

**DeKalb Park District
August 28, 2013
Special Park Board Workshop**

BOARD MEMBERS PRESENT: President Phil Young, Commissioners Per Faivre, Keith Nyquist and Mike Teboda. Commissioner Don Irving was absent.

STAFF MEMBERS PRESENT: Interim Director Lisa Small, Asst. Director Brad Garrison and Josephine Knoble.

OTHER MEMBERS PRESENT: Dave Patzelt of Shodeen and Derek Hiland of City of DeKalb.

I. Workshop Called to Order

President Young called the August 28, 2013 special workshop to order at 5:30 p.m.

II. Discussion of Irongate Development Plan

President Phil Young stated that this workshop was scheduled to continue discussion on the proposed Irongate development.

Dave Patzelt of Shodeen noted that plan #1 was the proposed plan submitted to the City for consideration, plan #2 was proposed and discussed with the Park Board at the August 21 workshop meeting and Plan #3 was the revised proposed plan based on the Park Board recommendations from the August 21 workshop meeting.

Patzelt noted that he reduced the size of the 4.1 acre park located in the middle of the subdivision to a 3.1 acre park and revised the plans to provide roadway access to the east, west, and south sides of this park. He noted that no modifications were made to the 2.1 acre park. The 8.0 acre park located in the North East section of the proposed subdivision was increased to 9.4 acres and the road through the park was moved closer to the dry retention pond. Lastly, the 3.9 acre park located on the south west part of the plan was increased to 4.5 acres, with the addition of three more lots.

President Young asked City of DeKalb planner Derek Hiland his thoughts on the proposed plan submitted to the City for consideration. Hiland stated that if the Park Board was in agreement, the City Council might be ready to approve it at their next meeting.

Commissioner Nyquist noted that, in his opinion, the District was moving closer to an agreement and noted that at the August 21 workshop meeting the Board had requested the 4.1 acre and 2.1 acre parks be combined into one park and surrounded on all four sides by streets.

Patzelt stated that he was offering the District a park with 3 sides of street access, but that he would not be making changes to the 2.1 acre park or combining them. In his opinion, pocket parks were an asset to any subdivision and that the Board's opinion to combine them was just a philosophical preference.

Interim Director Small stated that the 2.1 acre park could be designed as a park for a younger age group.

Asst. Director Garrison stated that the District owned a total of thirteen pocket parks and that many of them posed issues for the District.

Garrison also explained that staff has encountered numerous issues with parks that adjoin residential properties forcing amenities and other recreational facilities to be located towards the center of those parks and therefore not enabling the District to take full advantage of the entire park space.

Patzelt disagreed with Garrison.

Garrison stated that developers need to follow the specifications outlined in the Land/Cash Ordinance.

President Young noted that DeKalb School Superintendent Briscoe requested to meet with the Park Board and Park staff to discuss repositioning of the proposed 8 acre school property and 9 acre park property to allow for two access points onto school property from Normal Road.

Interim Director Small stated that she met with Briscoe in July and that at that time it was discussed that the school site and adjoining park site could be reconfigured. President Young stated that a meeting would be scheduled with School Superintendent Briscoe for the following week to further discuss the Irongate proposal.

Patzelt stated that it was the first time he had heard that the School District wanted to change the positioning of their property and noted that there were already two access points to the school property and that the School District was not looking at the plan correctly.

Asst. Director Garrison shared with the Board the acres of unusable land and retention ponds the District has acquired from developers throughout the years. He also noted the acres of park space adjacent to school properties such as Chesbro and Brooks. These properties, Garrison explained are maintained and owned by the District, but have become an extension to school properties and are often utilized to accommodate school activities. Garrison noted that it should not be the Park District's mission to develop park land for School District programs.

Asst. Director Garrison explained that he was not sure about the phasing schedule of the subdivision and when the District would be responsible for the development of the proposed pathway and parks. He noted that it could cost the District over \$150,000 to develop the pathway section throughout the proposed parks.

Per Faivre inquired about the elevation of the dry detention area. Patzelt replied that it was 5 feet deep.

Garrison stated that the Park District's mission is to provide adequate recreational space for the residents of the subdivision.

Commissioner Faivre stated that he valued Asst. Director Garrison's opinion, but disagreed with him regarding the proposed 2.1 acre and 3.1 acre parks. In his opinion, the two parks were very attractive and provided two recreational areas for the residents in that area of the subdivision, making it more accessible to walk with small children.

Commissioner Nyquist asked why Patzelt would not expand the 2.1 acre park to the south and southwest side. Patzelt replied that there is a premium that people pay for properties adjacent to a park and he was not willing to make anymore changes to the proposed plan.

Commissioner Teboda stated that the Board should be listening to the recommendations being given to them by Asst. Director Garrison, with over 30 years experience in the maintenance of parks.

President Young was not in agreement with the proposed 3.1 and 2.1 acre parks. Commissioner Nyquist was in agreement with Young and proposed that Patzelt re-consider combining them into one larger park.

Patzelt stated that he has made significant changes to the original plan and was unwilling to make any more revisions. He stated that he will wait to see what action the Board takes at the September meeting.

Commissioner Teboda noted that developers should not determine what is in the best interest of the Park District, but that the Park District should determine what is best.

Interim Director Small asked if converting four lots to the south of the 2.1 acre park into park space would help the Board accept the plan.

Patzelt stated that he would convert two lots to the south, but take away two to the north and that in his opinion there was no reason to make any further changes.

President Young noted that the Park Board would be meeting with the School District and requested that Patzelt inform the Board if he changed his mind and was willing to make additional changes, as requested by the Board.

III. Adjourn Workshop

President Young adjourned the August 28, 2013 special workshop at 7:00 p.m.