the need for new theater equipment.

Senior Center
- A $1 million placeholder has been included in the capital plan for possible renovations, including bathroom upgrades, plumbing improvements, and future elevator replacement. Staff is currently working to update the exterior signage to identify the property as a Palatine Park District facility.
- The current funding arrangement, with the Park District providing a majority of financial support, and the importance of the Senior Center to the community were discussed. Along with the need to consider its long-term operation and future vision.
- The projected renovation date is 2029–2030.

Golf Course Clubhouse/Pro Shop
- Director Rea acknowledged that the golf course itself is well maintained, but the clubhouse and pro shop are aging and in need of significant improvements. A preliminary estimate of at least $10 million is needed to tear down the existing facilities and redevelop the area.
- Discussion of replacing the current clubhouse and pro shop with a new, expanded facility to increase year-round use ensued. They also discussed the potential for a public-private partnership with an emphasis on the importance of continuing to invest in existing infrastructure.
- The projected renovation date is 2030-2031.

Annual Infrastructure
- A budget of $2 million annually is earmarked for capital maintenance, including parking lots, roofs, and equipment. Discussion was held on keeping District facilities in good condition.

Property Acquisition and Community Needs
- The board reviewed properties under consideration for potential property acquisition and park development opportunities.
- Benton Parcel is a Village-owned property near Benton Street that could provide an opportunity for a future neighborhood pocket park in an underserved area. Grant restrictions, ownership, drainage, and wetland considerations were discussed.
- The Essington property in Hoffman Estates was discussed. Due to the distance from existing Park District facilities and the availability of nearby parks, there was no interest in pursuing this property.

- Director Rea provided an update on the Middleton properties located next to Robin Park. Staff continues to monitor the parcels for a potential tax sale as a possible acquisition opportunity to expand the park. Discussion of future concepts and the challenges of acquiring properties with significant back taxes ensued. Staff will continue monitoring the properties, explore acquisition options, and research potential tax solutions. The existing playground will remain in its current location for the time being.
- Discussion of the need for more parks on the south side of Palatine and the potential for partnerships with District 15 ensued.

Fund Balance and Other Funding Sources

- Director Rea explained the $25 million fund balance, the restrictions on using it for capital projects and the potential for cost recovery through creative funding sources. Review of the District's long-term capital needs and financing strategies, with the importance of balancing investments in existing infrastructure with new recreational amenities, was emphasized.
- The possibility of pursuing a future referendum to address long-term capital needs was discussed. Noting that additional planning, cost estimates, community engagement, and identification of grant opportunities would be necessary before considering such an initiative. Potential grant funding sources for future projects were also discussed.
- Director Rea discussed the debt situation, including the Harper debt and the potential for refinancing to save money. Director Rea reviewed the District's outstanding debt, noting that, after the remaining bond issuance is paid off, the Harper College partnership debt will be the District's only outstanding bonded debt through 2036.
- Discussion of the Harper College partnership, including the original agreement, current operational challenges, and the District's financial responsibilities ensued. Also discussed was the need for a new agreement to better manage the pool and reduce operational expenses.

Housekeeping Items

- The regular Board meeting schedule was discussed with general support for moving meetings from Monday back to Tuesday beginning with the 2027 Board calendar.
- Director Rea gave an update on the request from Good News in the Neighborhood Church regarding the potential use of the Park District parking lot during the church's planned expansion. Staff will continue working with the church and the Village to evaluate parking availability, existing agreements, and potential impacts on Park District programming. Any proposed agreement will be presented to the Board for consideration.

<u>Adjournment</u>

There being no further business to come before the Park Board on this date, Commissioner Rogers moved that the regular meeting be adjourned, and Commissioner Rushing seconded the motion. The motion was approved by a voice vote; the result follows:

AYE:	Joe Petricca, Michelle Rushing, Jennifer Rogers, Susan Gould, Greg Sammons
NAY:	None
ABSENT:	None

Motion carried at 11:18 a.m.

Respectfully submitted,

Lisa Allie
Park Board Secretary

Attest:

Lisa Allie
Secretary

Approved:

Greg Sammons
President

2026 Park Board Meetings		
June 8, 2026	August 10, 2026	October 26, 2026
June 22, 2026	August 24, 2026	November 9, 2026
July 13, 2026	September 14, 2026	November 23, 2026
July 27, 2026	October 12, 2026	December 14, 2026