

**DeKalb Park District  
August 21, 2013  
Special Park Board Workshop**

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

**STAFF MEMBERS PRESENT:** Interim Director Lisa Small and Asst. Director Brad Garrison.

**OTHER MEMBERS PRESENT:** Dave Patzelt of Shodeen, Derek Hiland of City of DeKalb, Dean Holliday and Connie Holliday.

**I. Workshop Called to Order**

President Young called the August 21, 2013 special workshop to order at 5:01 p.m.

**II. Discussion of Irongate Development Plan**

President Young asked Patzelt to present a revised plan of the Irongate development based on discussion he had with the Board and Park Staff on Wednesday, August 14.

Commissioner Per Faivre asked about the ownership of the space between the wet retention area and the rear yards of the 13.5 acre park site. David Patzelt of Shodeen stated that the space could be owned by the Homeowners Association (HOA) or the Park District. If that area was owned by the District, Patzelt added, a maintenance easement could be granted to the HOA so that the public could have access to the water.

Asst. Director Garrison recommended that the HOA have ownership of that property and that the Park District be provided with the easement.

Commissioner Teboda inquired about the pathway system throughout the development and who would be responsible for its maintenance. Patzelt explained that the Park District would only be responsible for maintaining the portions of the pathway throughout the parks, and not pathways located on property owned by other entities.

President Young asked about removing 8 home lots and the curved road that bisected the park located on the north east side of the proposed development. Young also requested that the two parks located in the center of the plan be combined into a single, larger 7-acre park. He also requested that the park be surrounded by streets.

Asst. Director Garrison agreed and also re-enforced that the combined park not be surrounded by homes. The District, Garrison explained, has encountered numerous issues with parks that adjoin residential properties. Garrison noted that parks that adjoin residential properties are more difficult to develop, most often forcing amenities and other recreational facilities towards the center and therefore not enabling the District to take full advantage of the entire park space. Garrison also noted that by combining the two smaller parks into one would also provide good access to all the homes in the neighborhood.

There was also discussion about the potential usage of parks for different age groups. Garrison explained that with a larger park, the District can design active and passive areas to meet recreational need for a variety of age groups. Typically, in small parks recreational needs are not met and all the amenities are grouped closer together.

Patzelt stated that he is a proponent of pocket parks and that in his opinion they provide value to subdivisions. From a developer's standpoint, he also spoke about the importance of having view sheds of the parks. He further pointed out that the purchasers of lots adjacent to parks would know that a park would be located next to them.

Asst. Director Garrison explained that residents on the west side of the development would most likely cut through the 9 acre proposed park to access the school property. Garrison suggested the need for an access route from the west street into the 9 acre park. He also noted that the Land/Cash Ordinance (LCO) requires access routes to be a minimum of one lot size in width.

Patzelt stated that he would not do so. Garrison stated that a 14 foot wide access route with an 8 foot asphalt path and 3 feet on each side of the path be considered for the park. Patzelt replied that he was reluctant to have an 8 foot path due to potential vehicular traffic but would provide a 5 foot sidewalk instead.

The Board requested that the 5 foot sidewalk also be owned by the Homeowners Association.

Garrison also asked why the School District was in favor of the 8 acre proposed school site when the Land Cash Ordinance specifies that school property should be a minimum of 11 acres in size. Patzelt replied that he was not sure why the school was accepting less acreage.

Commissioner Faivre requested that 8 lots at the east end of Carter Street be converted into park space.

Interim Director Small noted that this addition would provide an area for active recreation for families living on the west side of the development since the remaining park is wetland and could only be utilized for passive recreational purposes.

President Young reiterated that the HOA would be responsible to maintain the water and any land between the water and rear yards on the 13.5 acre park.

### **III. Adjourn Workshop**

President Young adjourned the August 21, 2013 special workshop at 6:18 p.m.