COMPREHENSIVE MASTER PLAN

2024-2033

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A Message from the Board President and Executive Director

Dear Glencoe Park District Residents,

The Glencoe Park District Comprehensive Master Plan is a crucial blueprint that guides the development, management, and enhancement of public parks and recreational spaces within the Glencoe community. It serves as a roadmap, outlining strategies and priorities to ensure the optimal utilization and preservation of these valuable assets. Here's why we believe in the significance of such a plan and its results:

1. **Community Engagement:** Our Comprehensive Master Plan involved extensive community input and engagement. It allowed residents to voice their needs, preferences, and vision for their parks. By actively involving the community in the planning process, the resulting plan reflects the collective aspirations and priorities of the people it serves. This inclusivity fosters a sense of ownership and pride among residents, leading to greater support and participation in park-related initiatives.
2. **Strategic Allocation of Resources:** With limited resources available, our Comprehensive Master Plan helps prioritize investments based upon identified needs and goals. It outlines short-term and long-term strategies for capital improvements, maintenance, programming, and resource allocation. By strategically distributing resources, the Park District can maximize the impact of its investments, ensuring equitable access to quality parks and recreational facilities for all residents.
3. **Enhanced Quality of Life:** Parks play a vital role in enhancing the quality of life within Glencoe. The District provides spaces for recreation, relaxation, socialization, and connection with nature. A well-designed Comprehensive Master Plan seeks to optimize these benefits by creating diverse and accessible park amenities that cater to the needs of people of all ages, abilities, and interests. By fostering healthy and active lifestyles, parks and recreation contribute to improved physical and mental well-being among residents.
4. **Environmental Stewardship:** Glencoe parks are not just recreational spaces; they are also vital green infrastructure that contributes to environmental sustainability. A Comprehensive Master Plan incorporates principles of ecological conservation and sustainability to ensure the responsible stewardship of natural resources within parklands. This may include strategies such as habitat restoration, water conservation, native landscaping, and sustainable design practices. By preserving and enhancing natural areas, parks serve as sanctuaries for wildlife and contribute to the overall health of the ecosystem.

5. **Economic Benefits:** Glencoe Park District has significant economic impacts on the community. The District enhances property values, attracts tourists and visitors, supports local businesses, and stimulates job creation. A well-executed Comprehensive Master Plan leverages these economic opportunities by strategically positioning parks and recreation as catalysts for economic development and revitalization. By investing in park infrastructure and programming, the Glencoe community can reap the economic rewards of increased tourism, business activity, and community investment.

Overall, The Glencoe Park District Comprehensive Master Plan is more than just a document; it's a commitment to creating a vibrant, sustainable, and inclusive community. By believing in the results of such a plan and actively implementing its strategies, we can unlock the full potential of parks, enriching the lives of residents and leaving a legacy for future generations to enjoy.

Carol Spain, President
Board of Commissioners

Lisa Sheppard, CPRP
Executive Director

Acknowledgements

Glencoe Park Board of Park Commissioners

Carol Spain, President

Stefanie Boron, Vice President

Michael Covey, Treasurer

Bart Schneider, Commissioner

Jorden Spector, Commissioner

Glencoe Park District Project Team

Lisa Sheppard, Executive Director

Bobby Collins, Deputy Director/Director of Recreation and Facilities

John Cutrera, Director of Finance/Human Resources

Kyle Kuhs, Director of Parks and Planning/ADA Coordinator

Erin Classen, Superintendent of Marketing and Communications

The Glencoe Park District Community

A special thanks to the dedicated members of the Glencoe Park District community who contributed their time, energy, and perspectives to in efforts to inform this plan, particularly focus group participants and others who participated in public gatherings. All community feedback received throughout the process has been summarized and included as a supplement to this report.

The Consulting Team

Comprehensive planning is an exercise in what an organization and community can become. Imagining the future on behalf of others is a privilege – and along with that privilege comes the responsibility to ensure what is created is sustainable.

Thinking about what the residents of 2024 may want or need is important; however, understanding that the residents of 2050 will be left to take care of it was a critical consideration for how this plan was designed and what it includes.

EXECUTIVE SUMMARY

Continuing in its ongoing efforts and aspiration to be innovative, customer-driven, and financially and environmentally sustainable for current residents as well as future generations, the Glencoe Park District has developed its **2024-2033 Comprehensive Master Plan**.

Strategic principles of the planning process were to imagine the next ten years while balancing realities, community needs and interests, and understanding the responsibility the District has to today's residents as well as tomorrow's.

The Glencoe Park District's **2024-2033 Comprehensive Master Plan** will also serve as a strategic management plan guiding the District as it consistently pursues opportunities to remain relevant; prioritizes taking care of existing infrastructure; considers investments that contribute to environmental sustainability; and focuses on being financially responsible.

COLLABORATIVE:
More than 500 community representatives participated in focus groups, a public workshop, an open house, virtual engagement room, and statistically valid survey helping inform the **2024-2033 Comprehensive Master Plan**. In addition, various touch points with the Glencoe Park District Board of Commissioners enriched feedback and allowed for deep conversations with these elected officials and policy makers. Perspectives and opinions shared throughout all engagement touch points helped form the plan's priority goals and recommended actions.

ASPIRATIONAL and TRANSFORMATIVE:
Evolving resident and customer needs and desires, dynamic social, economic, and environmental conditions are expected to influence and impact the District and its operations over the next ten years and beyond. These considerations were central to the development of the **2024-2033 Comprehensive Master Plan**. The Plan's focus is on the responsible use of resources, community impacts and the legacy of Glencoe Park District as it positions itself for the next chapter of its story.

PRIORITIES and IMPLEMENTATION:
Glencoe Park District priorities are represented as overarching goals that are broad based statements of intent. They briefly define what it is the District expects to work towards affecting, influencing, impacting, or improving. Five priorities are used to frame the **2024-2033 Comprehensive Master Plan** report and include: An Engaged Community; Preserved and Well-Maintained Parks and Facilities; Program Effectiveness; Financial Sustainability and Transparency; and A Dynamic and Inclusive Workplace.

"This process reflects the District's interests in doing the work necessary to stay current and relevant. Kudos!"

A community member participating in a focus group meeting

THE GLENCOE PARK DISTRICT

The Glencoe Park District's Mission

To enrich lives, foster well-being, and create memorable experiences through exceptional parks, programs, and facilities.

The Glencoe Park District's Vision

We aspire to be the most innovative, customer-driven, and financially and environmentally sustainable park District for current and future generations.

The Glencoe Park District's Values

Glencoe Park District SPIRIT reflects important tenets that represent the way District employees as well as the Board of Commissioners work together.

- Safety Driven
- Passionate
- Integrity Focused
- Responsive
- Innovative
- Team-oriented

Demographics are the statistical characteristics of human populations, such as age, income, race, ethnicity, education, and others that are used to identify current and future customers or constituents and, how likely they are to utilize a service or product.

By studying constituencies through a demographic analysis and lens, the Glencoe Park District can begin to better understand the local population and examine and identify the composition and characteristics of those who make up the community.

As the District considers constituent demographics, it will help position the organization to serve community needs best and most appropriately, and if and when possible, respond to desires.

The infographics included on this page contain data provided by the United States Census Bureau's American Community Survey (ACS) (2017-2021) and represents Village of Glencoe demographics which align with those of the Glencoe Park District.

NOTE: The ASC is conducted every year to provide up-to-date information about the social and economic needs of communities.

GLENCOE, ILLINOIS
DEMOGRAPHIC PROFILE

Population

Total Population
8,849

Median Age
44.9

Households

Total Households
3,072

Average Household Size
2.86

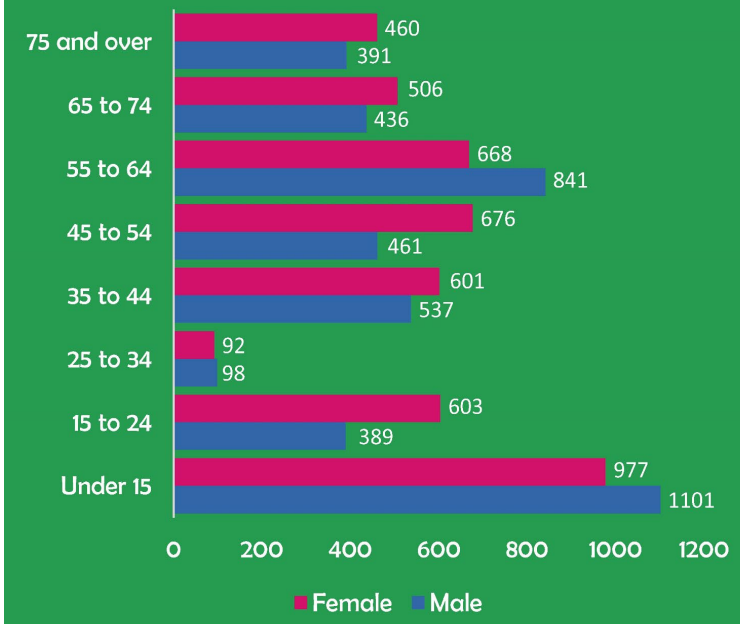
Education

Bachelor's Degree or Higher
86.4%

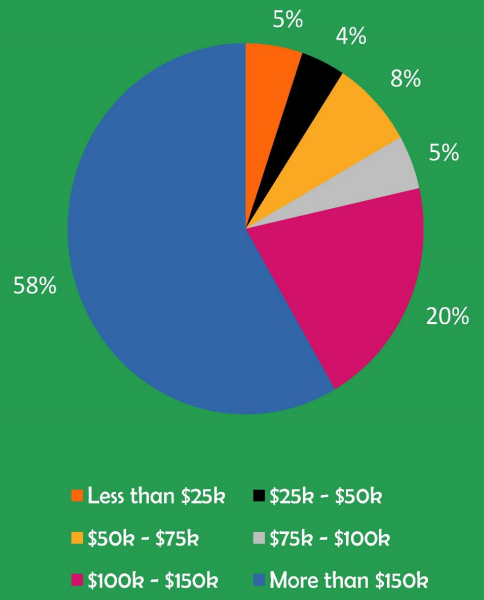
Employment

Employment Rate
50.4%

Population by Age



Annual Household Income



Five priorities emerged throughout the process aligning with community feedback and demographics, and what was learned and observed about the system revealing cross-cutting priorities for the Glencoe Park District.

Glencoe Park District priorities include:

- **An Engaged Community**
- **Preserved and Well-Maintained Parks and Facilities**
- **Program Effectiveness**
- **Financial Sustainability and Transparency**
- **A Dynamic and Inclusive Workplace**

Glencoe Park District Priorities

In today's fast-changing society, it is crucial for quality-of-life organizations like the Glencoe Park District to remain responsive to issues that impact internal operations and community service. This adaptability is crucial for maintaining relevance and gaining the public's trust.

The Glencoe Park District's recognition of current realities and key issues provides it with opportunities to strategically align its fundamental work with internal and external developments leading to greater effectiveness.

Strategy, competencies, conditions, and operational methods are critical components of systems management that form a values chain determining organizational performance. They include how mission and purpose are fulfilled, asset and financial conditions, and daily operational functions.

The planning effort prioritized the consideration of dynamic social, economic, and environmental changes and their impacts. These factors played a crucial role in all aspects of the process, from discussions and evaluations to the development of the Comprehensive Master Plan's design. Themes emerged throughout the process by way of observation and community feedback, representing the priorities identified. Community needs and preferences, and the District's organizational and financial health underpin each priority goal and the subsequent recommended actions included in the plan.

AN ENGAGED COMMUNITY

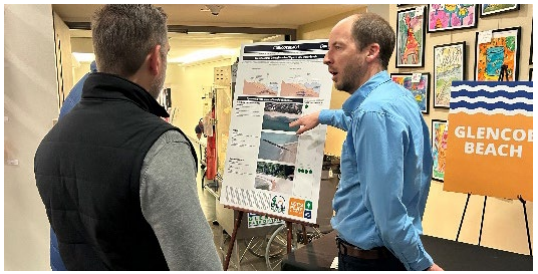
Community Engagement

An integral part of this planning effort was community engagement. Community engagement is a basic expectation in a democratic society and has become commonplace in planning, particularly at local levels. It attempts to foster transparency and to include as many perspectives as possible.

Community engagement served as a platform to elicit diverse and representative opinions to inform the planning process, rather than just a method to gather and tally votes. Deliberate and discerning evaluation and analysis of what was “heard, learned, and observed” helped in defining plan priorities – those areas of focus where, if the District invests its time and attention, will have broad impacts across the community and system at large.

Community engagement included a variety of methods and tools used to build relationships and create advocates for the District. Engagement efforts were designed to generate enthusiasm from both internal and external stakeholders about what the District hopes to achieve as the result of the planning effort.

Full results can be found in Supplement A: Engagement Summary and Supplement B: Community Survey Results.



Community Engagement Opportunities

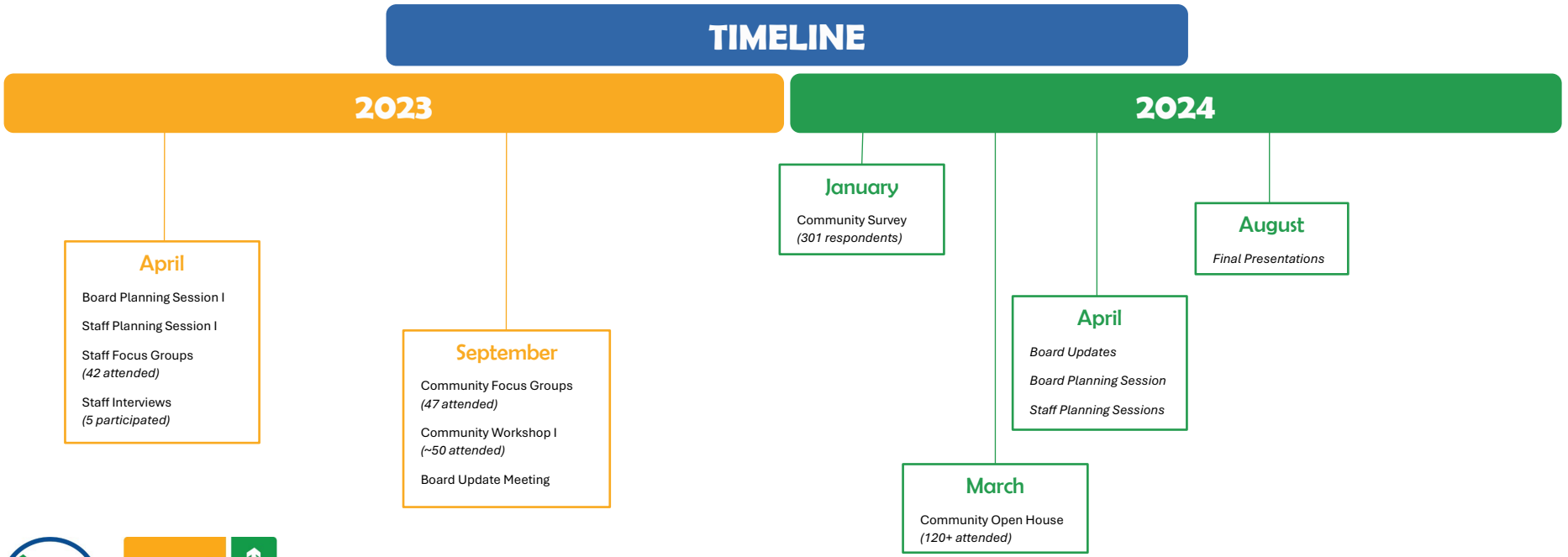
Public Workshop
50+ in attendance
This gathering included general information about the planning process and opportunities to collect resident and customer feedback.

Statistically Valid Community Survey
301 responses
The survey was sent to all District households to gather feedback intended to inform the process.

Focus Groups
47 in attendance
Small groups of select stakeholders gathered for concentrated discussions including their perspectives about the District.

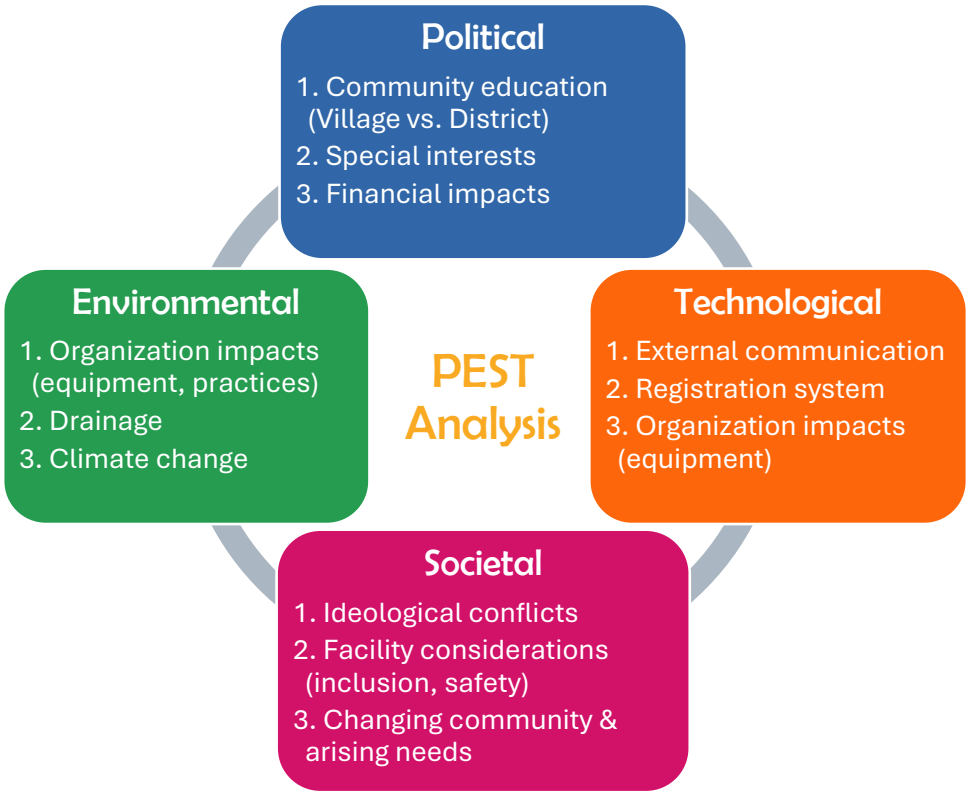
Open House
120+ in attendance
This interactive gathering provided project updates/findings and opportunities to gather additional resident and customer feedback.

Community Engagement Summary



Staff & Board – Key Analyses

Top responses based on Staff and Board Planning Session I conducted on April 12th and 13th, 2023



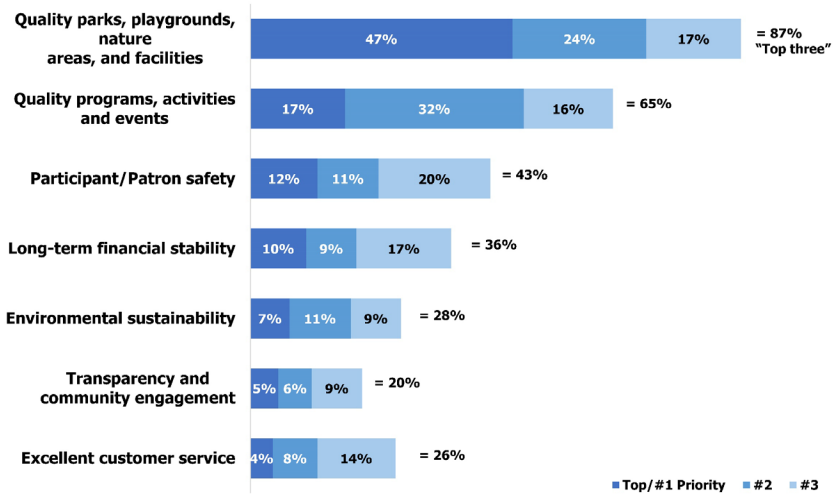
The SWOT Analysis identified the District's strengths and weaknesses (internal influences) and opportunities and threats (external influences).

The PEST Analysis looked at the big picture and overall impacts to the District through the following external factors: political, environmental, societal, and technological.

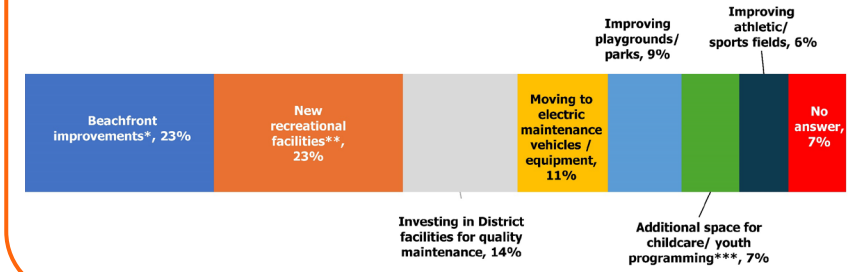
Community Survey – Key Findings

Statistically valid survey findings based on responses from n=301 residents. Data collection dates: 12/1/23 - 1/24/24. Margin of error is +/- 5.6% (at 95% confidence level)

Top 3 Priorities



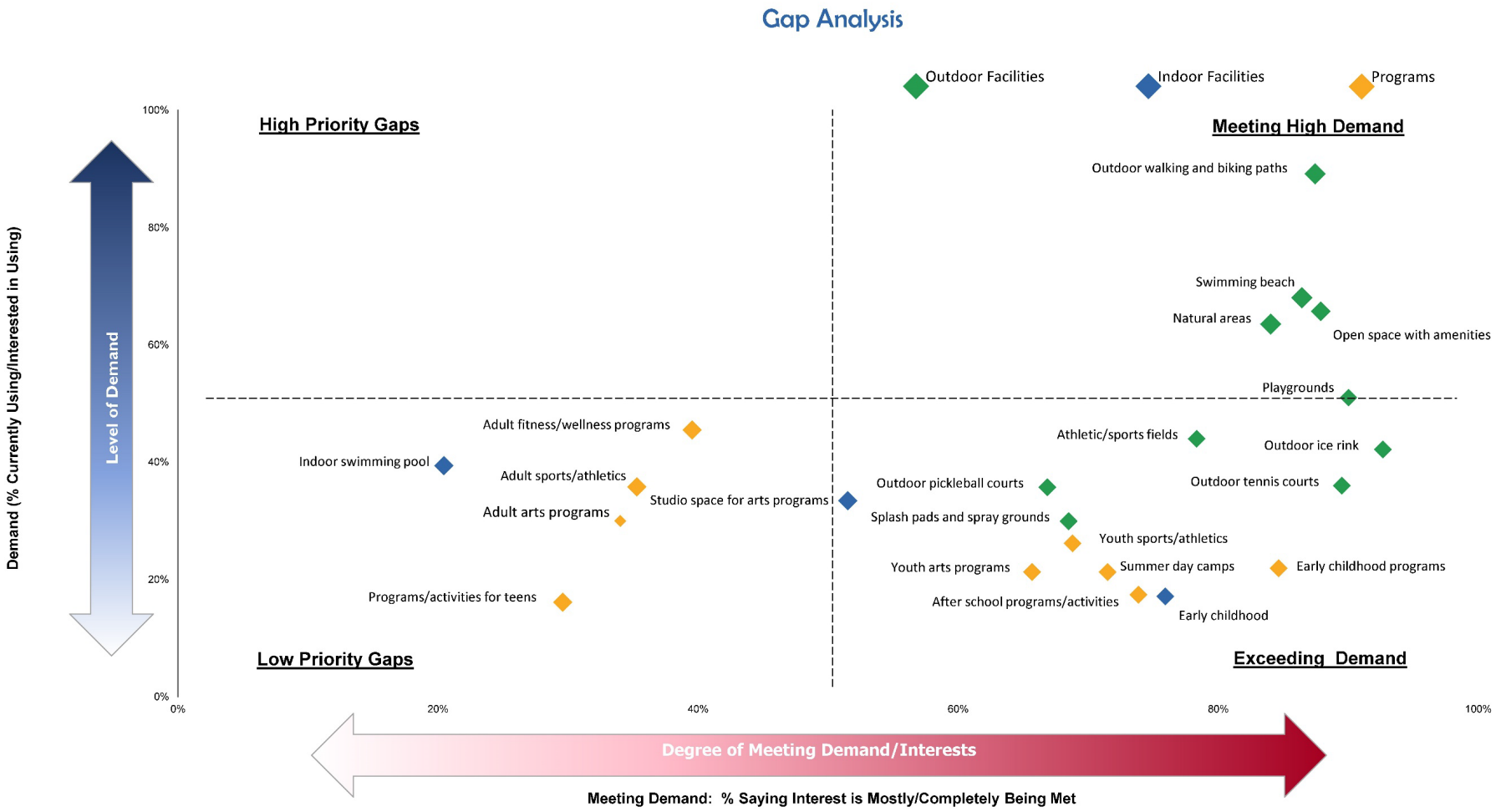
Potential Improvements



Maintain vs. Improve

Community Survey – Key Findings

Statistically valid survey findings based on responses from n=301 residents. Data collection dates: 12/1/23 - 1/24/24. Margin of error is +/- 5.6% (at 95% confidence level)



The Gap Analysis asked respondents on their use or interest in each type of amenity or service based on how well those interests are currently being met. The quadrants represent: High Priority Gaps - high demand not met, Meeting High Demand - high demand is being met, Low Priority Gaps - low demand not being met, Exceeding Demand - meeting low demand.

An Engaged Community – Recommended Actions

Develop a process for the public to communicate with the District regarding park and facility issues.
Utilize technology to create a field-based public communication process. This will enable community members to express their interests and concerns regarding park and facility-related issues.

Develop a communications/marketing plan for high profile/high traffic areas of the District.
Design a strategic marketing plan to improve connectivity and understanding of widely used District services, facilities, and programs.

Continue collaborative efforts with the Village of Glencoe.
Continue efforts to strengthen the bond between the District and Village of Glencoe that will help reinforce interests in partnering and collaborative touch points with the community.

Design a structured community outreach process for the 10-year Capital Improvement Plan (CIP).
Implement a systematic approach to educate and involve residents in understanding and supporting the 10-year Capital Improvement Plan (CIP). This plan is essential for the maintenance and care of Glencoe Park District assets and infrastructure.

Conduct a comprehensive review of program descriptions and titles to encourage inclusivity.
Review, evaluate and revise program descriptions and titles to promote inclusivity.

Evaluate alternative methods for capturing program satisfaction/interest/testimonials from internal/external customers.
Explore alternative approaches (beyond survey instruments) for gathering feedback, gauging resident and customer satisfaction, and collect testimonials from both internal and external stakeholders.

Develop quarterly podcast/video that celebrates the history and/or happenings of the Glencoe Park District.
Create a quarterly podcast or video series highlighting the rich history and current events and happenings of the Glencoe Park District.

Incorporate additional signage at Glencoe Beach for informational and educational purposes.
Install additional signage at Glencoe Beach with a focus on coastal processes, environmental considerations, and/or related topics of interest to enhance the public's understanding.

Evaluate the merits of adding historical markers at or in areas of historical significance within the District.

Assess the advantages of installing historical markers at key locations within the District that hold historical significance.

Complete Illinois Distinguished Accreditation.

The Illinois Distinguished Accreditation program's purpose is to improve the delivery of recreation services to the residents of Illinois through a voluntary comprehensive evaluation process. The desired result is to improve the quality of life for Illinois residents and to recognize those agencies that provide this quality service. Completion of this program furthers the District's commitment to provide exceptional Park and Recreation services to its residents.

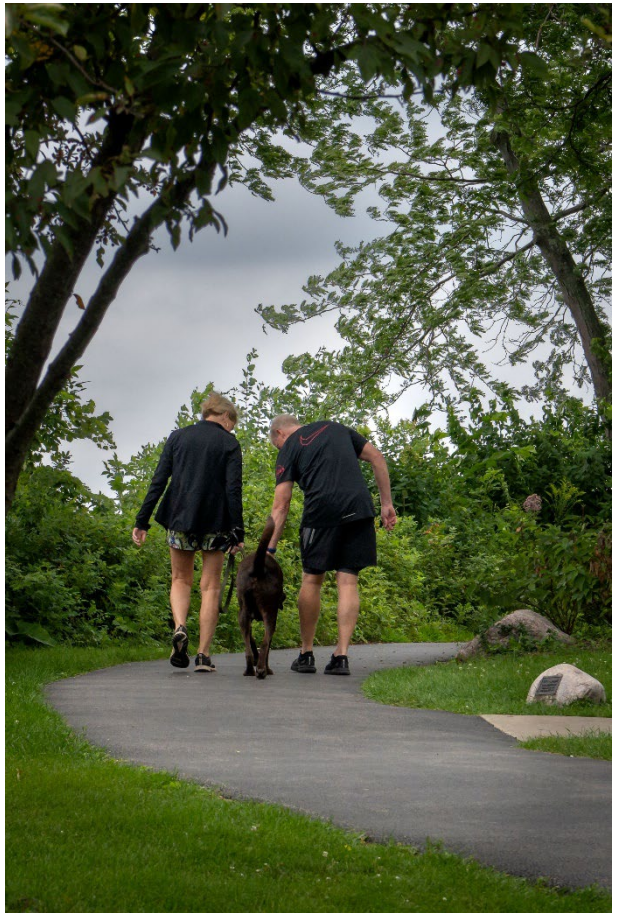
Pursue CAPRA Accreditation.

The District is encouraged to pursue the National Recreation and Park Association's (NRPA) Commission for Accreditation of Park and Recreation Agencies (CAPRA) designation. CAPRA is an operational management system intended to improve infrastructures, increase efficiency in all activities; and a way to demonstrate accountability to communities served.

Apply for the National Gold Medal Award.

The District is encouraged to apply for the National Gold Medal Award which honors public park and recreation agencies and state park systems throughout the United States and armed forces recreation programs worldwide. This award is given annually to systems which demonstrate excellence in long-range planning, resource management and innovative approaches to delivering superb park and recreation services with fiscally sound business practices.

PRESERVED AND WELL-MAINTANED PARKS AND FACILITIES



Just as water, sewer, and public safety are considered essential public services, parks are vitally important to establishing and maintaining quality of life, ensuring the health of families and youth, and contributing to the economic and environmental well-being of a community and a region.

The critical importance of providing outdoor leisure opportunities became more pronounced as a result of COVID-19, especially as it pertains to individual and community well-being. While the pandemic elevated the marginal utility and value of these invaluable spaces, public parks have long been considered essential to the public's welfare.

What is known from decades of research is that open spaces, parks, preserves, and trails have the propensity to leave indelible marks on the communities in which they exist. In Glencoe, Illinois, the same holds true. The utility of Glencoe Park District parks, preserves, and trails was evident as a result of feedback received during various community engagement touch points. Statements such as, "Continue thoughtful investments that create broad community-wide benefit and the common good", are an example of the resounding support and appreciation of the value of the various types of public lands available to residents and visitors.

"Prioritize maintaining our parks and other spaces."

A community member participating in a focus group meeting

PARKS and FACILITY TRENDS

National parks and facility related trends can serve as a source of inspiration for park and recreation systems and professionals who serve communities across the country.

These innovations and ideas have fast become game changers in how systems are designing, developing and maintaining their assets.

Three national trends highlighted here include society's increasing commitment to taking care of public parkland, intentional responses to climate change, and the electrification of maintenance. All intended as areas of which to pay attention.

What's Trending in Parks

The American Society of Civil Engineers rates the state of the nation's infrastructure in its quadrennial report to Congress and the President. The 2021 report stated that parks support economic prosperity, prevent damage from stormwater and build healthy communities, but that despite increased popularity, "State and local parks face a $5.6 billion and $60 billion deferred maintenance backlog, respectively."

Increasing Commitments to Take Care of Public Parks

One of the more pernicious effects of climate change is the trapping of extreme heat in urban and some suburban areas. Often, these highly developed areas contain little heat-absorbing natural cover and have high percentages of impervious heat-collecting surfaces, which amplify extreme heat in the daytime and then radiate it in the night hours. The concentration of waste energy, air pollution and loss of tree canopy cover all magnify the negative health impacts as well, which affect vulnerable and low-income populations the most. Parks and green spaces are proving to be among the most effective tools to combat the effects of heat islands, and cities and urban counties are looking to maximize the benefits of their park systems to combat urban heat island effects.

Responding to Climate Change

What may be among the more important trends expected to affect public parks and recreation is the coming electrification of much of what park and recreation agencies do to conduct business. Encompassing buildings, vehicle fleets, power equipment, mowers and landscape equipment, the expected changeover from fossil-fueled power to electric power may be far faster than some think. Electricity has been found to be cheaper, more efficient, more healthful for our communities and workers, more environmentally beneficial, and is possibly the single-largest contribution that parks and recreation will make to reducing carbon outputs to the atmosphere, thereby slowing the negative impacts of climate change. This is not to say that there will not be profound challenges in switching fossil fuels to renewable energy sources. Only a handful of park and recreation agencies have already begun to strategically plan for the changeover by assessing costs, estimating timelines, and ensuring infrastructure is in place to support the eventual transition to commercial vehicles and equipment. The good news is that the expected benefits in efficiency, cost, climate, and health will be huge.

Electrification of Maintenance

Source: National Recreation and Park Association 2022 and 2023

A Commitment to the Environment

As leaders in building community resilience, park and recreation agencies can position themselves to ensure healthy ecosystems, advocate for the benefits of nature and implement environmental sustainability practices.

With respect for the community's interests and need to support and advocate for environmental protection, preservation and conservation, two current areas of focus of the District include:

1. Integrated Pest Management (IPM) which includes environmentally responsible maintenance management practices such as the use of perennial seed, prescribed burns, herbicide reduction and alternative control methods to combat invasive species; and

2. Creating pollinator pathways helping to raise public awareness of the current pollinator crisis by encouraging local action and positioning parks as a national leader in advancing pollinator health, native habitat and sustainability practices.

These environmentally responsible maintenance practices are expected to continue and evolve over the course of the coming decade.

Parks

The parks and open spaces of Glencoe Park District play a vital role in providing the community with outdoor recreation opportunities and creating memorable experiences. To ensure the success of these spaces, there is a strong emphasis on stewardship and responsible management of these assets. Furthermore, the growing interest in environmental sustainability drives recommended actions.

Community input affirmed that residents were satisfied with District amenities with strong interest in focusing on maintaining existing assets, replacing them as needed, and keeping open spaces as natural and native as possible, and maintaining high maintenance standards and levels of service.

The full parks condition report and inventory can be found in Supplement C: Parks Conditions and Assessment Report.

Park Matrix

	ACREAGE			FACILITIES					SPORTS FIELDS									WATER-BASED FACILITIES						OTHER			NATURE	
	Acres - Owned	Acres - Leased / Managed	TRAILS (mi)	Drinking Fountains	Picnic Shelter / Gazebo	Picnic Area	Playground	Restrooms	Ballfield	Basketball	Fitness Station	Frisbee Golf (holes)	Pickleball / Tennis	Pickleball / Ice Rink	Sand Volleyball	Soccer	Tennis	Beach	Boating / Sailing	Swimming	Splash Pad	Ice Rink	Sledding	Interpretive Elements	Parking	Park Signage	Rain Garden	Designated Natural Area
MINI PARKS																												
Astor Place Park	0.23					1	1																		1	1		
Milton Park	1.60		0.10			1	1																		1			
Old Elm Park	1.30			1		1	1																		1	1		
Vernon Playground	0.71		0.05	1		1	1																		1	1		
Total Mini Park Acres	3.84																											
NEIGHBORHOOD PARKS																												
Friends Park	0.56			2		1	1																		1	1		
Melvin Berlin Park	4.50			1	1	1		1	1								4								1	2		
Shelton Park	7.90		0.39	1	1	1	1	1			1		2				2								1	1	1	
West Park	4.20			1				1	2				2				1							1	1	1		
Total Neighborhood Park Acres	17.16																											
COMMUNITY PARKS																												
Duke Park	3.00		0.15	1		1	1	1													1				1	1		
Henry J. Kalk Park	2.60		0.10	1	1	1				1															1	1		
Lakefront Park	3.50		0.10	1		1	1										3								1	2		
North Field	11.60		0.23	2			1		1																3			
Watts Park	10.40		0.27	1				1	1	2		9	4			1	2						1		1			
Weinberg Family Recreation Center														6								2						
Woodlawn Park	1.30		0.10	1		1	1																		1	1	1	
Total Community Park Acres	32.40																											
REGIONAL PARKS																												
Glencoe Beach	4.60		0.35	1	5	1	1	2							1			1		1	1				1			
Perlman Boating Beach	1.10					1		1										1	1									
Total Regional Acres	5.70																											
DESIGNATED NATURAL AREAS																												
Clara Dietz Bird Sanctuary	0.94		0.12																						1			1
Robert Everly Wildflower Sanctuary	3.78		0.2																						1		1	1
Total Natural Area Acres	4.72																											
SPECIAL USE																												
Breakwater Sculpture Park	1.60		0.08																					1	1			
Metra Train Station		9.20																							1			
Ravine Bluffs Park	1.17		0.05																						1	1		
Veterans Memorial Park	1.90		0.15																						1	1		
Total Special Use Acres	13.87																											

Past IDNR Useful Life Criteria

	ACREAGE			FACILITIES					SPORTS FIELDS									WATER-BASED FACILITIES						OTHER			NATURE	
	Acres - Owned	Acres - Leased / Managed	TRAILS (mi)	Drinking Fountains	Picnic Shelter / Gazebo	Picnic Area	Playground	Restrooms	Ballfield	Basketball	Fitness Station	Frisbee Golf (holes)	Pickleball / Tennis	Pickleball / Ice Rink	Sand Volleyball	Soccer	Tennis	Beach	Boating / Sailing	Swimming	Splash Pad	Ice Rink	Sledding	Interpretive Elements	Parking	Park Signage	Rain Garden	Designated Natural Area
UNDEVELOPED PARKS																												
Park 3N	1.30		0.05																					1			
Park 6N	1.75		0.08	1																				1			
Park 3S	0.70																							1			
Park 4S	1.02																							1			
Park 9S	0.19																							1			
Park 10S	1.75																							1		1	
Park 13S (2-4)	3.04																							1			
Park 14S (1-2)	1.80																							1			
Park 18S (2)	0.56																										
Park 19S	1.10																										
Park 20S	1.10																							1			
Park 21S (2) - 22S	2.69																							1			
Park 26S	0.27																							1			
Women's Library Club Park	0.57					1																		1			
Total Undeveloped Park Acres	**17.84**																										
PARKWAYS																												
Green Bay Greenway		3.82																						1			
Park 11N		0.76																									
Park 12N		0.33																									
Park 13N		1.03																									
Park 14N		1.60																									
Park 25S		0.06																						1			
Park 11S		0.22																									
Park 18S (1)		0.22																						1			
Park 21S (1)	0.17																										
Park 2S	0.50																							1			
Total Parkway Acres	**4.89**																										
PARK DISTRICT TOTALS																												
	100.42		2.57	16	8	14	11	8	5	3	1	9	8	6	1	1	12	2	1	1	2	2	1	2	39	15	4	2
SCHOOL DISTRICT AMENITIES																												
Central School							1			1	1					1									1			
South School							1																		1			
West School							1			1.5			2			1	2								1			
Total School District Acres	**0.00**																										
COMBINED TOTALS																												
	100.42		2.57	16	8	14	14	8	5	5.5	2	9	10	6	1	3	14	2	1	1	2	2	1	2	42	15	4	2

Past IDNR Useful Life Criteria

Park Level of Service (LOS)

Level of Service (LOS) was created by the National Recreation and Park Association (NRPA) to be used as a standard evaluation of park type and acreage across all jurisdictions. These data are a basis for evaluating acreage per population based on the park classification, or park type.

The following charts incorporate a population of 8,849 comparing it to the NRPA standard of 10 acres per 1,000 population. Each park type has a unique goal that when compiled together makes up the LOS. These charts analyze Glencoe Park District park assets in terms of acreage. Park locations and their proximity to one another are shown on the service area maps.

LEVEL OF SERVICE EVALUATION - All Public Spaces

Public Space Type	GLENCOE PARK DISTRICT		IAPD / NRPA		Total Acreage
	Acreage	Level of Service (acres per 1,000 residents)	Recommended Acreage	Level of Service (acres per 1,000 residents)	
Mini Park	3.84	0.43	4.42	0.5	-0.58
Neighborhood Park	17.16	1.94	17.70	2.00	-0.54
Community Park	32.40	3.66	66.37	7.50	-33.97
Regional Park	5.70	0.64	No Standard	No Standard	5.70
Designated Natural Areas	4.72	0.53	No Standard	No Standard	4.72
Special Use	13.87	1.57	No Standard	No Standard	13.87
Open Park Sites	17.84	2.02	No Standard	No Standard	17.84
Parkway	4.89	0.55	No Standard	No Standard	4.89
Totals	100.42	11.35	88.49	10.00	11.93

2022 Population: 8,849

LEVEL OF SERVICE EVALUATION - Mini, Neighborhood, and Community Parks

Public Space Type	GLENCOE PARK DISTRICT		IAPD / NRPA		Total Acreage
	Acreage	Level of Service (acres per 1,000 residents)	Recommended Acreage	Level of Service (acres per 1,000 residents)	
Mini Park	3.84	0.43	4.42	0.5	-0.58
Neighborhood Park	17.16	1.94	17.70	2.00	-0.54
Community Park	32.40	3.66	66.37	7.50	-33.97
Totals	53.40	6.03	88.49	10.00	-35.09

NOTE: This analysis does not suggest that Glencoe Park District park acreage aligns with state and national standards; rather, it intends to provide a comparison between the District's park asset load and breadth with that of state and national standards.

Park Classifications

Mini Parks (Service Area – 0.25 miles)
Provide walkable, drop-in recreation opportunities. Appropriate elements in these parks include playgrounds, picnic areas, and seating. These parks are located in residential areas, and their service areas do not include residents who must cross a planning area boundary to access the park. These parks typically serve residents within a 0.25-mile walkable distance. 0.5 acres of Mini Park open space is desired per 1,000 residents.

Neighborhood Parks (Service Area – 0.5 miles)
Provide places for informal active and passive recreation and community gathering spaces. Elements in these parks often include playgrounds, picnic areas, and sports fields. Neighborhood Parks are located in residential areas and typically serve residents within a 0.5-mile walkable distance. 2 acres of Neighborhood Park open space is desired per 1,000 residents.

Community Parks (Service Area – 1 miles)
Focus on meeting community-wide recreation needs. Elements in these parks often serve the community as gathering places and provide general athletics. Such elements include playgrounds, pavilions, trails and path systems, and multiple sport courts and fields. Community Parks are viewed as destinations and typically require travel by automobile for programmed recreation. Community Parks typically serve residents within a 1 mile distance. 7.5 acres of Community Park open space is desired per 1,000 residents.

Regional Parks (Service Area – 2 miles)
Provide region-wide recreation needs. These spaces may have recreation activities such as swimming and boating and include larger sport complexes or large natural areas. Regional Parks typically serve residents within a 2 mile distance, though they are enjoyed by surrounding communities as well. There is no established level of service standard for Regional Parks.

Designated Natural Areas (Service Area – 2 miles)
Defined as conservation and wildlife areas. These areas are designed to preserve ecosystems and habitats. Designated Natural Areas typically serve residents within a 2 mile distance, and while there are not established level of service standards, these sites protect natural features and add value to the community.

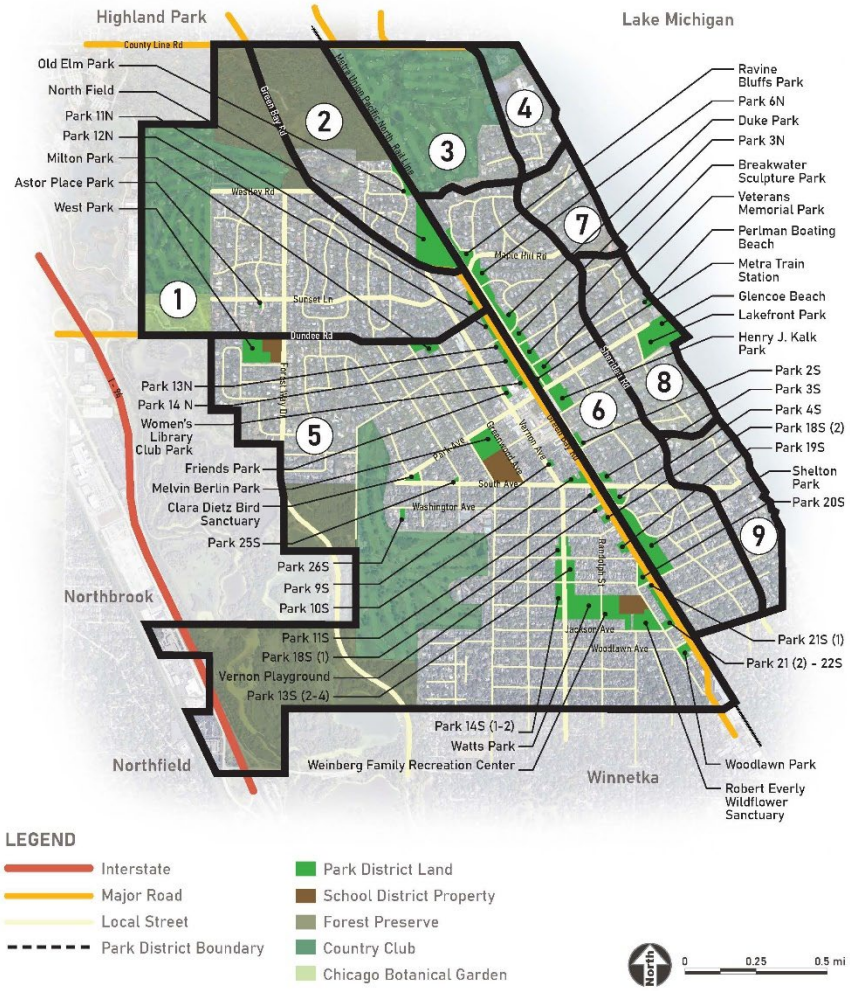
Special Use Parks (Service Area – 2 miles)
Provide community-wide recreation needs. These parks are designed as single-use recreation spaces that include amenities such as memorials, sculptures, historic buildings, and railways. Special Use Parks typically serve residents within a 2 mile distance. There is no established level of service standard for Special Use Parks.

Undeveloped Parks (Service Area – None)
Not currently developed with amenities. In the Glencoe park system, they provide public open space with lawn and tree canopy. There is no established service area or level of service standard for Undeveloped Parks.

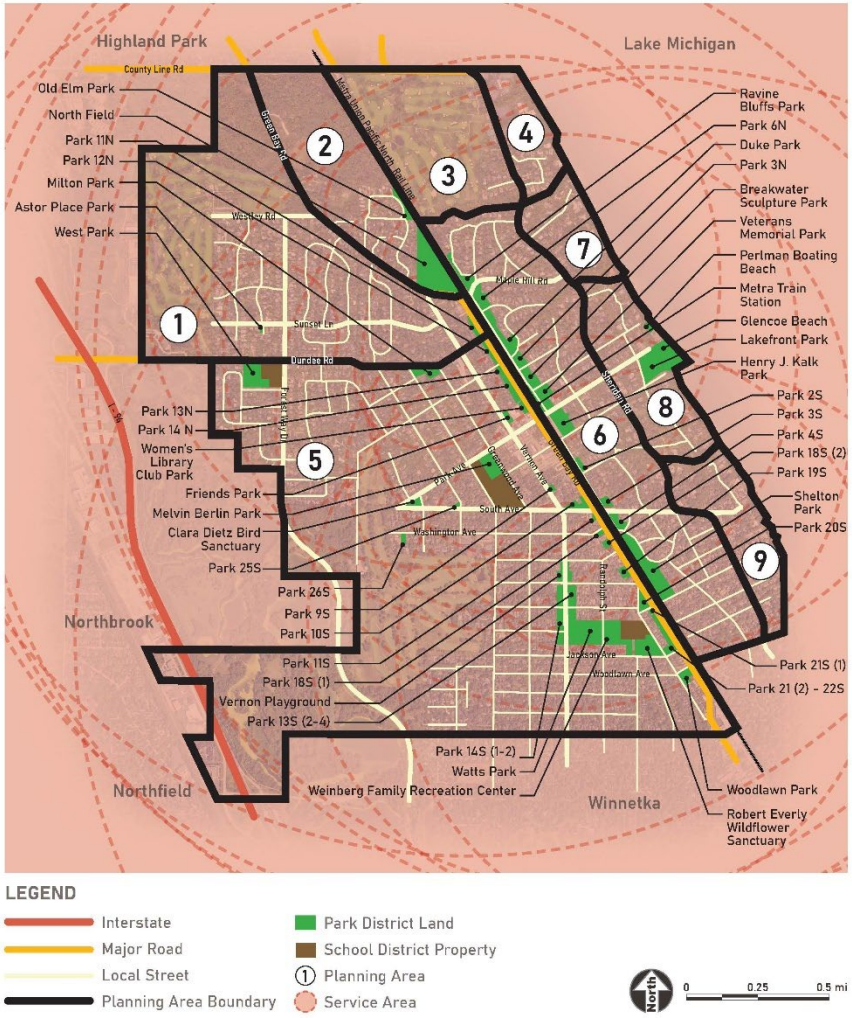
Parkways (Service Area – None)
Found along Green Bay Road or a triangle between streets. Most have no recreation features but provide lawn and tree canopy. There is no established service area or level of service standard for Parkways.

Overall Park and Service Area Maps

OVERALL PARK MAP



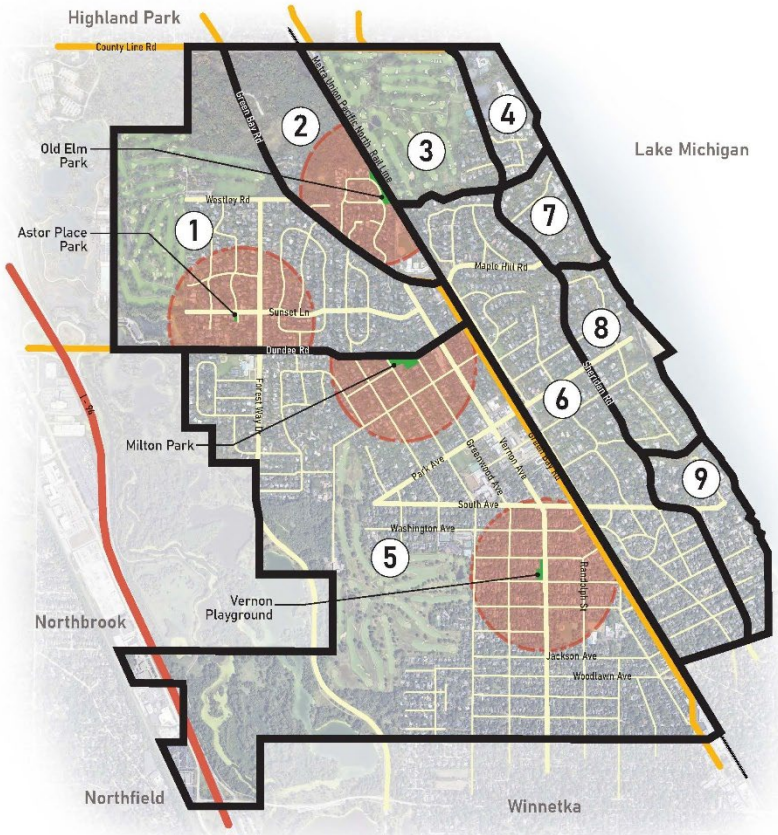
OVERALL SERVICE AREA MAP



Mini and Neighborhood Park Maps

MINI PARK MAP

SERVICE AREA - 0.25 miles



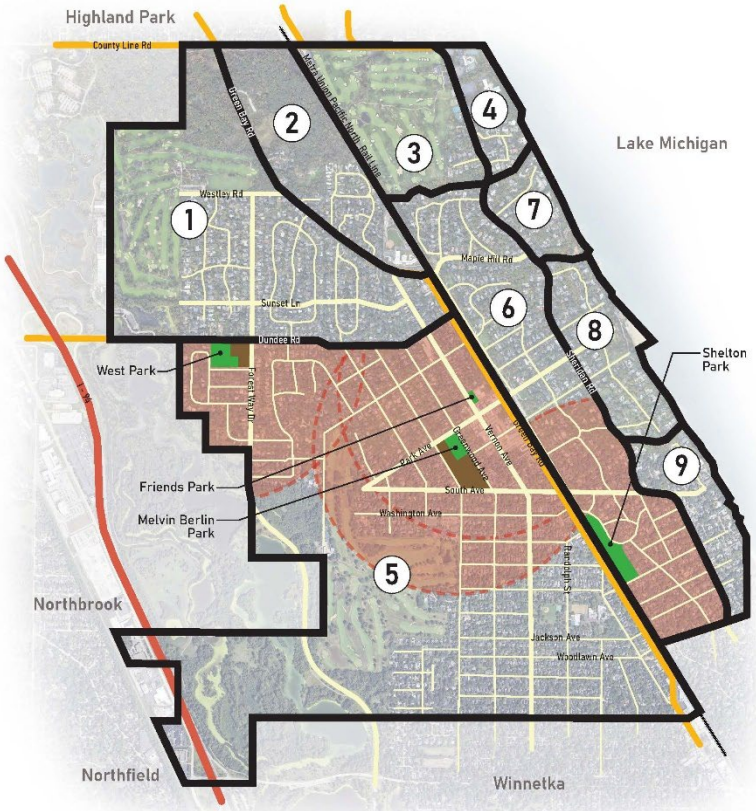
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- Planning Area
- Service Area

North 0 0.25 0.5 mi

NEIGHBORHOOD PARK MAP

SERVICE AREA - 0.5 miles

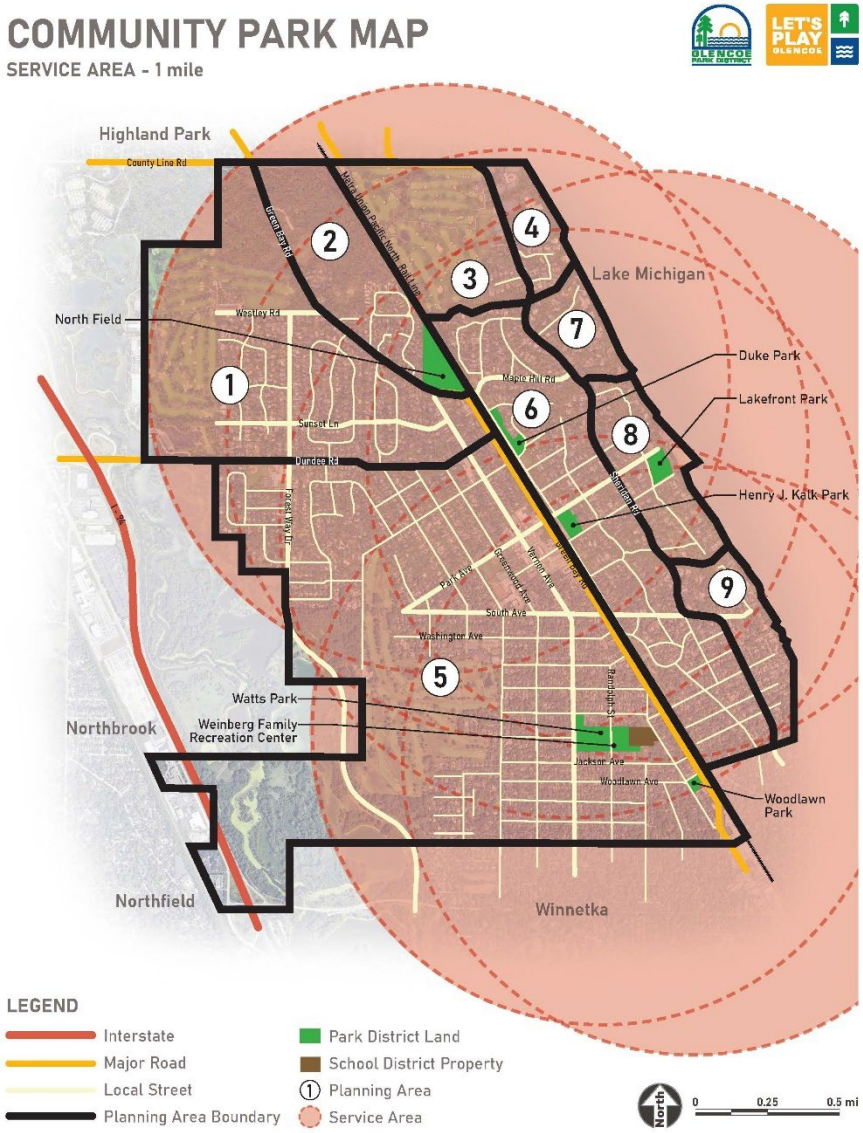


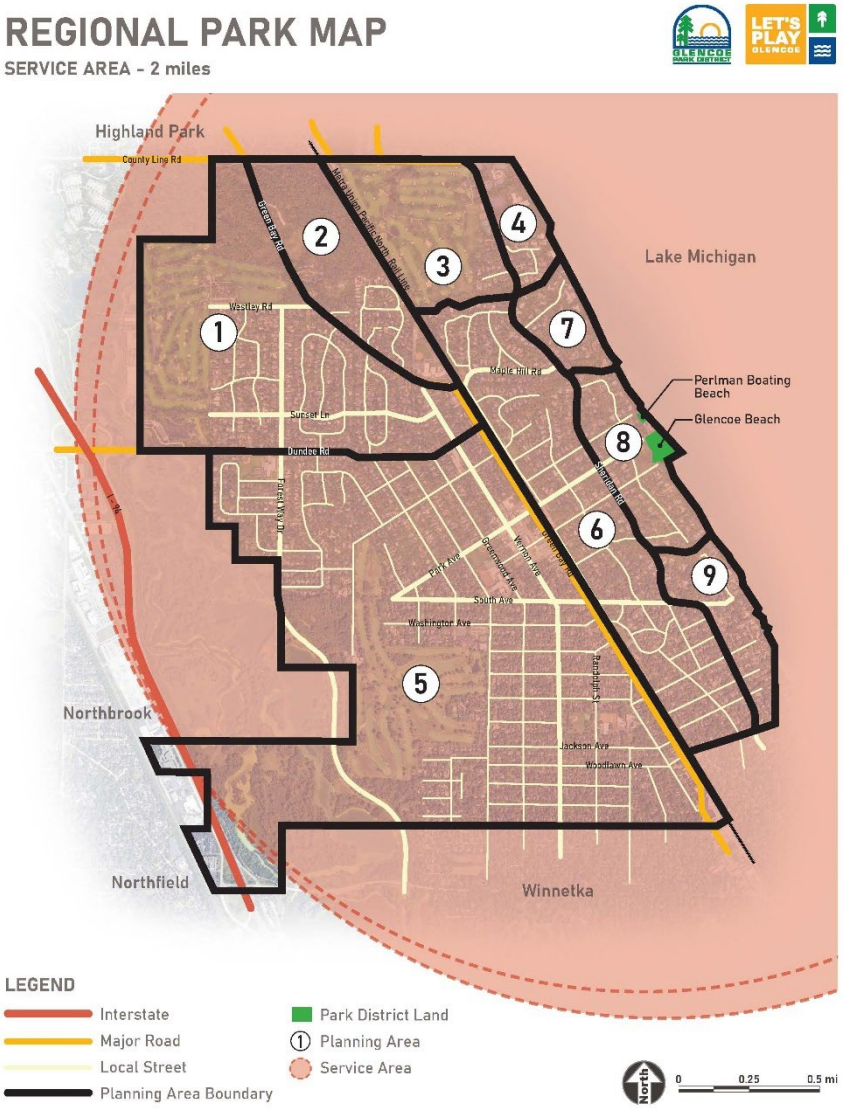
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- School District Property
- Planning Area
- Service Area

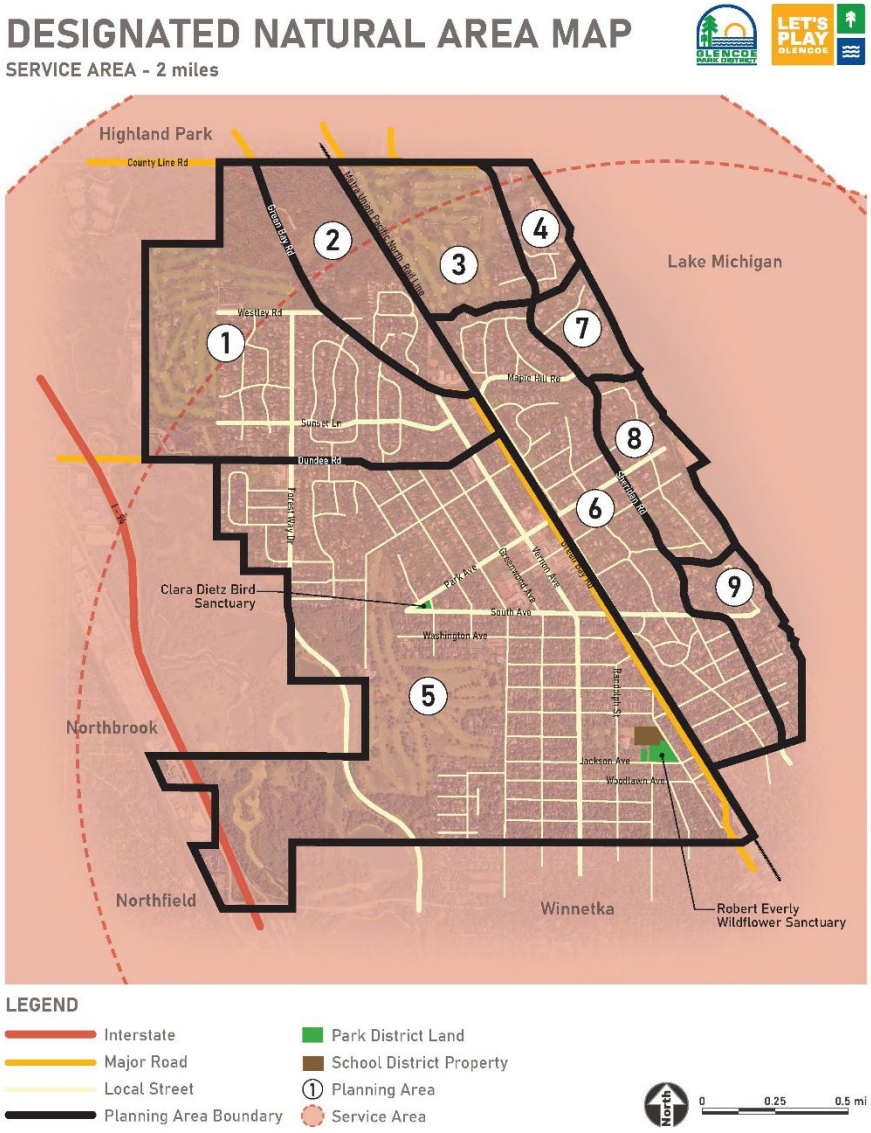
North 0 0.25 0.5 mi

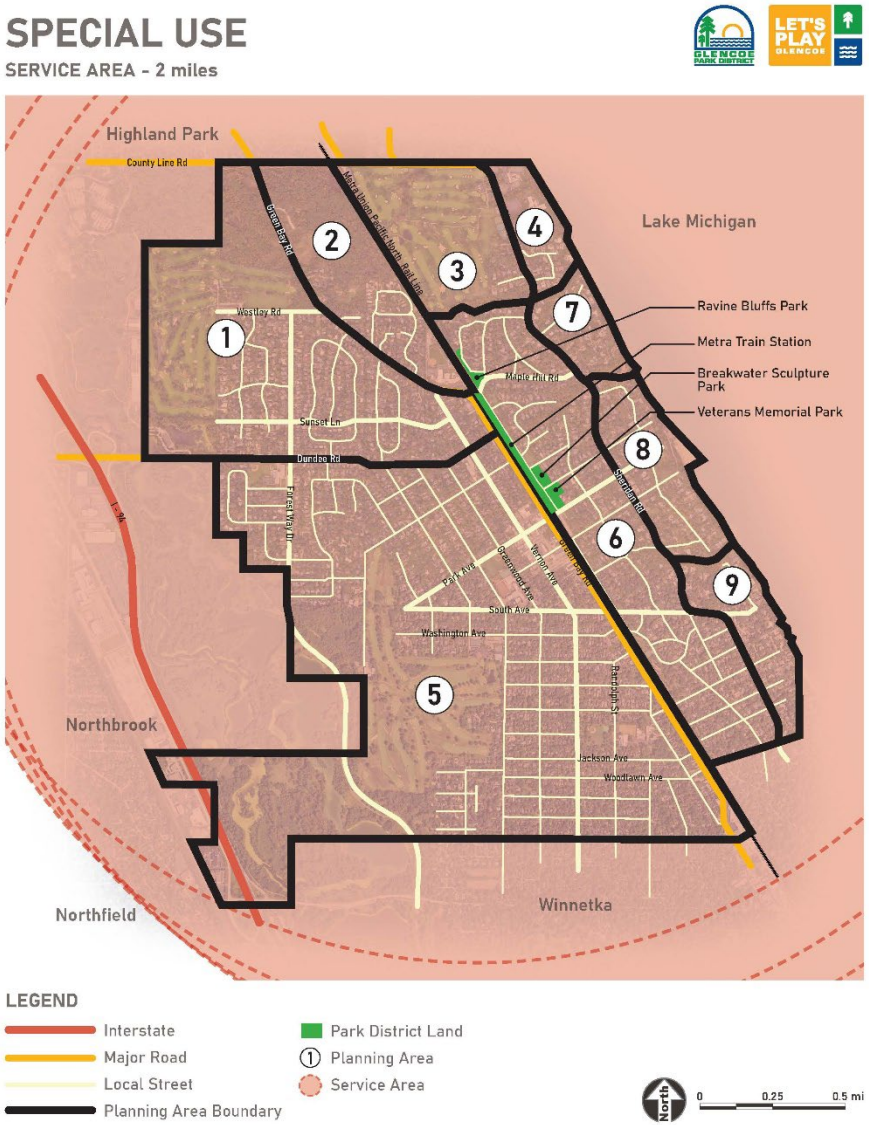
Community and Regional Park Maps





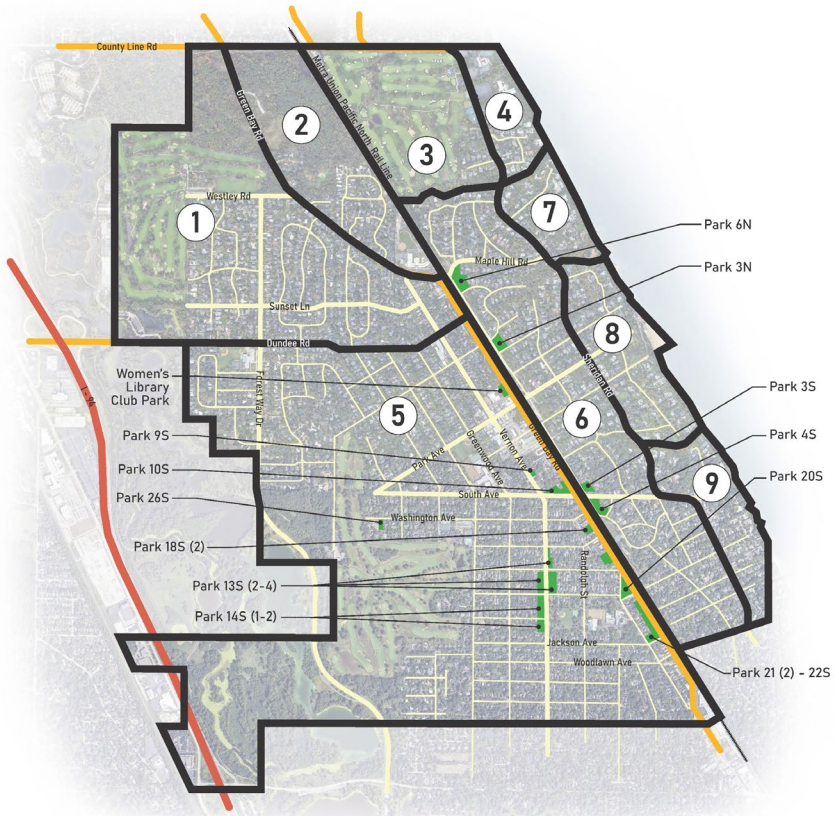
Designated Natural Area and Special Use Maps





Undeveloped Parks and Parkway Maps

OPEN PARK SITE MAP

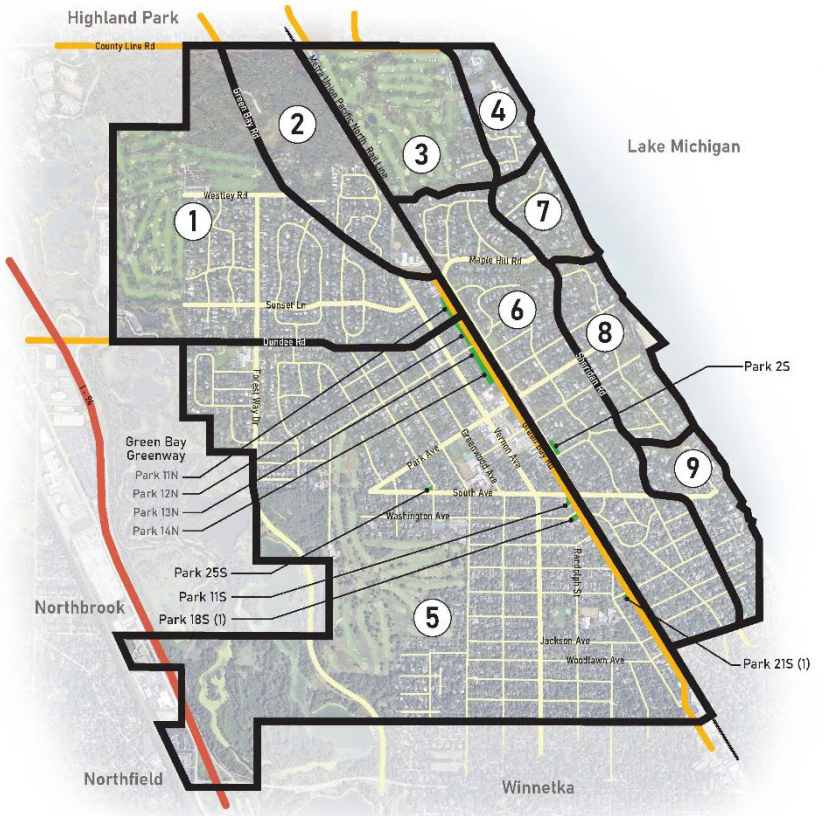


LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- (1) Planning Area

North 0 0.25 0.5 mi

PARKWAY MAP



LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- (1) Planning Area

North 0 0.25 0.5 mi

Facilities

The Glencoe Park District owns and operates a vast array of park and recreational facility assets for District residents as well as other customers. These facilities include the following:

- Adda and Paul Safran Beach House
- Perlman Boating Beach
- Glencoe Youth Services
- Park Facility
- Takiff Center
- Weinberg Family Recreation Center

The Glencoe Park District completed a comprehensive Facility Condition Report in 2016 which served as a precursor to this planning process. With interest in not duplicating this effort, summary information is provided in the pages which follow to highlight those District facilities that were assessed by Architectural Consulting Group, LTD., as part of that report. This information does represent updates reflecting current conditions and maintenance upgrades that have been performed since 2016.

Note: Only state of Illinois facility averages is included in the table at right as the National Recreation and Park Association does not have facility standard recommendations.

The full facility condition report and inventory can be found in Supplement D: 2016 Facility Condition Report and 20-Year Capital Reserve Plan.

Glencoe Park District Facilities Compared to State Standards

	GLENCOE PARK DISTRICT		ILLINOIS FACILITY AVERAGE		Glencoe Meets Average
	Existing Total Facilities	Existing Facilities (per 1,000 residents)	Total Facilities Recommended for Glencoe	State Average Facilities (per 1,000 residents)	
FACILITIES					
Picnic Shelter / Gazebo	8	0.90	1.82	0.2060	Exceeds
Playground	11	1.24	3.57	0.4035	Exceeds
SPORTS FIELDS					
Ballfield	5	0.57	2.26	0.2552	Exceeds
Basketball	3	0.34	2.21	0.2500	Exceeds
Frisbee Golf	9	1.02	0.07	0.0080	Exceeds
Soccer	1	0.11	1.57	0.1779	Does not Meet
WATER-BASED FACILITIES					
Splash Pad	2	0.23	0.26	0.0292	Exceeds

Glencoe Park District & School District Facilities Compared to State Standards

	GLENCOE PARK DISTRICT		ILLINOIS FACILITY AVERAGE		Glencoe Meets Average
	Existing Total Facilities	Existing Facilities (per 1,000 residents)	Total Facilities Recommended for Glencoe	State Average Facilities (per 1,000 residents)	
FACILITIES					
Picnic Shelter / Gazebo	8	0.90	1.82	0.2060	Exceeds
Playground	14	1.58	3.57	0.4035	Exceeds
SPORTS FIELDS					
Ballfield	5	0.57	2.26	0.2552	Exceeds
Basketball	5.5	0.62	2.21	0.2500	Exceeds
Frisbee Golf	9	1.02	0.07	0.0080	Exceeds
Soccer	3	0.34	1.57	0.1779	Exceeds
WATER-BASED FACILITIES					
Splash Pad	2	0.23	0.26	0.0292	Exceeds

Non-State Standard Glencoe Park District Facilities

	GLENCOE PARK DISTRICT		ILLINOIS FACILITY AVERAGE	
	Existing Total Facilities	Existing Facilities (per 1,000 residents)	Total Facilities Recommended for Glencoe	State Average Facilities (per 1,000 residents)
FACILITIES				
Drinking Fountains	16	1.81	No Standard	No Standard
Picnic Area	14	1.58	No Standard	No Standard
Restrooms	8	0.90	No Standard	No Standard
SPORTS COURTS				
Pickleball - single use	0	0.00	No Standard	No Standard
Pickleball / Tennis - multiuse	8	0.90	No Standard	No Standard
Pickleball - seasonal use	6	0.68	No Standard	No Standard
Sand Volleyball	1	0.11	No Standard	No Standard
Tennis	12	1.36	No Standard	No Standard
WATER-BASED FACILITIES				
Beach	2	0.23	No Standard	No Standard
Boating / Sailing	1	0.11	No Standard	No Standard
Swimming	1	0.11	No Standard	No Standard
Ice Rink	2	0.23	No Standard	No Standard
Sledding	1	0.11	No Standard	No Standard
OTHER				
Interpretive Elements	2	0.23	No Standard	No Standard
Parking	39	4.41	No Standard	No Standard
Park Signage	15	1.70	No Standard	No Standard
NATURE				
Rain Garden	4	0.45	No Standard	No Standard
Designated Natural Area	2	0.23	No Standard	No Standard

Safran Beach House

The Safran Beach House, which retains its historic Spanish-influenced exterior, was recently updated in 2023. Interior improvements, including restroom and shower upgrades, have not been addressed for more than 20 years. The interior is in fair condition but does not meet modern building code and lacks some modern accessibility features.

Address	160 Hazel Ave
Classification	Indoor facility
Year Built	1928
Year Renovated	1997, 2003
Square Feet	2,896

Boat House

Access to the Boating Beach is limited and does meet ADA requirements. The Boat House has numerous outdated and inefficient storage lockers and open-air boat storage. The interior features a multi-use recreation space and toilets, which have accessibility issues. Despite a good roof, the exterior is in poor condition. Aging storage lockers and racks for kayaks and paddleboards adjacent to the building need to be replaced.

Address	15 Park Ave
Classification	Indoor facility
Year Built	1969
Year Renovated	2005, 2013
Square Feet	1,949

Glencoe Youth Services

Glencoe Youth Services is adjacent to Central School, tennis courts, and Melvin Berlin Park ballfields, but lacks on-site parking. It includes a large multi-use room, a small office, and a single user toilet room, and while the building is in fair condition, it does not meet ADA access and toilet room requirements.

Address	680 Greenwood Ave
Classification	n/a
Year Built	1959
Year Renovated	n/a
Square Feet	1,056

Parks Facility

The Parks Facility shares a site with the Takiff Center and is adjacent to residential areas. The site consists of multiple buildings (including a garage with employee breakroom and offices, wood shop, maintenance garage, three greenhouses, two cold storage garages) is in generally poor condition and does not comply with current ADA and various other building codes.

Address	Takiff Center Park
Classification	Indoor facility
Year Built	n/a
Year Renovated	n/a
Square Feet	11,300

Takiff Center

The Takiff Center, originally an elementary school, was purchased by the District in 1985 and renovated in 2008 to include a new lobby and gymnasium. Sharing a site with the Parks Yard, it is in good condition, though the flat roofs will need replacement in the next five to ten years. The facility meets current building codes and serves as a preschool, community center, recreation center, and fitness center.

Address	999 Green Bay Rd
Classification	Indoor facility
Year Built	1928, acquired 1985
Year Renovated	c 1958, c 1960, 2009
Square Feet	80,497

Weinberg Family Recreation Center

The Weinberg Family Recreation Center features two outdoor ice rinks (seasonally converted to DekHockey and pickleball courts). Originally built as District offices, it has undergone multiple expansions to include additional recreation amenities and program space. The building is in generally good to great condition and meets all ADA and current building codes but lacks on-site parking.

Address	305 Randolph
Classification	Indoor facility
Year Built	1959
Year Renovated	1972, 2000, 2003, 2023
Square Feet	13,000

Glencoe Park District – Glencoe

Glencoe Beach

Glencoe Beach is the District's only public beach, the community's most accessible connection to Lake Michigan, a pillar of the Glencoe Park District system, and an invaluable public asset. As part of the planning process, Glencoe Beach was assessed based upon the following areas of interest and considerations.

- **Beach resilience** – The District would like to explore ways to improve the resilience of the bluff and beach shoreline which will focus on the stability of the beach sand during high water levels. This was suggested to be the highest priority.
- **Habitat restoration** – The District would like to explore options that may provide in-water habitat for aquatic species. The habitat restoration would potentially be tied to recommendations for improving beach resilience.
- **Beach space use** – The District would like to explore ways to organize and improve sailboat and personal watercraft storage to increase storage capacity, improve aesthetics, or allow for additional programming.
- **Community education** – The District has added additional interpretive signage focused on the bluff ecosystem and located them at the top of the bluff in Lakefront Park. The District is interested in adding additional signage at the beach, potentially focused on coastal processes or a similar topic.

The shoreline at Glencoe Beach has remained relatively stable when compared to other regional beaches, as evident by aerial photographs and the lack of past beach nourishment maintenance programs. Local observations by staff have identified a loss of beach sand, which can be expected season-to-season, year-to-year with changing water levels, or after significant storm events. The shoreline position will recover after these episodic events to a position defined by the existing pier at the south end of the site (the primary structure creating the beach/shoreline position).

Schematic design alternatives to improve shoreline resiliency and prioritize beach nourishment were developed to meet the overarching objective of improving the coastal resiliency of Glencoe Beach.

Coastal structures and the shore perpendicular groin at the North Beach (see figures 1 and 2 at right) are considered effective alternatives to improve coastal resiliency and address the District's interests.

Beach nourishment is an effective strategy, with the primary disadvantage that the beach/shoreline position will eventually return to its previous position as defined by the existing pier and need reoccurring maintenance to experience an improvement in coastal resiliency.

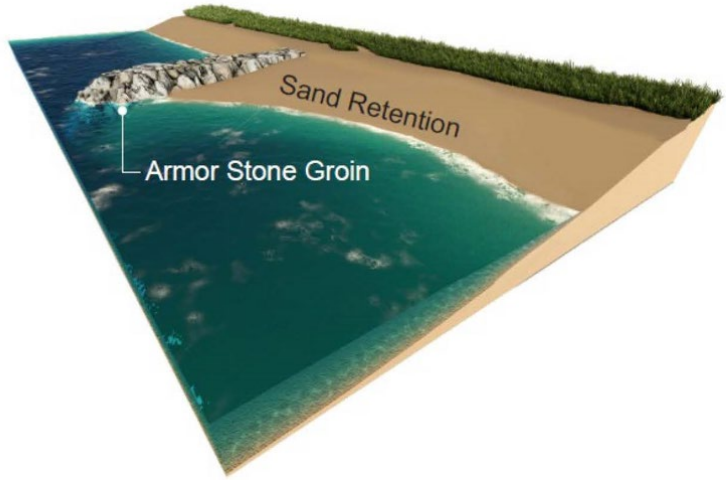


Figure 1: Rubble-mound Groin Rendering

Figure 2: Groin Concept Section

The full Glencoe Beach assessment report can be found in Supplement E: Glencoe Beach Assessment Report.

Facility Safety

As part of the Glencoe Park District's comprehensive master planning process, the District chose to conduct a safety assessment of the Takiff Center. This initiative aimed to enhance the safety and security of the building, creating a more secure facility for patrons and a safer workplace for staff. The primary focus of this assessment was on the early childhood and classroom programs, as well as other areas within the building.

This comprehensive safety assessment report was shared with the Board of Commissioners and key staff to ensure everyone was informed about current safety measures and any areas in need of improvement. Findings and recommendations will guide future enhancements to maintain and improve the Takiff Center's safety and security.

Preserved and Well-Maintained Parks and Facilities – Recommended Actions

Develop and implement park site master plans.

Create a multi-year schedule to develop master plans for each District park site. Begin with parks that have not been updated or renovated and schedule out to place recently renovated or planned parks last. A 15-20-year timeline for all parks is desired.

Standardize equipment and site furniture.

Establish system-wide standards for parks to achieve a cohesive appearance and reinforce District branding within the community. Limiting the number of vendors/manufacturers may also make replacement parts easier to source. Implement these standards site by site during redevelopment of parks or provide replacements as needed to meet new standards.

Re-imagine the landscape.

- On athletic fields, test soils every 1-3 years for information on soil pH and the nutrient levels. These serve as the basis for developing a sports turf nutrient program, enabling the identification of deficiencies and the addition of nutrients at the best quantities when needed.
- On non-athletic fields, consider transitioning to a clover/grass mix which can provide less maintenance and offer more environmental benefits.
- Convert pockets of traditional lawn to native areas in portions of the parks open spaces where areas are not programmed and/or are edge spaces.
- Add rain gardens to low lying areas that have standing water with thought of plant species selection for areas that remain wet most of the growing season.
- Incorporate ornamental landscape beds around park signs with native perennials and shrubs to help elevate the aesthetic and branding of the District. This will also help reduce damage currently caused by lawn trimmers to existing signposts.

Consider land acquisition when appropriate and responsible.

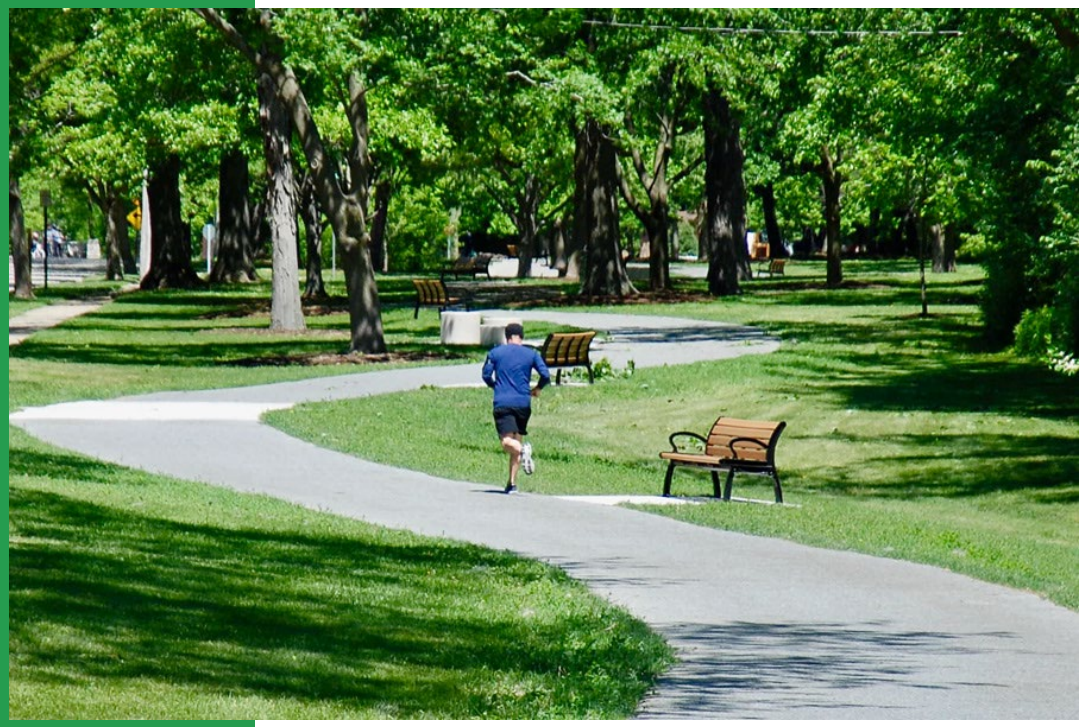
The consideration of adding land to the District's inventory should remain open. As land use changes on the private side and municipal needs adjust, an existing site or sites may become available for the District to acquire. Small land acquisition can be very meaningful when a bike path or connection to an existing park is of interest. At the same time, it is crucial to acquire lands and/or facilities that fit the mission of the Glencoe Park District with consideration of long-term maintenance expense.

A Philosophy Which Guides Acquisition and Development

The importance of public policy which guides decision making regarding property acquisition, development and possibly even divestment has become an area of interest on behalf of parks and recreation agencies across the country given nationwide interests in ensuring systems are sustainable and that infrastructure can be cared for at a high level of service given the availability of resources.

While enticing to consider accepting or purchasing land or other types of assets such as brick and mortar, there are several factors which require dissection and deliberation.

Among these are considerations such as the tax-exempt status of an asset once owned by the public sector potentially impacting the local tax base; the condition of the asset and the investment needed to make it functional and serviceable; the assumption of a new liability which requires ongoing and perpetual maintenance; and the availability of necessary financial and human resources to care for the asset over its useful life.



Replace or improve the security of select interior and exterior doors at the Takiff Center.

Replace and/or improve Takiff Center's interior doors that lead to secured spaces are of primary consideration. Additionally, the District may want to note which exterior doors have closed-loop door handles and identify alternate evacuation routes, as these doors could be obstructed from outside the door and make evacuation impossible. It also recommended that regular tests be conducted on all access control card readers on doors to confirm that they are working properly. [Per the safety assessment that was part of the planning effort. *The full safety assessment report can be found in Supplement F: Safety Assessment Report.]*

Continue and add security and safety staff training.

While the District has conducted crisis management training in the past, the District is encouraged to continue building on its strong culture of safety by considering annual staff training on the following four exercises: **1.** Secure and Play**; 2.** Lockdown**; 3.** Severe Weather**; and 4.** Building Evacuation.

Improve Glencoe Beach shoreline resiliency and boat storage.

The beach formed by the trapping of sediment by the existing pier and steel sheet pile groins provides adequate protection to the toe of the bluff thus a shoreline improvement project is not currently required to protect the bluff; however, it is recommended that a shoreline improvement project at the North Beach be implemented in order to maintain and improve boat storage and programming at the North Beach.

North Beach

Implementing a rubble-mound groin in combination with beach nourishment will provide more benefits and a lower cost over the life cycle of the structure when compared with beach nourishment alone.

Boat Storage

It is recommended that the District continue to replace kayak/paddleboard racks to improve storage capacity. This includes exploring options for stacking catamarans so that storage and programming space is optimized.

NOTE: An itemized AACE Class 5 (order of magnitude) opinion of probable construction cost was developed for the shoreline resilience alternatives listed and is included in Supplement E.

Enhance environmentally sustainable maintenance practices.

Ongoing efforts to enhance and improve environmental impacts, lower operating costs, and create healthier and more sustainable built environments should continue to be a focus of the District. This includes energy efficiency, water conservation, waste management, green cleaning, sustainable landscaping practices. This will also include regular updates to the current integrated Pest Management Program (IPM).

Conduct a cost-benefit analysis of maintenance-related technologies.

Conduct a cost-benefit analysis of maintenance-related technologies (e.g., robotics) that will assist the District as it assessed the financial implications and potential returns associated with adopting these new technologies. This analysis will guide decision making as it relates to whether the benefits outweigh the costs and if investing in such technologies is a financially viable option for the District.

Investigate grant opportunities for dealing with invasive species at a large scale.

The District is encouraged to research and identify potential sources of grant funding that can support efforts to manage invasive species on a significant scale. This will involve looking into various grant programs, understanding eligibility criteria, application processes, and funding priorities to determine which may best align with the District's interests of combating invasive species on a broader level.

Reduce the use of salt for snow removal.

It is recommended that the District reduce salt usage in snow removal operations in order to promote environmental sustainability, preserve infrastructure, protect public health, and save money.

Prioritize investment in the District's maintenance facility and yard.

Prioritize investment in upgrading the maintenance facility and yard infrastructure, the Glencoe Park District and community should realize several benefits.

- Efficiency and productivity: streamlined operations leading to increased efficiency and productivity.
- Safety: enhanced safety standards by incorporating features such as improved lighting, better ventilation, and updated safety equipment.
- Equipment longevity: extend the lifespan of equipment through improved storage, maintenance areas, and efficient workspace layouts.
- Quality of work: contribute to the overall quality of work produced by the District.
- Employee morale and retention: continued commitment to employee well-being and interest in morale.
- Compliance and regulations: ensure compliance with health, safety, and environmental regulations.

Conduct an accessible routes evaluation to improve walkability and bike ability to parks and facilities.

The District should identify opportunities to improve and add accessible routes to walk or bike to parks and facilities with the intended outcome being enhanced inclusivity and promoting active transportation.

Implement Green Team Initiatives and environmental scorecard.

The District should continue to prioritize environmental initiatives that align with sustainability interests and responsibilities. These include reducing energy consumption, implementing waste reduction and recycling programs, and promoting other sustainable practices. Implementing the Green Team's initiatives will position the District continue to move the needle as it relates to environmental stewardship.

Include American with Disability Act (ADA) improvements in the capital improvement plan.

By integrating ADA improvements into the capital improvement plan, the District will improve overall accessibility for individuals with disabilities, promote inclusivity, and ensure compliance with legal requirements.

Install targeted rain gardens/seed blends/native plantings.

It is recommended that the District install targeted rain gardens, seed blends, and native plantings creating sustainable landscaping solutions that offer environmental benefits such as stormwater management, habitat creation, and biodiversity enhancement.

Update the District's Capital Improvement and Replacement Plan – The District's "Heat Sheet".

The Comprehensive Master Plan process shone a light on both the need for the District to prioritize taking care of its existing assets as well as the importance of developing priorities and actions (included as part of the Strategic Action Plan - *Supplement H*), to ensure that all physical assets are cared for over their lifespan. These actions affirm the work that has been done by way of the District's current Capital Asset Heat Sheet (sample page as shown at right).

Additionally, revisiting and refining the capital replacement plan annually based upon the intended useful life of each park amenity will be critical to ensuring assets are cared for and that funds are allocated appropriately. Thought should be given to high use sites and/or beach amenities as they need replacement prior to typical replacement standards.

10 Year Master Plan Condition Assessment (FUND 69) FY 25-34/Calendar Year 24-33

🟢	3	Remaining useful life expected to be greater than 10 years
🟡	2	Amenity will need significant repairs, renovations or replacement in the next 5-10 years.
🔴	1	Amenity is at or near the end of its useful life

	Priority	Amenity	Install Date	Typical Useful Life (Years)	Condition Assessment Remaining Useful Life %	Estimated Current Replacment Cost (FY 25)	Estimated Replacement Year (FY XX)	Estimated Future Replacment Cost (5% CAGR)
		Playgrounds						
🟢	3	Lakefront	2023	20	90%		2043	$0
🟢	3	Duke	2020	20	75%		2040	$0
🟢	3	Takiff	2019	20	70%		2039	$0
🟢	3	Vernon	2018	20	65%		2038	$0
🟢	3	Old Elm	2018	20	65%		2038	$0
🟢	3	Woodlawn	2018	20	65%		2038	$0
🟢	3	Astor	2017	20	60%		2037	$0
🟢	3	West (50% cost share with Dist. 35)	2017	20	60%		2037	$0
🟢	3	Phil Thomas/Shelton	2016	20	55%		2036	$0
🟡	2	Friends*	2013	20	40%	$750,000	2033	$1,108,092
🔴	1	Glencoe Beach*	2012	15	13%	$525,000	2027	$578,813
🔴	1	Milton*	2008	18	6%	$300,000	2026	$315,000
					Playground Total	$1,575,000		$2,001,904
		Athletic Field & Site Amenities						
🟢	3	Watts Soccer	2021	25	84%		2046	$0
🟢	3	Berlin Mustang	2015	25	60%		2040	$0
🟡	2	Watts Bronco*	2006	25	24%	$630,000	2031	$844,260
🔴	1	West Pony*	1995	31	3%	$630,000	2026	$661,500
🔴	1	West K-Ball*	1995	31	3%	$157,500	2026	$165,375
🔴	1	Takiff Softball	1980	46	2%	$630,000	2026	$661,500
🔴	1	Takiff Field Lightpoles	1980	46	2%	$682,500	2026	$716,625
					Athletic Field Total	$2,730,000		$3,049,260
		Courts - Full Replacement						
🟢	3	Watts Modular Pickleball Courts	2023	25	92%		2048	$0
🟢	3	Lakefront Tennis	2023	25	92%		2048	$0
🟢	3	Watts Basketball	2017	25	68%		2042	$0
🟢	3	Kalk Basketball	2011	25	44%		2036	$0
🔴	1	Shelton Tennis	2001	25	4%	$175,000	2026	$183,750
🔴	1	West Tennis	1994	32	3%	$250,000	2026	$262,500
🔴	1	Central Tennis	2001	24	0%	$330,000	2025	$330,000
🔴	1	Watts Tennis	1999	26	0%	$250,000	2025	$250,000
					Courts Total	$1,005,000		$1,026,250
		Weinberg						
🟢	3	Interior Renovation	2023	25	92%		2048	$0
🟢	3	Dasher Boards	2022	25	88%		2047	$0
🟢	3	Player Boxes	2000	30	17%	$200,000	2030	$255,256
🟡	2	Compressors/Chiller System*	2000	30	17%	$1,260,000	2030	$1,608,115
🟡	2	Cooling Floor (2)*	2000	30	17%	$1,575,000	2030	$2,010,143
					Weinberg Total	$2,835,000		$3,618,258

A Proposed Referendum

Glencoe Park District is committed to addressing its most pressing capital facility needs while ensuring fiscal responsibility. With long-term debt set to be paid off in 2025, and by leveraging existing reserves and keeping the request no higher than $14.7 million, the District's proposed bond referendum (November 2024) could be addressed without increasing the current debt service tax rate.

Proposed assets for improvement include Glencoe Beach and the District's parks maintenance facility.

PROGRAM EFFECTIVENESS

One of the greatest social developments of the 20th century was the emergence of leisure as a tool for enhancing the well-being of individuals and communities. Recreation, a significant element of leisure, has become a vital interest of governments based upon concerns for civic engagement, and the emotional, physical, and social well-being of communities.

The professional practice of providing recreation services includes a series of principles that serve as guidance for public parks and recreation organizations nationwide. By adhering to these principles, the Glencoe Park District can make informed choices regarding the design and delivery of services. These principles or axioms are included in the Venn diagram at right. They include Quality Service; Continuous Improvement; Efficiency; Consideration of the Common Good; Alternative Providers; and Market Behavior.

It is important to understand that not all community expectations can be met. However, focusing on the impacts needing to be made on the broader community becomes a foundation for relevant and effective service delivery.

Whether influencing health indicators, engaging youth, keeping older adults active, or providing community events that strengthen the social fabric of the community, an "impact first" philosophy becomes a way to focus on what the intended outcomes of a service are rather than starting with the service and hoping it had an impact after the fact.

This philosophical foundation is one from which Glencoe Park District can begin to dissect its current services and consider which services it may provide or facilitate moving forward.

Park and Recreation Service Design and Delivery

"Adult programming is of great interest. More people are aging in place in Glencoe."

A community member participating in a focus group meeting

What's Trending in Recreation

Seventy-six million Americans were born between 1946 and 1964, representing the Baby Boomer generation and a cohort that is significant based on no more than size alone. Baby Boomers control over 80% of personal financial assets and more than 50% of discretionary spending power. Boomers are responsible for more than half of all consumer spending, buy 77% of all prescription drugs, 61% of OTC medication and 80% of all leisure travel. This cohort does not relate to the term "senior" nor wishes to engage in the same types of activity as do their "elders". Boomers are social-cause oriented, care about vitality and activity, claim, "65 is the new 50!" and are fitness and wellness driven. This "don't call me senior" group enjoys more active pursuits including exercising to stay healthy and age well.

What is a Senior?

RECREATION TRENDS

Recreation trends can be a source of inspiration for park and recreation systems and professionals who serve communities across the country.

Recreation related innovations and ideas have become game changers in the field from coast to coast.

Three significant trends highlighted here include changing perspectives on how to define a "senior" and their evolving interests, nationwide trends in youth sport participation, and the emergence of pickleball.

Multiple studies have found a sharp and continuing decline in traditional youth sport participation (e.g., baseball, basketball, football). Concurrently, there also has been a steady decline in physical activity by youth. The Aspen Institute's Project Play *State of Play* report shows that before the restrictions imposed by the pandemic, participation in youth sports declined from 45 percent in 2008 to 38 percent in 2018 and new studies not yet released are expected to reveal that the decline continues.

The majority of kids ages 6 to 12 playing a team sport quit by age 11, and since the pandemic, three in 10 kids who previously played say they are no longer interested in playing again. These statistics have alarmed youth sports organizations and child health experts alike. One way some park and recreation agencies are addressing these issues is by hosting sports sampling programs. These specifically designed programs are held over a day or a weekend, during which sports trainers, players and leaders give kids an opportunity to try a variety of sports out for an hour or two and then move on to another sport. These efforts also include introductions to non-traditional sports such as mountain biking and pickleball.

This decline has begun to inspire some park and recreation systems to reduce the number of specialized sports facilities offered and begin to adapt fields and facilities to become multi-use spaces that accommodate more uses and more users.

Declines in Team Youth Sports Participation

The Emergence of Pickleball

There is one recreation trend that stands alone among all others today and one to which the Glencoe Park District has responded: pickleball. What seemed to be a niche activity for older adults with bad knees has exploded into a full-fledged trend, complete with pickleball performance apparel, celebrity influencers, and even professional leagues. Virtually anyone can play, and schools and recreation centers are expanding opportunities for youth to play in a variety of indoor and outdoor settings. The inception of pickleball can be traced back to 1965. Now considered the fastest growing sport in America by *The Economist*, pickleball is estimated to have more than 4 million people playing it annually. Some suggest the best part about pickleball is its universality. Two of the more compelling circumstances surrounding pickleball today are the degree to which agencies and therefore, communities financially support the sport as the flood of public demand continues to build more courts. There is also the increase in the number of complaints park and recreation professionals nationwide are receiving about the incessant day and night "thwack-thwack" emanating from pickleball courts. Nearby residents claim the noise can reach 70 decibels from 100 feet away, noise that exceeds most local community standards.

Source: National Recreation and Park Association 2022 and 2023

"Continue to coordinate with other Districts and providers to reduce duplication and best use resources."

A civic leader participating in a focus group meeting

Program Effectiveness – Recommended Actions

Complete annual evaluation of programs through the Recreation Service Analysis.

A Service Analysis includes a thoughtful review and evaluation of the effectiveness and efficiency of services such as activities, courses, classes, events, and rentals. Analysis results ultimately provide recommended service delivery strategies which can include either continued investment in the service, collaboration, or divestment. The analysis considers each service's relevance and alignment with purpose; its market position; consideration of other providers which offer similar and like services; and its financial viability. This extraordinarily valuable method can help District staff analyze their service inventory, best define their service "lane" and reduce duplication of services which can fragment limited resources. *NOTE: A Service Analysis Workshop and Guide was provided to District staff during the planning process.*

Continue to evaluate existing partnerships and agreements.

When done right, partnerships and collaborations are advantageous relationships that position participating organizations to efficiently utilize resources leading to cost-effective service delivery. This is of critical importance in all sectors today as resources are more often than not scarce and sacred. Well planned and managed partnerships in Glencoe will provide for enhanced innovations and credibility in the community and may lead to bridging markets, cooperative capital development or improvements, and/or collaborative service delivery. [A partner analysis was part of the planning effort. *The full partner agreement analysis can be found in Supplement E: Operational Assessment Report.]*

Develop and champion a Glencoe Provider Inventory and Network.

A common theme amongst many community members who participated in focus groups as part of the planning process was to continue efforts to bring local organizations including other park districts together to discuss ways in which they can work together and "partner". In order to set the stage for the future of partnerships in Glencoe, the District is encouraged to establish a *Continuum of Service* through the development of a Providers Inventory and Network which supports the collective recreation services industry in the Glencoe community and region. *NOTE: A Park and Recreation Providers Network Guide was provided to District staff during the planning process.*

Identify new partnership opportunities.

As a result of the Provider Network, additional partner opportunities should present themselves as ways to best use resources, reduce or eliminate duplication, and continue to enhance the community's "Continuum of Park and Recreation Service". Areas of focus may include youth service opportunities, outdoor recreation, facility management, and health and wellness.

Conduct a strengths, weaknesses, opportunities, and threats (SWOT) analysis of adult and pre/teen programs.

A thorough examination of pre/teen programs and facilities will identify strengths and weaknesses inherent in current offerings, as well as allow for the exploration of opportunities and threats present in the external environment positing the District to enhance the design and delivery of services to better meet the needs and preferences of adult and pre/teen demographics.

Identify constraints and barriers to accessing programs.

Identifying constraints and barriers that could hinder access to District programs involves a comprehensive assessment of factors like geographical location, financial limitations, transportation options, scheduling conflicts, language barriers, and cultural considerations. By pinpointing these obstacles, a clearer picture emerges of the difficulties community members encounter in utilizing District services. This insight can then inform the development of focused strategies and initiatives to overcome or eliminate these barriers, ensuring that District services are accessible and inclusive to all individuals, irrespective of their circumstances.

Develop initiatives to engage with diverse individuals and understand their needs.

By developing initiatives aimed at effectively engaging with individuals from diverse backgrounds, this will help set the stage for better understanding the specific requirements and preferences of different demographic groups within the greater Glencoe community. Through comprehensive outreach efforts, the District will gain insights into the diverse needs, interests, and challenges faced by various segments of the population.

Create an annual District master program lifecycle document to ensure a balanced and up-to-date program portfolio.

A master program lifecycle document will serve as a strategic roadmap for the planning, implementation, and evaluation of programs throughout the year. It will outline key phases in the program development process, including needs and interest assessment, program design, marketing and promotion, implementation, evaluation, and ongoing adjustments. By formalizing these processes into a structured framework, the District will work to ensure consistency, transparency, and accountability in how program offerings are designed and managed.

FINANCIAL SUSTAINABILITY and TRANSPARENCY

The Glencoe Park District is dedicated to responsibly managing taxpayer funds and being accountable to all residents. This commitment is a core value of the organization and is taken very seriously.

The plan's scope of work extended beyond a conventional comprehensive master planning effort to evaluate the costs of doing business so that there is a solid understanding of how taxpayer dollars are being spent and invested so that future financial decision making continues to be as informed as possible.

Cost of Service Analysis

Completion of an operational cost-of-service analysis positioned the Glencoe Park District to understand its cost of doing business, ultimately revealing each service's cost recovery and subsidy investment level.

Operational revenues (fees and charges, sponsorships, grants, donations), direct costs (expenses associated with the delivery of a service; without the service, the cost would not exist) and indirect costs (expenses that would exist with or without the provision of any one service) provided by the District were captured and attributed to all services as part of this work, providing several insights that would inform updates to the District's Financial Sustainability Strategy. Results of the analysis provide a comprehensive review of fiscal year 2024, covering March 1, 2023 – February 29, 2024.

Service Area	Stats		Expenses				Subsidy	Cost Recovery
	Participations/ Quantity Sold	Total Revenue	Direct - Service	Direct - Facility	Indirect	Total Expense	Subsidy Amount	Cost Recovery %
Adult Programs	1,186	$ 277,054.18	$ 185,831.06	$ 61,439.71	$ 149,201.00	$ 396,471.77	$ 119,417.59	70%
Athletics	1,717	$ 365,332.13	$ 178,883.10	$ 48,109.44	$ 136,965.30	$ 363,957.83	$ (1,374.30)	100%
Beach Operations	11,687	$ 653,131.25	$ 218,934.56	$ 135,248.47	$ 213,710.92	$ 567,893.96	$ (85,237.29)	115%
Day Camps	563	$ 653,773.15	$ 400,546.40	$ 46,586.20	$ 269,795.87	$ 716,928.47	$ 63,155.32	91%
Fitness	1,515	$ 132,260.36	$ 93,115.97	$ 39,099.09	$ 79,777.40	$ 211,992.46	$ 79,732.10	62%
Preschool Programs	1,441	$ 3,374,815.32	$ 2,501,917.92	$ 419,668.11	$ 1,762,859.28	$ 4,684,445.31	$ 1,309,629.99	72%
Rentals	-	$ 263,127.53	$ 35,918.33	$ 164,043.55	$ 120,655.24	$ 320,617.12	$ 57,489.59	82%
Special Events	9,731	$ 101,380.00	$ 234,308.54	$ 5,369.26	$ 144,619.47	$ 384,297.27	$ 282,917.27	26%
Specialty Camps	335	$ 232,912.00	$ 168,397.01	$ 4,789.46	$ 104,499.19	$ 277,685.65	$ 44,773.65	84%
Weinberg Rec Ctr	7,250	$ 578,180.67	$ 255,094.08	$ 120,775.36	$ 226,796.31	$ 602,665.75	$ 24,485.08	96%
Youth Programs	1,497	$ 712,140.00	$ 487,826.34	$ 23,694.69	$ 308,647.28	$ 820,168.31	$ 108,028.31	87%
POST	-	$ -	$ -	$ 796,708.90	$ 480,727.13	$ 1,277,436.03	$ 1,277,436.03	0%
Total	36,922	$ 7,344,106.59	$ 4,760,773.30	$ 1,865,532.23	$ 3,998,254.41	$ 10,624,559.95	$ 3,280,453.36	69%

Additional cost of service analysis information and data is included in Supplement E: Operational Assessment Report and the Cost-of-Service Results excel file.

"We must be responsible stewards of taxpayer dollars given the investment our residents make in governmental services."

A Glencoe Park District Board member participating in a focus group meeting

Financial Sustainability and Transparency – Recommended Actions

Complete annual categories of service evaluation, using multiple data sources.

In accordance with internal policy, the District shall conduct an annual evaluation of our offerings to ensure that we effectively meet community needs while upholding financial transparency and sustainability.

Develop tools to better communicate District waitlists to improve transparency.

Develop tools and systems to provide clear and timely information to stakeholders about waitlist status and availability. These may include online portals or platforms where residents and other customers can easily check their position on waitlists, estimated wait times, and receive real-time updates. Consider implementing proactive communication strategies, such as email notifications or automated messages, to keep individuals informed about changes in waitlist status or new enrollment opportunities to improve transparency in this process.

Develop a property/parkland acquisition and development plan.

A Property Acquisition and Development Policy will provide the basis for the methods and procedures necessary for the future acquisition and development of property. The objectives of this type of policy would be to ensure that the Glencoe Park District: a) has open and accountable processes to consider in the acquisition and development of property; b) receives the best value for its resident taxpayers in property dealings as it relates to valuation and in consideration of the ongoing operational and maintenance costs of owning such property; and, c) has an established criteria under which the District will consider acquisition and development or properties.

Maintain a 50% or less ratio of property taxes to total revenue.

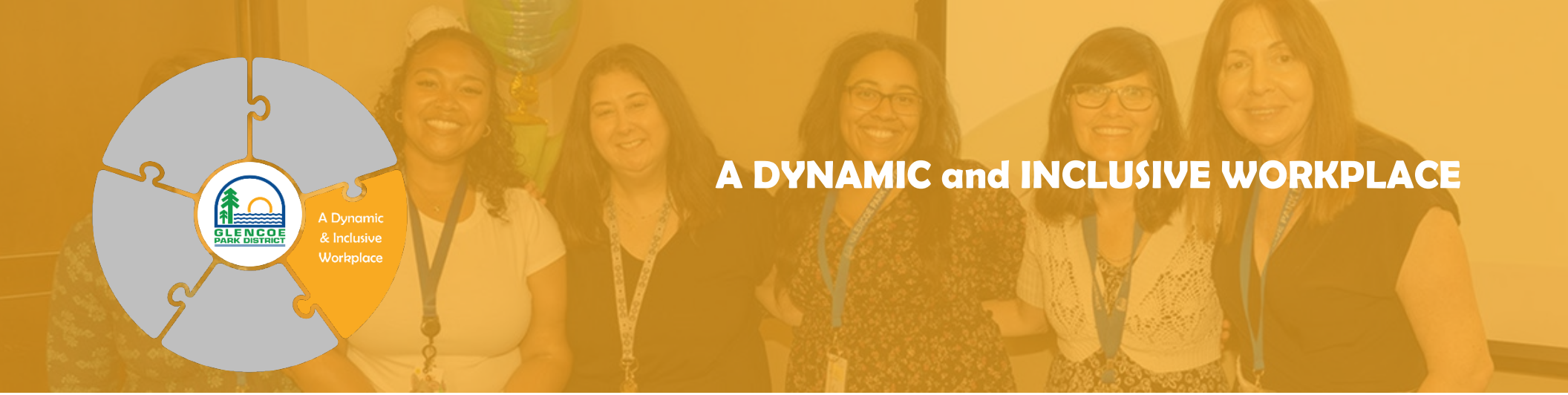
While maintaining a fiscally responsible approach to revenue management, the District is encouraged to ensure that property taxes contribute no more than 50% of total revenues. This commitment reflects a dedication to balancing the financial burden placed upon property owners and taxpayers while diversifying District revenue streams to support park and recreation services. Implementation will include strategic financial planning and budgeting practices that prioritize efficiency, sustainability, and long-term fiscal stability as well as the exploration of alternative sources of revenue, such as user fees, grants, partnerships, and other revenue-generating initiatives, to reduce reliance on property taxpayers.

Continue to actively pursue alternative funding sources (grants, donations, referendum, etc.).

The District should actively pursue alternative funding sources beyond traditional revenue streams, such as grants, donations, referenda, and other innovative funding mechanisms. This approach will reflect the District's commitment to diversifying its financial resources and maximizing opportunities.

Explore alternatives to contractor "splits" where appropriate.

Current contractors who work with the District to provide various services receive what are referred to as "splits" (e.g., 60/40 split with 60 percent of revenues going to the contractor while the remaining 40 percent goes to the District). These "splits" may not always be favorable to the District and therefore, taxpayers. It recommended that this practice be evaluated and possibly discontinued. Each type of activity inherently belongs to a service area or category which has an assigned cost recovery goal. These goals should dictate pricing and therefore "splits" moving forward.



A DYNAMIC and INCLUSIVE WORKPLACE

The Glencoe Park District prioritizes creating a dynamic, inclusive workplace that values diversity, fosters collaboration, and encourages creativity and innovation. This environment is essential for attracting and retaining employees, as well as for driving organizational success in today's diverse and rapidly changing world.

What is meant by dynamic?
This suggests a Glencoe Park District workplace that is energetic, adaptable, and responsive to change. It's a place where new ideas are encouraged, creativity is fostered, and innovation is valued. Employees are empowered to take initiative, experiment, and contribute to the District's growth and success.

What is meant by inclusive?
This indicates a Glencoe Park District workplace where individuals of all backgrounds, identities, and abilities are welcome, respected, and valued. It involves actively promoting diversity and ensuring that everyone has equal opportunities for growth, advancement, and contribution.

A dynamic and inclusive workplace promotes an environment where all individuals can thrive, collaborate effectively, and contribute their unique perspectives and talents to achieve common goals.

Enabling a dynamic and inclusive work environment at the Glencoe Park District is essential for several reasons.

Improved Performance An inclusive environment will foster a sense of belonging and psychological safety amongst District employees, which can lead to higher levels of engagement, productivity, and creativity. When District employees feel valued and respected for their unique perspectives and contributions, they will likely perform at their best.

Attracting and Retaining Talent As the District continues to prioritize diversity and inclusion, it can become highly attractive to a talented pool of applicants. Potential employees are increasingly considering workplace culture, diversity initiatives, and inclusivity when evaluating job opportunities. Additionally, employees are more likely to stay with the District as it commits to making them feel included and provides continued opportunities for growth and development.

Enhanced Innovation Diversity of thought, background, and experience leads to a broader range of ideas and perspectives. Inclusive environments encourage collaboration and the exchange of ideas, which can spark creativity and innovation. Different viewpoints challenge assumptions, drive problem-solving, and lead to more innovative solutions.

Improved Decision-Making Inclusive teams are better equipped to make well-rounded decisions. When diverse perspectives are considered, teams are more likely to identify blind spots, anticipate potential challenges, and make decisions that reflect the needs and interests of a broader range of stakeholders.

Positive Organizational Culture A dynamic and inclusive workplace fosters a positive organizational culture characterized by trust, respect, and mutual support. This culture not only enhances employee morale and satisfaction but also strengthens relationships within teams and across the organization.

Legal and Ethical Imperatives Many jurisdictions have laws and regulations that require workplaces to promote diversity and prevent discrimination. Beyond legal compliance, fostering inclusivity is also an ethical imperative that aligns with principles of fairness, equality, and social responsibility, and the values of the Glencoe Park District.

Staffing Challenges in Public Parks and Recreation

Whether an outcome of The Great Resignation or not, park and recreation agencies nationwide are finding their systems without vital part-time and seasonal staff (e.g., lifeguards, before and after school programming and childcare).

People who have multiple opportunities for jobs with better pay and more flexible hours may like the purpose-driven aspects of park and recreation work, but may find better pay, benefits, and more flexible hours in other jobs of the gig economy.

The childhood care crisis and lack of lifeguards have seriously impacted park and recreation agencies across the country. Despite the great need and intentions of some agencies to expand out-of-school time programming, there are paradoxically more agencies getting out of before and after school programs, day care, and summer camps due to a lack of qualified, competent, and available workers.

“Teamwork is our strength. No matter the issue, we reach our destination.”

A Glencoe Park District program coordinator participating in a focus group meeting.

A Dynamic and Inclusive Workplace – Recommended Actions

Establish educational/training opportunities and guidelines for staff at all District levels.

It is recommended that the District establish comprehensive educational and training opportunities for staff with guidelines to support professional growth and advancement within the organization. Providing a menu of educational resources, including workshops, seminars, conferences, online courses, and certifications relevant to professional roles and career aspirations, and establishing parameters for participation is expected to help the District in efforts to retain top talent, enable succession, and foster a supportive work environment.

Host All District Team Meetings twice a year.

Continue to make every effort to bring all staff together twice per year recognizing the difficulty due to the complexity of District operations. Utilize technology to ensure that all staff have access to the meeting. By hosting All District Team Meetings twice per year, the intent is to continue to foster a culture of collaboration, transparency, and unity within the District. These meetings are expected to strengthen connections among staff members, enhance organizational alignment, and empower teams to work together towards the District's shared mission.

Analyze the effectiveness of current communication efforts and implement changes.

Evaluating the effectiveness of current communication efforts through various methods, including surveys, focus groups, and interviews, will allow the District to gain insights into internal communication preferences, challenges, and areas for improvement.

Standardize contractor manuals to ensure consistency in expectations and performance.

Developing comprehensive contractor manuals that outline policies, procedures, and expectations will enhance transparency, efficiency, and accountability in contracting processes, ultimately ensuring that contractors deliver high-quality services that meet District expectations. These manuals should include items such as protocols for contractor engagement, performance standards, safety protocols, quality assurance measures, and other relevant areas of interest.

Analyze the makeup and effectiveness of District committees and task forces including review of term limits.

It is recommended that the District conduct a thorough analysis of the makeup and effectiveness of District committees and task forces. This should include an examination of the composition of each committee and task force to assess its diversity, representation, expertise, and alignment with District priorities. This analysis should assist in identifying any gaps or areas for improvement in terms of membership demographics, skills, perspectives, and stakeholder engagement.

Continue to evaluate recognition efforts for both part-time and seasonal staff.

By continuing to evaluate recognition efforts for both part-time and seasonal staff members, the District will further its commitment to valuing employee contributions and fostering a positive and supportive work environment. By using evaluation criterion, feedback mechanisms and tailored approaches, and meaningful recognition, intended outcomes would be to inspire motivation, enhance job satisfaction, and cultivate a culture of appreciation and excellence.

Evaluate the feasibility of providing benefits to part-time and seasonal staff.

By conducting a comprehensive evaluation of the feasibility of providing benefits to part-time and seasonal employees that considers various factors, including budgetary constraints, legal requirements, competitive practices, and organizational priorities, the District will identify the feasibility of offering benefits to these key employees as well as potential opportunities to enhance the overall employee experience and support the success and well-being of its diverse workforce.

Review and/or re-engineer the annual staff performance evaluation process.

By reviewing and/or re-engineering the annual staff performance evaluation process, the District will learn about methods and approaches that can lead to a more transparent, objective, and supportive employee evaluation framework for assessing and recognizing staff contributions, driving performance improvement, and fostering a culture of excellence within the District.

Evaluate administrative processes that impact internal customer service and influence operational efficiencies.

Administrative processes play a crucial role in shaping internal operations and customer service. As a result of the administrative analysis conducted as part of the planning effort, the following areas have been identified as prime for review and further analysis to ensure greater efficiency and improved internal service. Areas of focus include communication protocols (including the addition of email for all full-time employees), time off request and payroll processes, centralized facility booking efforts, and the effectiveness and cost-benefit of the current registration/point of sale (POS) system. [An administrative analysis was part of the planning effort. T*he administrative analysis can be found in Supplement E: Operational Assessment Report.]*

STRATEGIC ACTION PLAN IMPLEMENTATION

Implementation is the actionable part of the overall Comprehensive Master Plan. The resulting Strategic Action Plan included as a supplement to the Comprehensive Master Plan is designed as a management tool for ease of use and as a method of simplifying recommendations. The Strategic Action Plan is essential for the Comprehensive Master Plan to come to life for several key reasons, some of which include:

1. **Clarity of Goals and Objectives**: It outlines specific actions that will be taken within a defined timeframe. This clarity helps ensure that everyone involved understands what needs to be done and why.
2. **Resource Allocation**: It helps in allocating resources effectively. By identifying the actions, timelines, and responsibilities, the Strategic Action Plan allows the District to allocate resources such as budget, human resources, and other resources in a targeted and efficient manner.
3. **Accountability and Responsibility**: It assigns clear responsibilities to individuals or teams for each action item. This accountability ensures that actions are completed on time and to the expected standards.
4. **Monitoring and Evaluation**: It provides a basis for monitoring progress and evaluating the success of the plan. Regular reviews against the action plan allow for adjustments to be made if circumstances change or if certain actions are not achieving the desired outcomes.
5. **Continuous Improvement**: It promotes a culture of continuous improvement. Through regular updates and revisions based on feedback and changing circumstances, the District can adapt and evolve to meet new challenges and opportunities.

The Strategic Action Plan includes 54 recommended actionable steps resulting from the comprehensive planning effort that staff are encouraged to execute to impact and improve District operations and service to community.

NOTE: The Strategic Action Plan worksheet tool is available as Supplement H and should be reviewed and updated annually as it is not intended as a static plan given dynamic economic, social, and environmental change.

Helpful Tips

Maintain Awareness

Maintaining awareness of the District's commitment to the Strategic Action Plan amongst all staff is critical to success – and this must go beyond an occasional speech, an annual meeting, or sending the occasional email. After spending months crafting the Comprehensive Master Plan and its priorities and recommended actions, it is important that the same commitment, drive, and passion that carried through plan development is continued into implementation, execution, and monitoring progress.

Generate and Keep Momentum

It is essential to reinforce action when it is taken. Regular, consistent review of effort is needed to provide feedback, take corrective action, hold staff accountable, and keep the Glencoe Park District on course.

Monitoring and Keeping Score

Monitoring the implementation of the plan is important for several reasons. First, it helps ensure that work is progressing, and the District is assessing whether it is accomplishing desired outcomes. Second, monitoring provides the opportunity to communicate progress, both internally and externally. Third, it identifies where problems and opportunities lie and what has changed allowing for corrective actions including adjustment or setting a new course. Most importantly, monitoring demonstrates a commitment to the plan, and translating the planning effort into tangible reality rather than it become an occasional academic exercise.

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SUPPLEMENT A

ENGAGEMENT SUMMARY

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN

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OVERVIEW

Throughout the Glencoe Park District Comprehensive Plan process, a series of engagement exercises have been conducted.

April 2023

On April 13th and 14th, 2023, members of the Consulting Team (Jamie Sabbach, Principal at 110%, Inc.) were on-site in Glencoe, Illinois for a visit centered around staff and Board of Commissioners planning sessions.

September 2023

On September 20th, 2023, members of the Consulting Team (Jamie Sabbach and Ryan Short, CEO at CivicBrand) were on-site in Glencoe for a visit centered around community focus groups and a community public workshop.

March 2024

On March 6th, 2024 members of the Consulting Team (Jamie Sabbach and Ryan Short) were on-site in Glencoe for a visit to conduct a community open house.

April 2024

On April 2nd, 2024, members of the Consulting Team (Jamie Sabbach and Farrell Buller, Principals at 110%, Inc. and Janine Hegarty, Vice President at Raines International) were on-site in Glencoe to conduct planning work sessions with both staff and the Board of Commissioners relative to the Glencoe Park District Comprehensive Plan, and more specifically, the strategic action plan (a portion of the overall Comprehensive Plan). This work session was centered around a strategic planning activity using LEGO Serious Play® (LSP) where staff and Board members worked collaboratively in small groups to construct LEGO models that were representative of the District's strategic pillars.

Staff Planning Session – SWOT Analysis

Date: *April 13th & 14th, 2023* ***Participants:*** *12*
Data Source: *Staff Planning Session - SWOT Analysis Mural Board*

Strengths

- 42% (5) Organization and staffing
  - *(4) Staffing*
  - *(1) Contractors*
- 25% (3) Parks, park amenities and facilities
- 17% (2) Communication/marketing/community outreach
- 8% (1) General services
- 8% (1) Technology

Weaknesses

- 33% (4) Financial
  - *(2) Infrastructure*
  - *(1) Affordability*
  - *(1) Website*
- 25% (3) Communication/marketing/community outreach
  - *(2) Community outreach*
  - *(1) Internal communication*
- 25% (3) Organization and staffing
  - *(2) Staffing deficiencies*
  - *(1) Contractors*
- 17% (2) Parks, park amenities and facilities
- 8% (1) Diversity, equity & inclusion
- 8% (1) Technology

Opportunities

- 33% (4) Financial
  - *(2) Budgeting*
  - *(1) Infrastructure*
  - *(1) Service analysis*
- 25% (3) Parks, park amenities and facilities
  - *(1) Infrastructure*
  - *(1) Nature play opportunities*
- 25% (3) Programs
  - *(1) Adult programming*
  - *(1) Service analysis*
- 17% (2) Communication/marketing/community outreach
- 8% (1) Diversity, equity & inclusion

- 8% (1) Organization and staffing
- 8% (1) Partnerships
- 8% (1) Technology

Threats

- 42% (4) Organization and staffing
  (3) Staff quality and retention
  (1) Pay and benefits
- 16% (2) Technology
- 8% (1) Environmental
- 8% (1) Parks, park amenities and facilities

Staff Planning Session – PEST Analysis

Date: *April 13th & 14th, 2023* ***Participants:*** *12*
Data Source: *Staff Planning Session PEST Analysis Mural Board*

Political Considerations

- 42% (5) Communication/marketing/community outreach
  - *(2) Difference between Village and Park District*
  - *(2) Understanding District realities*
  - *(1) Special interest groups*
- 8% (1) Financial
- 8% (1) Parks, park amenities and facilities

Environmental Considerations

- 25% (3) Environmental practices
- 8% (1) Beach/lake considerations
- 8% (1) Drainage issues
- 8% (1) Financial
- 8% (1) Programming

Societal Considerations

- 8% (1) Aging demographics
- 8% (1) Behaviors and choices
- 8% (1) Community expectations
- 8% (1) DEI
- 8% (1) Dog friendly community
- 8% (1) Fear
- 8% (1) Financial
- 8% (1) General changes
- 8% (1) Programming

Technological Considerations

- 17% (2) Communication/marketing/community outreach
- 17% (2) Registration system
- 17% (2) Security systems
- 8% (1) Infrastructure upgrades
- 8% (1) Limited IT support
- 8% (1) Software and tools for staff

Staff Planning Session – Focus Groups

Date: *April 13th & 14th, 2023* ***Participants:*** *12*

Data Source: *Staff Planning Session Focus Group Responses Mural Board*

What do you believe will be the most important community wide issues the greater Glencoe area will face in the next 3-5 years?

- 75% (9) Demographics
  - *(3) Behaviors*
  - *(3) Interests (decrease)*
  - *(2) General shift in demographics*
  - *(1) Interests (higher)*
- 75% (9) Parks, park amenities and facilities
  - *(4) Infrastructure*
  - *(3) Space (limited*
  - *(2) Security of facilities*
- 67% (8) Organization and staffing
  - *(3) Staffing deficiencies*
  - *(3) Pay and benefits*
  - *(1) Generational challenges*
  - *(1) Staffing impact*
  - *(1) Volunteerism*
- 33% (4) Financial
- 25% (3) Technology
- 17% (2) Programming
- 8% (1) Environmental
- 8% (1) Legislation

"Kids not engaged in play / use of technology."

"Greater connection within the District – more opportunities to gather so we better understand the system as a whole."

"Greater community interest in parks and the increased MTC impact."

In what ways can the Glencoe Park District influence and/or impact these issues?

- 100% (12) Organization and staffing
  - *(5) Internal communication*
  - *(3) Staff involvement*
  - *(3) Organization*
  - *(1) Professional development and training*

(1) Pay and benefits
(1) Philosophy
(1) Professional development and training
(1) Staff recruitment

- 50% (6) Parks, park amenities and facilities
  (3) Park amenities
  (2) Maximize space
  (1) Facilities
- 42% (5) Communication/marketing/community outreach
- 8% (1) Financial
- 8% (1) Technology

"Make sure all we do aligns with our purpose, mission, and values."

"Make a commitment to taking care of our assets."

"Taking care of employees – rewards, benefits, affirmation."

In your opinion and considering your role as a District employee, how should Glencoe Park District, as a steward of taxpayer dollars, invest and spend these resources on behalf of the overall district community given competing demands and interests?

- 3% (4) Organization and staffing
  (2) Staffing
  (2) Organization
- 17% (2) Financial
  (1) Affordability
  (1) Cost recovery
- 17% (2) Parks, park amenities and facilities
- 8% (1) Technology

Are there any potential partnerships or collaborations that you believe would be beneficial to the greater district community that should be considered pursuing moving forward?

- 17% (2) Other park districts
- 8% (2) School districts
- 8% (1) Glencoe Public Library
- 8% (1) Municipalities
- 8% (1) Private businesses
  (1) Northbrook Racquet Club
- 8% (1) Other

What barriers (if any) prevent people from participating in park and recreation services currently offered by GPD?

- 50% (6) Programming
  - *(3) Quality of programs and infrastructure*
  - *(2) Capacity*
  - *(1) Schedule conflicts*
- 17% (2) Organization and staffing
  - *(1) Staffing deficiencies*
- 8% (1) Communication/marketing/community outreach
- 8% (1) Financial
- 8% (1) Registration system

In your opinion, what organizational/operational changes and/or improvements should be made to better serve the greater district community?

- 50% (6) Organization and staffing
  - *(5) Internal communication*
  - *(1) Staffing (increase)*
  - *(1) Policy application*
- 25% (3) Communication/marketing/community outreach
- 8% (1) Technology

From your perspective, what would get in the way of making these changes and/or improvements?

- 50% (6) Organization and staffing
  - *(3) Culture*
  - *(1) Internal communication*
  - *(1) Operations*
  - *(1) Professional development and trainings*
- 8% (1) Financial

Do you have any comments or additional information that you are willing to share to make this planning process as effective as possible?

- 8% (1) Other

Board Planning Session – SWOT Analysis

Date: *April 13h, 2023* ***Participants:*** *5*

Data Source: *Board Planning Session SWOT Analysis Mural Board*

Strengths

- 80% (4) Organization and staffing
  - *(2) Operations*
  - *(1) Organization*
  - *(1) Staff*
- 40% (2) Financial
- 40% (2) Parks, park amenities and facilities
- 40% (2) Partnerships
- 20% (1) Communication/marketing/community outreach
- 20% (1) Programs

Weaknesses

- 80% (4) Parks, park amenities and facilities
  - *(2) Infrastructure condition*
  - *(1) Connectivity*
  - *(1) Lack of parks and green space*
- 40% (2) Financial
- 20% (1) Communication/marketing/community outreach
- 20% (1) Programs

Opportunities

- 60% (4) Programs
  - *(2) Infrastructure condition*
  - *(1) Childcare*
  - *(1) General access*
- 40% (2) Communication/marketing/community outreach
- 40% (2) Financial
- 20% (1) Organization and staffing
- 20% (1) Partnerships

Threats

- 80% (4) Financial
  - *(2) Taxes*
  - *(1) General uncertainty*
  - *(1) Unionization*
- 40% (2) Organization and staffing
- 20% (1) Environmental
- 20% (1) Programs

Board Planning Session – PEST Analysis

***Date**: April 13th, 2023* ***Participants**: 5*
***Data Source:** Board Planning Session PEST Analysis Mural Board*

Political Considerations

- 40% (2) Partisanship
- 20% (1) Environmental
- 20% (1) Financial

Environmental Considerations

- 40% (2) Climate Change
- 20% (1) Environmental practices
- 20% (1) Trees
- 20% (1) Water

Societal Considerations

- 20% (1) Diversity (lack thereof)
- 20% (1) Identification and impact on programs and facilities
- 20% (1) Intolerance
- 20% (1) Health
- 20% (1) Leisure behaviors
- 20% (1) Safety (e.g., guns)
- 20% (1) Technology

Technological Considerations

- 60% (3) Communication/marketing/community outreach
  (3) Artificial Intelligence
  (1) Virtual Engagement
- 40% (2) EV charging
- 20% (1) Biometrics
- 20% (1) Vehicle tracking

Community Focus Groups

Date: *September 19th & 20th, 2023* ***Participants:*** *47*
Data Source: *Community Focus Group Meeting Responses Mural Board*

When you hear "Glencoe Park District" what immediately comes to mind?

- 26% (12) Programs
  - *(8) General programs*
  - *(4) Childcare*
- 23% (11) Parks, park amenities and facilities
  - *(5) Parks*
  - *(3) Facilities*
  - *(2) Glencoe Beach*
  - *(1) Accessibility*
- 15% (7) Organization and staff
- 2% (1) Demographics
- 2% (1) Diversity, equity, inclusion
- 1% (1) Communication/marketing/community outreach

Do you use services offered by the Glencoe Park District? If so, what services? If not, why?

- 74% (35) Parks, park amenities and facilities
  - *(11) Glencoe Beach*
  - *(8) Parks (general)*
  - *(7) Watts Center*
  - *(6) Takiff Center*
  - *(2) Duke Park*
  - *(1) Facilities (general)*
- 64% (30) Programs
  - *(13) Childcare*
  - *(4) Events*
  - *(4) Youth Sports*
  - *(4) Ceramics*
  - *(3) Rentals*
  - *(1) Fitness*
  - *(1) Programs (general)*
- 4% (2) No
- 4% (2) Other

What do you believe will be the most important community wide issues the greater Glencoe area will face in the next 3-5 years?

- 13% (6) Financial
  - *(2) Affordability*
  - *(2) Housing*
  - *(1) Budget*
  - *(1) Taxes*
- 9% (4) Programming
  - *(1) Childcare*
  - *(1) Seniors*
  - *(1) Teens*
  - *(1) Youth Sports*
- 9% (4) Safety
- 6% (3) Environmental
- 6% (3) Communication/marketing/community outreach
- 6% (3) Parks, park amenities and facilities
- 4% (2) Demographics
- 4% (2) Diversity, equity, inclusion
- 2% (1) Health
- 2% (1) Organization and staffing
- 2% (1) Technology

"How we build, think, and invest in our 'built' environment will be important."

"Promote what it does better than it currently does, going beyond the brochure and website."

"Fostering a sense of community and balancing that with security/safety."

In what ways can the Glencoe Park District influence and/or impact these issues?

- 13% (6) Programming
  - *(2) Seniors*
  - *(2) Events*
  - *(1) Childcare*
  - *(1) General*
- 11% (5) Partnerships
- 9% (4) Communication/marketing/community outreach
- 9% (4) Organization and staffing
  - *(2) Organization*
  - *(2) Staffing*
- 6% (3) Financial
- 1% (1) Parks, park amenities and facilities

How should the Glencoe Park District invest resources (incl: taxpayer dollars) given competing interests and demands?

- 19% (9) Financial
  - *(4) Invest in "common good" services*
  - *(4) Use of resources*
  - *(1) Revenue generation*
- 15% (7) Programming
  - *(3) Planning*
  - *(2) General*
  - *(1) Childcare*
  - *(1) Events*
  - *(1) Community gardening*
- 13% (6) Parks, park amenities and facilities
  - *(3) Affordability*
  - *(3) Maintenance*
- 9% (4) Organization and staffing
  - *(2) Organization*
  - *(2) Staffing*
- 6% (3) Environmental
- 4% (2) Communication/marketing/community outreach
- 2% (1) Community

What barriers (if any) prevent people from participating in park and recreation services currently offered by the GPD?

- 9% (4) Demand
- 9% (4) Programming
- 6% (3) Financial
  - *(3) Affordability*
- 6% (3) Time/availability
- 2% (1) Accessibility
- 2% (1) Demographics
- 2% (1) Technology

What opportunities do you believe exist for the Glencoe Park District to partner with other community organizations?

- 9% (4) School districts
- 2% (2) Business community sponsorships (general)
- 2% (2) Village of Glencoe
- 2% (1) Other park districts
- 2% (1) Little House of Glencoe
- 2% (1) Non-profits (general)
- 2% (1) Glencoe Historical Society

- 2% (1) Chicago Botanic Garden
- 2% (1) Foundation/Fundraising group (create)
- 2% (1) Go Green Wilmette
- 2% (1) Adopt-a-Park Program
- 2% (1) Forest Preserves of Cook County
- 2% (1) Go Green Wilmette
- 2% (1) Transit (general)
- 2% (1) Other

Is there anything else as it relates to the Glencoe Park District that you would like to share?

- 7% (15) Parks, park amenities and facilities (increase/maintain quality)
  - *(3) Park amenities*
  - *(2) Facilities*
  - *(2) Parks*
- 11% (5) Programming
- 4% (2) Community
- 4% (2) Organization and staffing
- 2% (1) Financial
- 2% (1) General compliments

"During our three day weekends it would be cool to have more events for families..."

Program suggestion - a "young moms" focused program that allows moms time for a break."

"Pay attention to technology. That is what our generation grew up with"

Youth Focus Group – What would you like to tell the Park District?

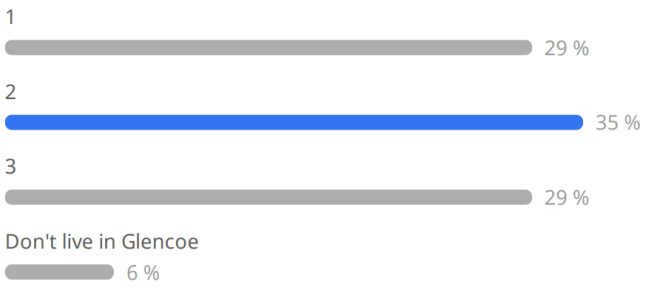
- (5) Parks, park amenities and facilities
  - *(3) Amenities (needs)*
    - *Pool*
    - *Parking*
    - *Sports*
  - *(1) Facilities (like)*
  - *(1) Parks (like)*
- (5) Programming (increase)
  - *(2) Events*
  - *(1) Fitness*
  - *(1) General*
  - *(1) Youth Sports*
- (1) Technology
- (1) Time/availability

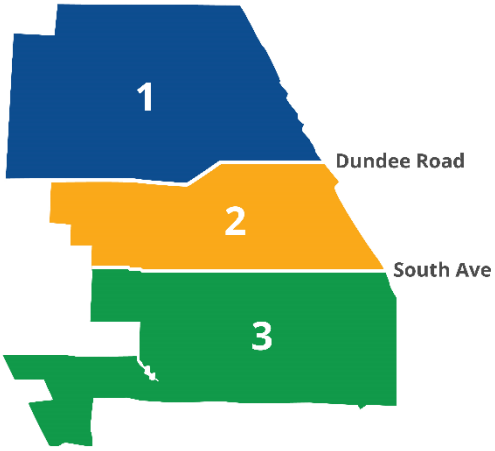
Poll Results and Prioritization Activity

Date: *September 20th, 2023* ***Participants:*** *34*

1. ***(poll) What interest group or activity do you represent?***

2. ***(poll) Which zone do you live in?***





Prioritization Activity: Participants were shown the following question and instructed to take two pompoms and deposit them in the jars representing the two options that they would like Glencoe Park District to prioritize.

3. Which two are most important to you?

- 48% High Quality Services (quality parks, facilities, recreation programs)
- 29% Avoid Increasing Taxes and Fees
- 13% Add More Services (increase # of parks, facilities, recreation programs)

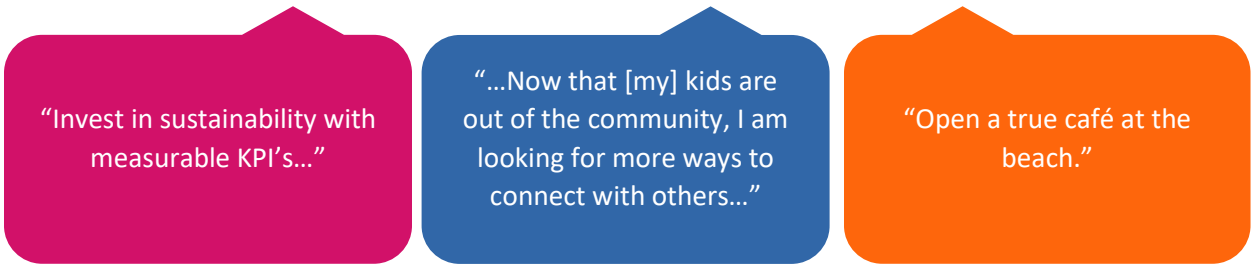
Community Workshop Post-It Note Activity Results

Date: *September 20th, 2023* ***Participants:*** *66 (71 individual comments)*
Data Source: *Glencoe Park District Community Workshop 9-20-2023 – post-it note activity results.docx*

Participants were asked the following question and prompted to write their answer(s) on a Post-It note and place them on a board.

Imagine being a citizen of Glencoe in the year 2050. What is it you would tell the Glencoe Park District today that it needs to hear?

- 17% (12) Parks, park amenities and facilities (increase/maintain quality)
- 15% (11) Environmental sustainability efforts (increase/maintain quality)
- 13% (9) Open space (increase/maintain quality)
- 8% (6) Planting considerations (increase/maintain quality)
- 7% (5) Communication/marketing/community outreach (increase/maintain quality)
- 6% (4) General services (increase/maintain quality)
- 6% (4) Restaurant at Glencoe Beach (add)
- 4% (3) Adult programming (add)
- 4% (3) Youth programming (add)
- 3% (2) Affordability of services (increase/maintain quality)
- 3% (2) General services (add)
- 1% (1) Adult programming (increase/maintain quality)
- 1% (1) Open space (add)
- 1% (1) Rentals (add)
- 1% (1) Signage (increase/maintain quality)
- 1% (1) Staffing (add)
- 1% (1) Utility payment options (increase/maintain quality)
- 1% (1) Youth programming (increase/maintain quality



Online Survey Results

Date: *September 20th, 2023* ***Participants:*** *46*

Data Source: *Glencoe Park District Community Workshop 9-20-2023 – online survey results.xlsx*

1. ***Which activities do you/members of your household do to improve health and general well-being, either as part of the Glencoe Park District or somewhere else?***
    - 96% (44) Walking/Hiking
    - 87% (40) Connect with nature, relax in parks/open spaces
    - 72% (33) Attend community events
    - 52% (24) Other fitness/exercise (e.g., cardio, lift weights, yoga, Pilates, etc.)
    - 46% (21) Childcare/Afterschool activities
    - 41% (19) Jogging/Running
    - 39% (18) Organized sports
    - 30% (14) Arts (performing or visual)
    - 26% (12) Other
2. ***How often do you use Glencoe Park District parks/facilities?***
    - 46% (21) 5+ times per week
    - 35% (16) 3-4 times per week
    - 9% (4) 1-2 times per week
    - 4% (2) Less than once a month
    - 4% (2) No response
    - 2% (1) At least once a month
3. ***Which specific parks/facilities do you use that are managed by the Glencoe Park District?***
    - 16% (14) Takiff Center
    - 10% (9) Glencoe Beach
    - 10% (9) Parks (general)
    - 8% (7) Trails (general)
    - 7% (6) Watts Park
    - 7% (6) Friends Park
    - 6% (5) Duke Park
    - 6% (5) Shelton Park
    - 5% (4) Lakefront Park
    - 5% (4) Watts Center
    - 5% (4) Open space (general)
    - 3% (3) Old Elm Park
    - 3% (3) Woodlawn Park
    - 3% (3) Programming (general)
    - 3% (3) Green Bay Trail
    - 2% (2) Henry J Kalk Park

4. ***Does your household use parks/facilities not managed by the Glencoe Park District?***
    - 61% (28) Yes
    - 39% (15) No
    - 7% (3) No response

5. ***Which specific parks/facilities do you use for recreation that are not managed by the Glencoe Park District?***
    - 31% (18) Winnetka Park District parks
    - 21% (12) General/not specified
    - 7% (4) Park District of Highland Park parks
    - 7% (4) Cook County parks
    - 5% (3) Northbrook Park District parks
    - 3% (2) Glencoe parks (non-Glencoe Park District owned)
    - 3% (2) City of Evanston parks
    - 3% (2) Wilmette Park District parks
    - 2% (1) City of Highwood parks
    - 2% (1) Chicago Park District parks
    - 2% (1) College Park Athletic Club
    - 2% (1) Core Power Yoga
    - 2% (1) Deerfield Park District parks
    - 2% (1) Glenview Park District parks
    - 2% (1) Green Bay Trail
    - 2% (1) Lake County Forest Preserve
    - 2% (1) Lincoln Park Zoo
    - 2% (1) Northfield Park District parks
    - 2% (1) Reach Yoga

6. ***What would encourage you to use the Glencoe Park District parks/facilities more?***
    - 19% (7) Adult programming (add)
    - 14% (5) Open space (add)
    - 14% (5) No suggestions
    - 11% (4) Youth programming (add)
    - 11% (4) Park, park amenities and facilities (increase/maintain quality)
    - 11% (4) Governance (increase/maintain quality)
    - 6% (2) Planting considerations (increase/maintain quality)
    - 3% (1) Affordability of services (increase/maintain quality)
    - 3% (1) Community events (add)
    - 3% (1) Dog park (add)
    - 3% (1) Marketing/communication/community outreach (increase/maintain quality)
    - 3% (1) Rentals (add)
    - 3% (1) Rentals (increase/maintain quality)
    - 3% (1) Restaurant at Glencoe Beach (add)

- 3% (1) Swimming pool (add)

"More months when SUP/kayaks are offered for rent at the beach."

"We both work full-time and would like to see more early evening and weekend classes for our kids."

"We've looked into the [Takiff] fitness center multiple times, but the cost doesn't necessarily match the equipment available…"

7. ***What should Glencoe Park District prioritize in order to improve the overall health and well-being of the greater Glencoe community?***
   - 17% (11) Park, park amenities and facilities (increase/maintain quality)
   - 11% (7) Adult programming (add)
   - 11% (7) Open space (increase/maintain quality)
   - 11% (7) Environmental sustainability efforts (increase/maintain quality)
   - 9% (6) Planting considerations (increase/maintain quality)
   - 8% (5) Marketing/communication/community outreach (increase/maintain quality)
   - 5% (3) Staffing (add)
   - 3% (2) Community events (add)
   - 3% (2) Governance (increase/maintain quality)
   - 3% (2) Restaurant at Glencoe Beach (add)
   - 3% (2) Transportation (add)
   - 3% (2) Trash receptacles (add)
   - 3% (2) Youth programming (add)
   - 2% (1) Affordability of services (increase/maintain quality)
   - 2% (1) Park, park amenities and facilities (add)
   - 2% (1) Partnerships (add)
   - 2% (1) Signage (add)
   - 2% (1) No suggestion
   - 1% (1) Swimming area at Glencoe Beach (increase)

"Add bathrooms to parks."

"Would love to have an Arborist on staff again…"

"Community involvement, feedback – like this workshop!"

8. Is there anything else you would like to share?

- 28% (11) Compliments
- 13% (5) Accessibility (increase/maintain quality)
- 10% (4) Park, park amenities and facilities (add)
- 8% (3) Open space (increase/maintain quality)
- 8% (3) Governance (increase/maintain quality)
- 5% (2) Don't build
- 5% (2) Youth programming (add)
- 5% (2) Partnerships (increase/maintain quality)
- 3% (1) Adult programming (add)
- 3% (1) Community Events (increase/maintain quality)
- 3% (1) Diversity, equity and inclusion (increase/maintain quality)
- 3% (1) General services (add)
- 3% (1) Marketing/communication/community outreach (increase/maintain quality)
- 3% (1) Park, park amenities and facilities (increase/maintain quality)
- 3% (1) Planting considerations (increase/maintain quality)
- 3% (1) Staffing (increase/maintain quality)

"My family and I LOVE Glencoe and feel that [Glencoe] Park District is the #1 reason we enjoy living here."

"… wide-open green space is always welcome and enjoyed. Keep Glencoe green in every way."

"… a dog park would be a priority for me…"

Open House – Glencoe Beach Activity

Date: *March 6th, 2024* ***Participants:*** *46*

Data Source: *Open House Glencoe Beach Activity Boards*

How well does each solution meet the priorities of the community? Place stickers in the (respective) boxes.

- **Submerged reefs/breakwaters**
  - Green (well): 10
  - Red (poorly): 2
- **Groins**
  - Green (well): 1
  - Red (poorly): 1
- **Beach nourishment**
  - Green (well): 10
  - Red (poorly): 0
- **Shoreline resilience**
  - Green (well): 6
  - Red (poorly): 0
- **Landslide beach improvements**
  - Green (well): 4
  - Red (poorly): 0

Open House – Comment Box Activity

Date: *March 6th, 2024* ***Participants:*** *22*

Data Source: *Open House Comment Box Activity pictures*

What does Glencoe Park District mean to you?

- 68% (15) Park, park amenities and facilities
  - *(6) Parks general*
  - *(5) Beach*
  - *(4) Maintenance*
  - *(2) Skating rinks*
- 50% (11) Community
  - *(6) Connection*
  - *(4) Fun*
  - *(2) Quality of life*
- 45% (10) Programming
  - *(3) Events*
  - *(2) Childcare*
  - *(2) Ceramics*
  - *(2) New ideas*
- 14% (3) Other

"Top of the line recreation!"

"Thank you for 22+ years of service. You raised our kids!"

"New program idea – "The Glencoe Games: A Day of Health and Wellness"

Staff – LEGO Serious Play Strategic Planning Work Sessions

Date: *April 2nd, 2024*

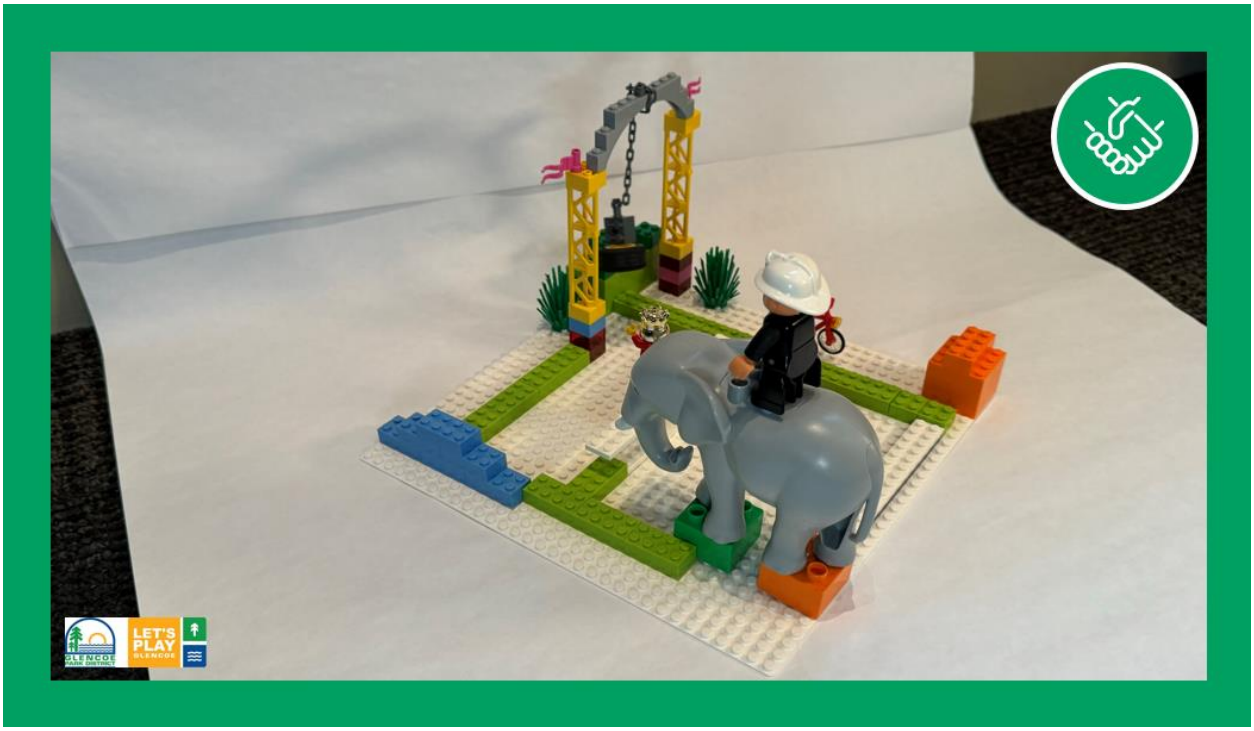
Pillar: Community

MODEL 1

Key Points of Emphasis

- Staff & Board working together
- Realize the resources we have and protect them
- Growth mindset
- Help community members be a champion of change
- Excellent programming that's supported by the strategic pillars

MODEL 2

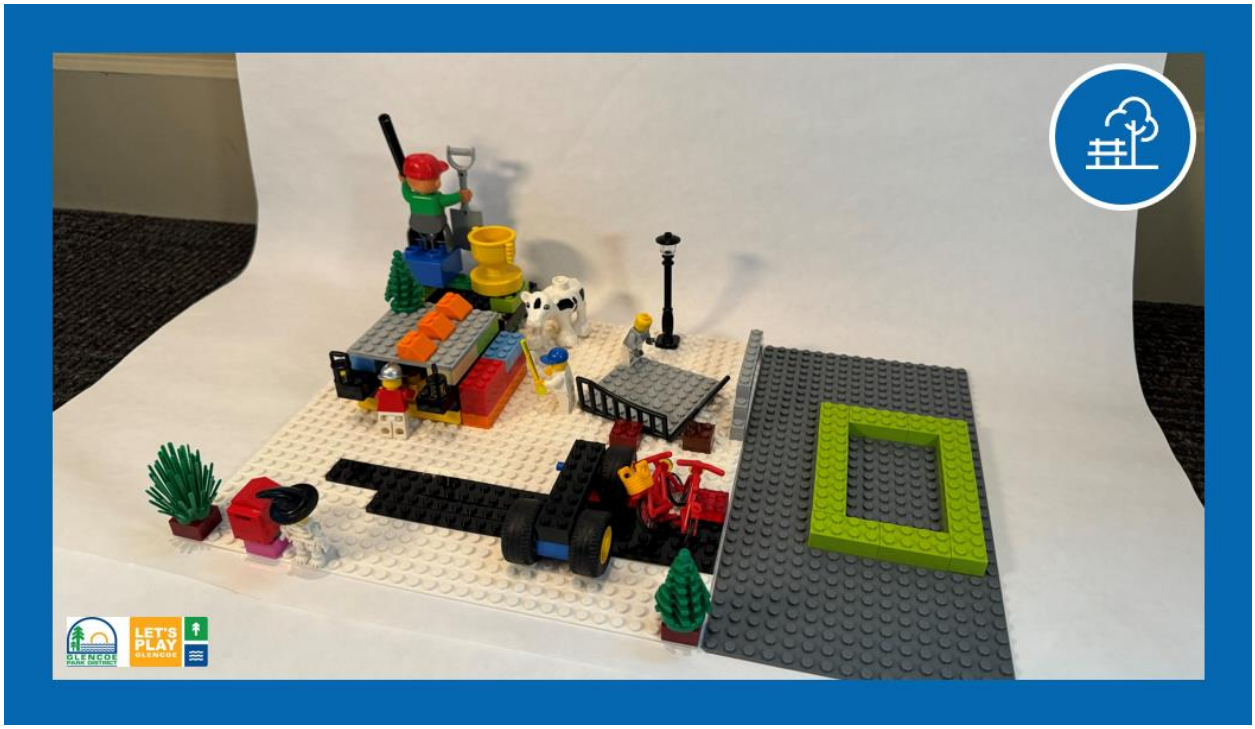


Key Points of Emphasis

- New programming, new ideas, new partnerships
- Communication between all the different programming
- While a lot of what we do goes unnoticed/behind the scenes, we are a foundation that brings the community together

Pillar: Infrastructure

MODEL 1



Key Points of Emphasis

- Importance of main maintenance facility in one centralized location
- Conscious treatment of invasive species which reduces the use of harmful pesticides
- Additional parking to support all programming
- EV infrastructure (charging stations, solar panels)
- Sharing education amongst the community
- Ball field amenities - turf ball field and field lights
- Restore historic features cohesively in system
- Importance to keep maintaining infrastructure

MODEL 2

Key Points of Emphasis

- Proximity of keeping infrastructure and amenities accessible and close together
- Greenery of our parks
- Consideration of expanding passive green spaces

Pillar: Staffing

MODEL 1

Key Points of Emphasis

- Recognition of all our workforce in each department and at every level
- Communication to stay connected and working together
- Organizational culture is of central focus
- Look externally for candidates with diverse backgrounds and skillsets that represent the community and strengthen the District
- Professional development opportunities and other opportunities for growth
- Utilizing sustainability initiatives
- Importance of team building opportunities to connect all employees on a regular basis

MODEL 2

Key Points of Emphasis

- Establishing lines of communication so all departments stay connected
- Our budget and investment in staff training
- Staff benefits that lead to higher retention

Pillar: Community

Pillar: Infrastructure

Pillar: Staffing

Board – LEGO Serious Play Strategic Planning Work Sessions

Date: *April 2nd, 2024* ***Participants:*** *6*

Board Build

Key Points of Emphasis

- Fiscal and environmental sustainability
- Infrastructure
- Positivity of everything we've done together as a park district
- Focused significantly on recreational activities
- Always think about the constituents and how we can serve them better
- Community green spaces, beach, etc.
- Safety!
- Communication needs for all, especially between staff and the community

Project Team Build

Key Points of Emphasis

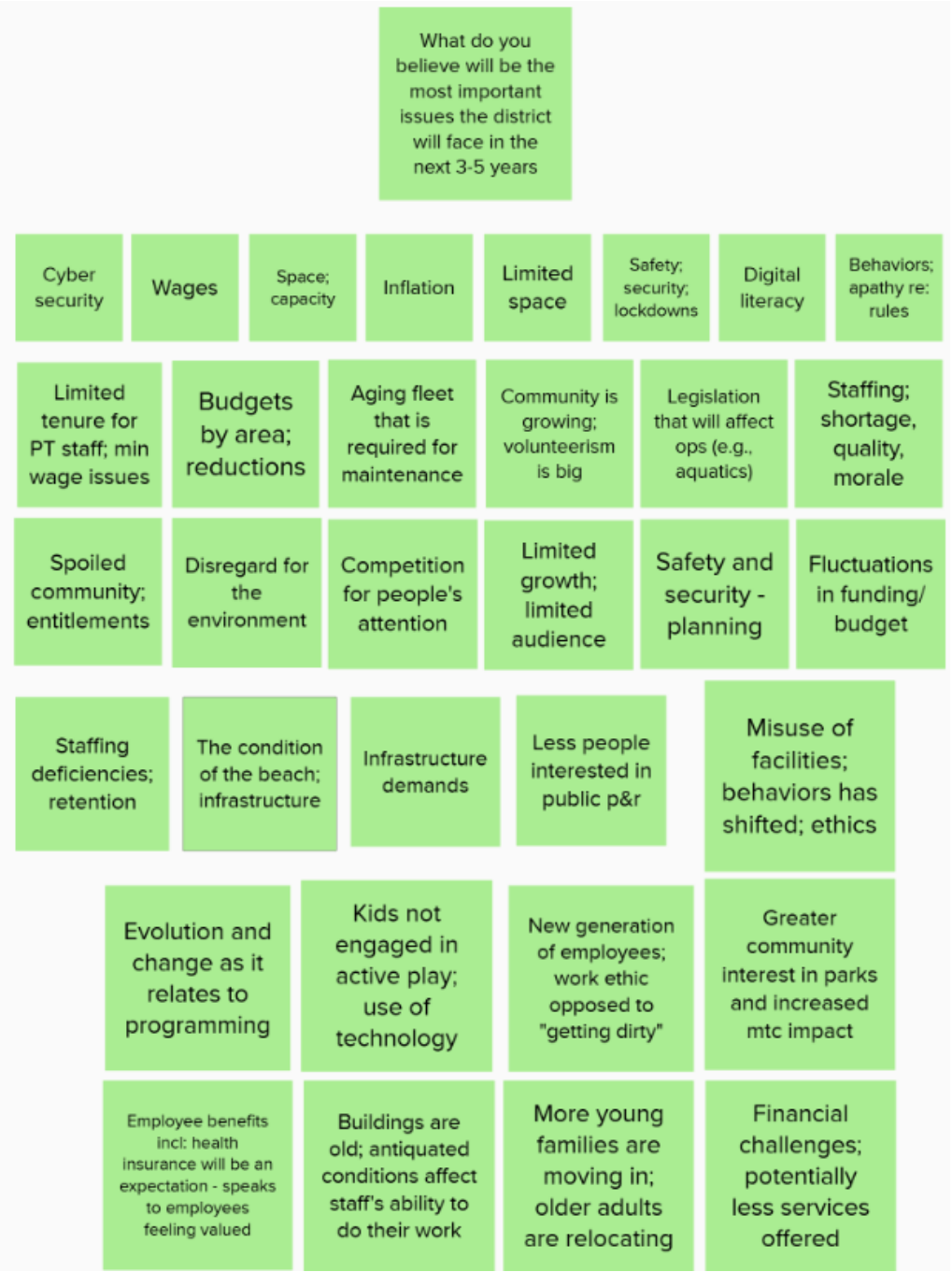
- Transparency and effective communication to the community
- Take and build the path we need to take, which is a securely funded park district that can support the initiatives of the Comprehensive Plan
- We need teamwork and stakeholders going in the same direction
- Maintain our integrity
- Focus on our core mission

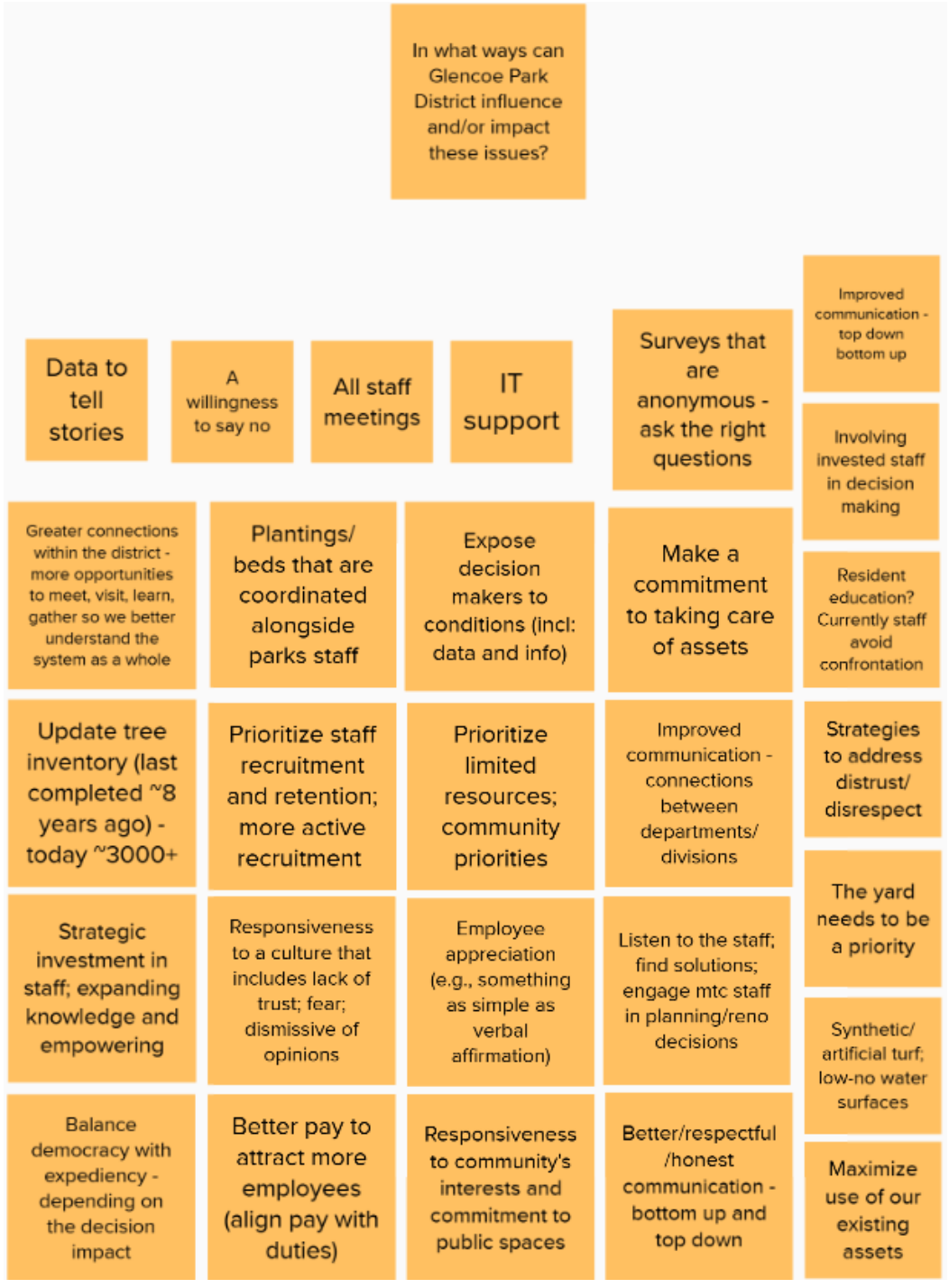
Staff Planning Session – SWOT Analysis Mural Board

Staff Planning Session – PEST Analysis Mural Board

Political considerations?	Environmental considerations?	Societal considerations?	Technological considerations?
Assumptions that everything is fine; a harder ask for more tax $	Lake levels - shifts; bluff; erosion	Financial challenges for community members; some moving in that are living beyond their means- two income families	Upgrades to infrastructure
Misunderstanding re: what is possible and not (re: Village jt mtc shop and appropriate space required)	Drainage in some of the older parks	Changing family/ household circumstances	Limited IT support
Differentiation between Village and PD	Changing land management strategies; use of pesticides/ herbicides/fungicides	Behaviors and choices that lead to "keeping up with the Joneses" or FOMO	Tech tools for parks mtc; cost can be an inhibitor; increases efficiency?
Community misunderstandings re: who to communicate with relative to their interests/issues	Use of sustainable resources (e.g., EV, solar panels)	Gaps for adults - program opportunities?	Registration software is evolving; are they going to be more customer friendly and centric?
Historical nature of community assets (e.g., FLW, age of infrastructure)	Purchasing; sustainable spending choices	Opportunity to build community	Availability and useability of security systems, scanning, etc.
Navigating, maintaining, and continuing relations with special interests	Repurposing	Higher expectations that may not be reasonable/realistic	Remote access - security; site conditions, etc.
	Environmental programming	A more fearful community? Concerns re: risk/ litigious society	CC processing; creating a better customer experience by way of ecommerce; less reliance on staff
		Interests in inclusion in a conservative community	Due to various tech capacity/capability; challenges relative to best way(s) to communicate
		Glencoe is a dog community	Influence of social media; best way(s) to communicate externally
		Silver tsunami	

Staff Planning Session Focus Group Responses Mural Board




In what ways can Glencoe Park District influence and/or impact these issues?
Data to tell stories
A willingness to say no
All staff meetings
IT support
Surveys that are anonymous - ask the right questions
Improved communication - top down bottom up
Involving invested staff in decision making
Resident education? Currently staff avoid confrontation
Greater connections within the district - more opportunities to meet, visit, learn, gather so we better understand the system as a whole
Plantings/ beds that are coordinated alongside parks staff
Expose decision makers to conditions (incl: data and info)
Make a commitment to taking care of assets
Update tree inventory (last completed ~8 years ago) - today ~3000+
Prioritize staff recruitment and retention; more active recruitment
Prioritize limited resources; community priorities
Improved communication - connections between departments/ divisions
Strategies to address distrust/ disrespect
Strategic investment in staff; expanding knowledge and empowering
Responsiveness to a culture that includes lack of trust; fear; dismissive of opinions
Employee appreciation (e.g., something as simple as verbal affirmation)
Listen to the staff; find solutions; engage mtc staff in planning/reno decisions
The yard needs to be a priority
Synthetic/ artificial turf; low-no water surfaces
Balance democracy with expediency - depending on the decision impact
Better pay to attract more employees (align pay with duties)
Responsiveness to community's interests and commitment to public spaces
Better/respectful /honest communication - bottom up and top down
Maximize use of our existing assets

In your opinion and considering your role as a District employee, how should Glencoe Park District, as a steward of taxpayer dollars, invest and spend these resources on behalf of the overall district community given competing demands and interests?
Are there any potential partnerships or collaborations that you believe would be beneficial to the greater district community that should be considered pursuing moving forward?
Invest in systems that are more customer centric
Ensuring our space is flexible
Taking care of employees; rewards, benefits, affirmation
Identify efficiencies - use experts in the field
Use the space we have and concentrate on employees
Offer more affordable services
Open access/ self directed service areas/ spaces
Make sure all we do aligns with purpose/ mission/vision
Is cost recovery a litmus test for whether or not future investments are made
If you are employed at the GPD, the employee has benefits to use their community park district's services
Leverage municipalities - where is there duplication?
Tennis collaboration with Northbrook Racquet Club
Partnership with New Trier or Loyola to work with children's circle
Other park districts where residents have access to services that GPD does not provide
Work with Winnetka, Highland Pk, etc for sailing programs
Review relationship with schools and dual use
More with the library; resource sharing

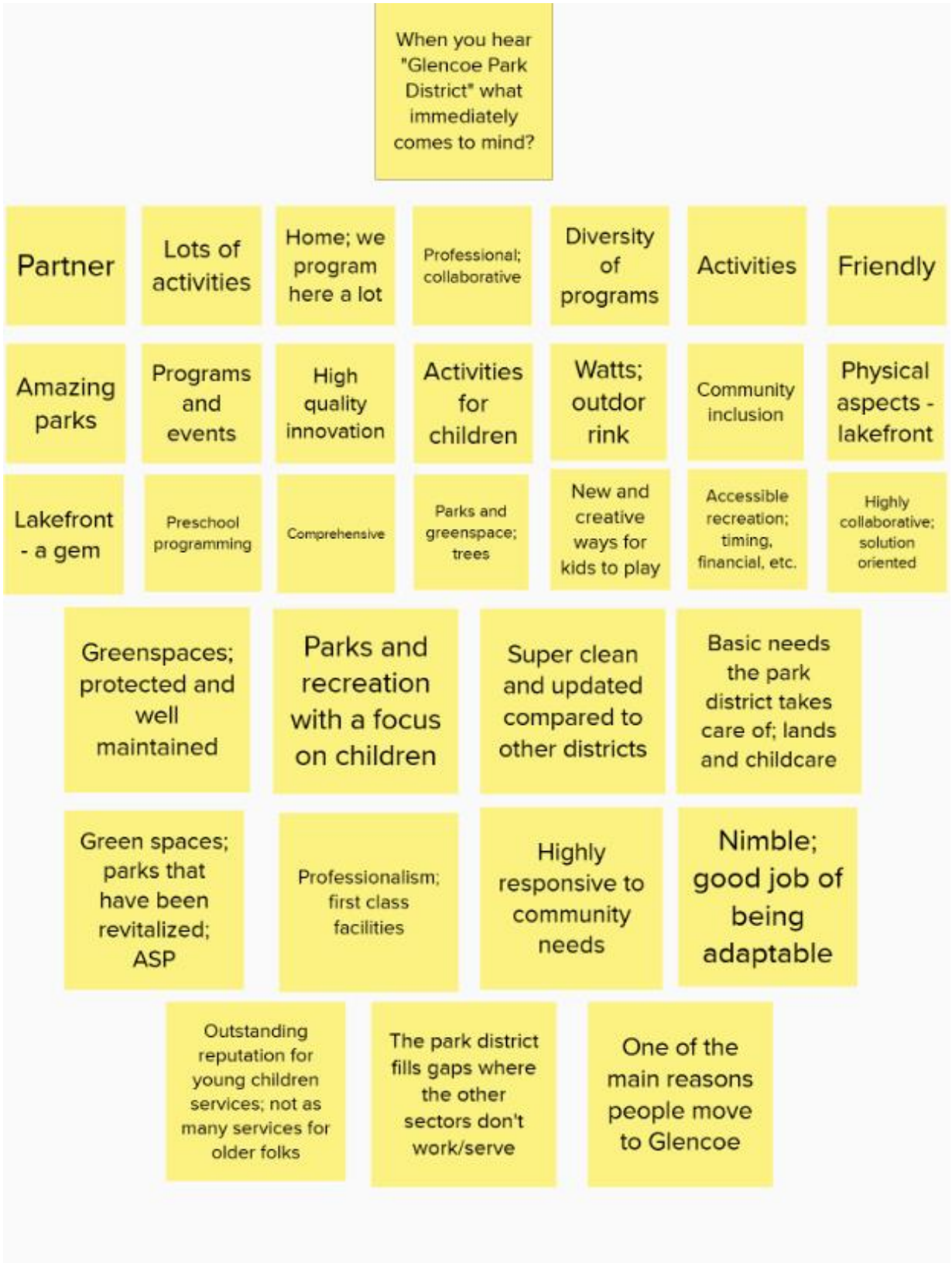
What barriers (if any) prevent people from participating in park and recreation services currently offered by Glencoe Park District?
In your opinion, what organizational/ operational changes and/or improvements should be made to better serve the greater district community?
Capacity of services
Limited capacity/ Waitlists
Registration process (VSI)
Repetitive service - boring
Hire more staff
Staff education re: financials/ budgets
All district staff meetings
If services are short staffed it affects quality
Quality and aesthetics of infrastructure influences interest
Affordability for residents and non-residents
Expand our reach - engage and educate the community
Understanding when it is best to offer (times/ days)
Intranet (internal communication network) - staff use different devices
Lack of knowledge; they may not know what we offer
Too much structured activity
Times/dates programs are offered are not convenient
Resource the community more to enhance and strengthen programs
Open communication with direct service staff (rather than through supervisors)
Inconsistency in policy application and implementation
SRA's staffing deficiencies affect the # of children w/ disabilities who can participate
From your perspective, what would get in the way of making these changes and/ or improvements?
Improved communication - creating consistency in communication channels
Communication between departments - and messages and concerns intradepertmental
Simplify mtc work orders and requests
Fear of change; authority
Budget and financial limitations
Dismissing staff interests and perspectives
Do you have any comments or additional information that you are willing to share to make this planning process as effective as possible?
Improved trainings that are program-service specific (e.g., behavioral issues)
Staff focus groups more frequently so people can speak their mind
Tired of trying to make or influence change
Recess - self reliance

Board Planning Session – SWOT Analysis Mural Board

Board Planning Session – PEST Analysis Mural Board

Political considerations?	Environmental considerations?	Societal considerations?	Technological considerations?
Partisanship	Climate change	Lack of diversity	Virtual engagement
State gov't that currently spends on p & r (will that last?)	Water; drainage	Sexual identification as it relates to programming and facility spaces (sports, restrooms, etc.);	Vehicle tracking
Conflicts between factions (is there such thing as climate change?)	Goal to be carbon neutral? Solar panels? Composting?	More polarizing issues (e.g., guns)	EV charging stations
Agenda driven decision making (caucus)	Tree canopy; shade; decline of sustainable species	Rise in intolerance if different	Phone charging stations
	Conflicts between factions (is there such thing as climate change?)	Shifting leisure behaviors; changing preferences	AI - impacts (e.g., communication)
		Poor health indicators; mental health	Scans codes to identify trees (education about flora)
		Community desires relative to technology and balance with non tech driven interests	Biometrics

Community Focus Groups Mural Board



Do you use services offered by the Glencoe Park District? If so, what services? If not, why?
Ceramics
Youth sports
Children's Circle
Parks; trails
Lakefront
Takiff; fitness center
ELC (early learning center)
Special events
Rentals
Parks
Watts
Beach
Childcare services
Camps and events
Library use of community rooms; Watts; partner with the GPD to use the beach
Watts - personal use and made accessible to students in the community
Children attend early childhood; ceramics; dance; sports; general rec programs; events
Parks, facilities; beach; Duke Park - especially for younger children
Preschool/ elementary school enrichment
Yes, previously; very little currently
Parks for senior wellness; Takiff meeting space (crisis counseling)
Beach; Duke Park - enthusiastic user; former Zumba participant
Dependence on the greenhouse for the garden (underutilized resource?)
I use Lifetime is close by (pricing is different and can be prohibitive)
before/ASP; AS clubs; Beach; parks
If we could use other ways to use the beach on weekends we would
Events, before and after school, camps, soccer (fields)
ASP, parks, camps, Watts, beach (less as my child ages)
Glencoe community garden - GPD supports the effort by way of land grant
Beachfonts and Watts; enormous resources
Fitness center; ride bike through parks; field sports
Beach at the summer; Takiff all season; fields; Watts
Childhood education; family activities (events)

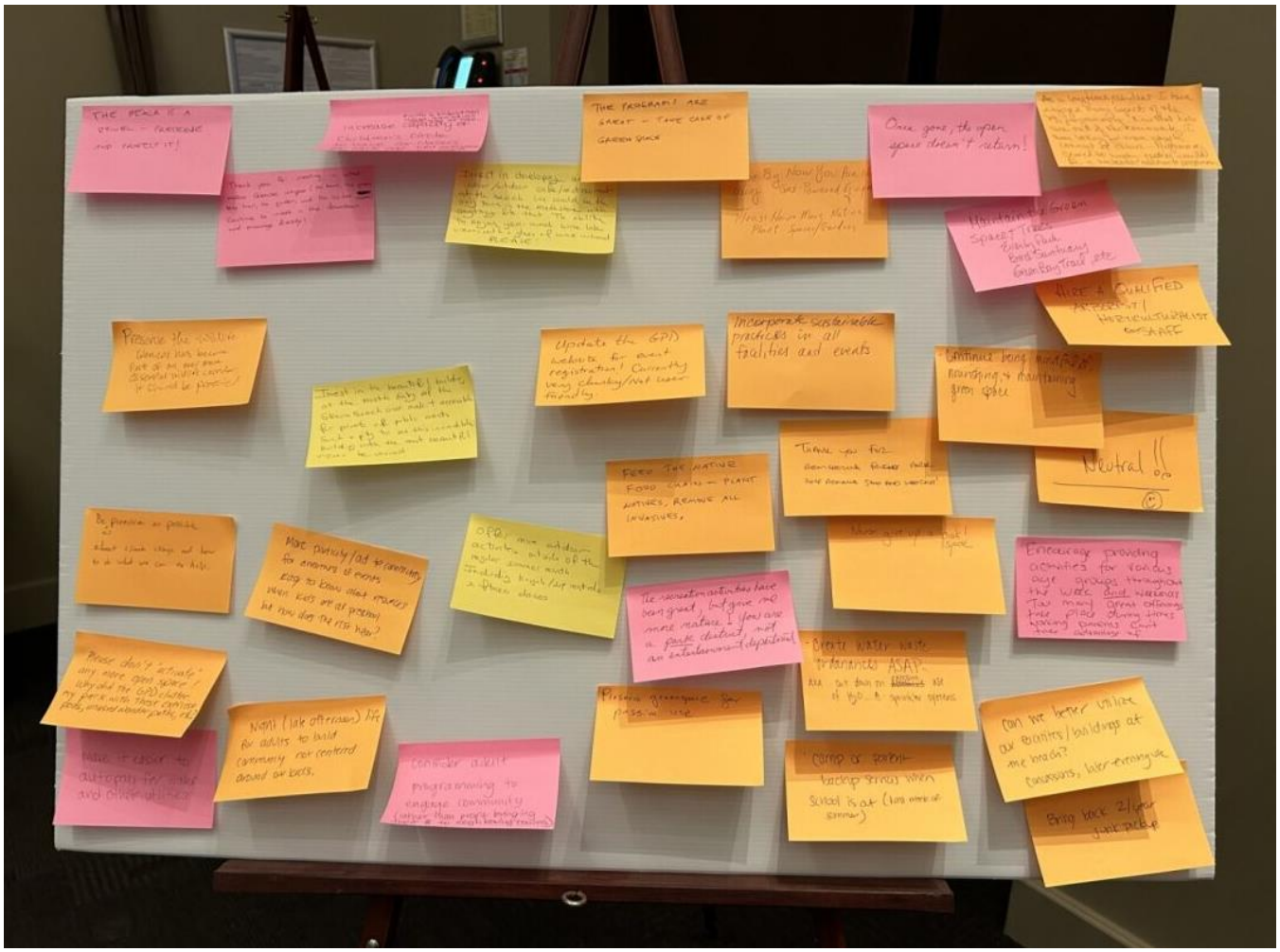
What do you believe will be the most important community wide issues the greater Glencoe area will face in the next 3-5 years?
Senior related issues (e.g., aging in place, housing stock and appropriateness, physical activity)
A need to "stack benefits" (e.g., when you make something safe for older adults it inherently becomes accessible for all)
Community building/ opportunities to engage informally; social connections
Youth mental health crisis; potentially more young adults who have not "launched" as they would have otherwise
A need for enhanced education for those who are served (and not) through the district
Climate change and impacts on the built environment; how we build, think, and invest in our "built environment" will be important
Evolution of the labor market; harder to attract, retain, and financial sustainability of; require creative solutions to address
Accessibility and affordability - major income divide; more dual income households; how does this translate to "needs" and long term service delivery strategies
Fostering a sense of community and balancing that with security/ safety
Buckthorn, purple loose strife, etc. and other invasive species that threaten the urban environment
Continued expectations that may not align with available resources
Decreasing number of young people in the Village; more older adults are staying
Use of finite resources when there are so many demands
Property tax increases; median home value $3.2 M
More competitive landscape; customer retention
Pressure to maintain what has been created
Housing shortage; mortgage rates
Little diversity; economic, racial, etc.
Waterplant condition(s)
State of gun violence
Resale value for local homes
Advancement of technology
Environmental impacts - water (supply, safe); etc.
Safety/ security; how we behave in response
Concern re: how we will maintain green space - maintain balance between adding assets with mtc.
Adolescent and pre teen engagement
Childcare availability; waitlists are long
Continued focus on diversity and inclusion
Keeping kids safe; guns, drugs, alcohol, etc.
Increase in travel/ competitive sports

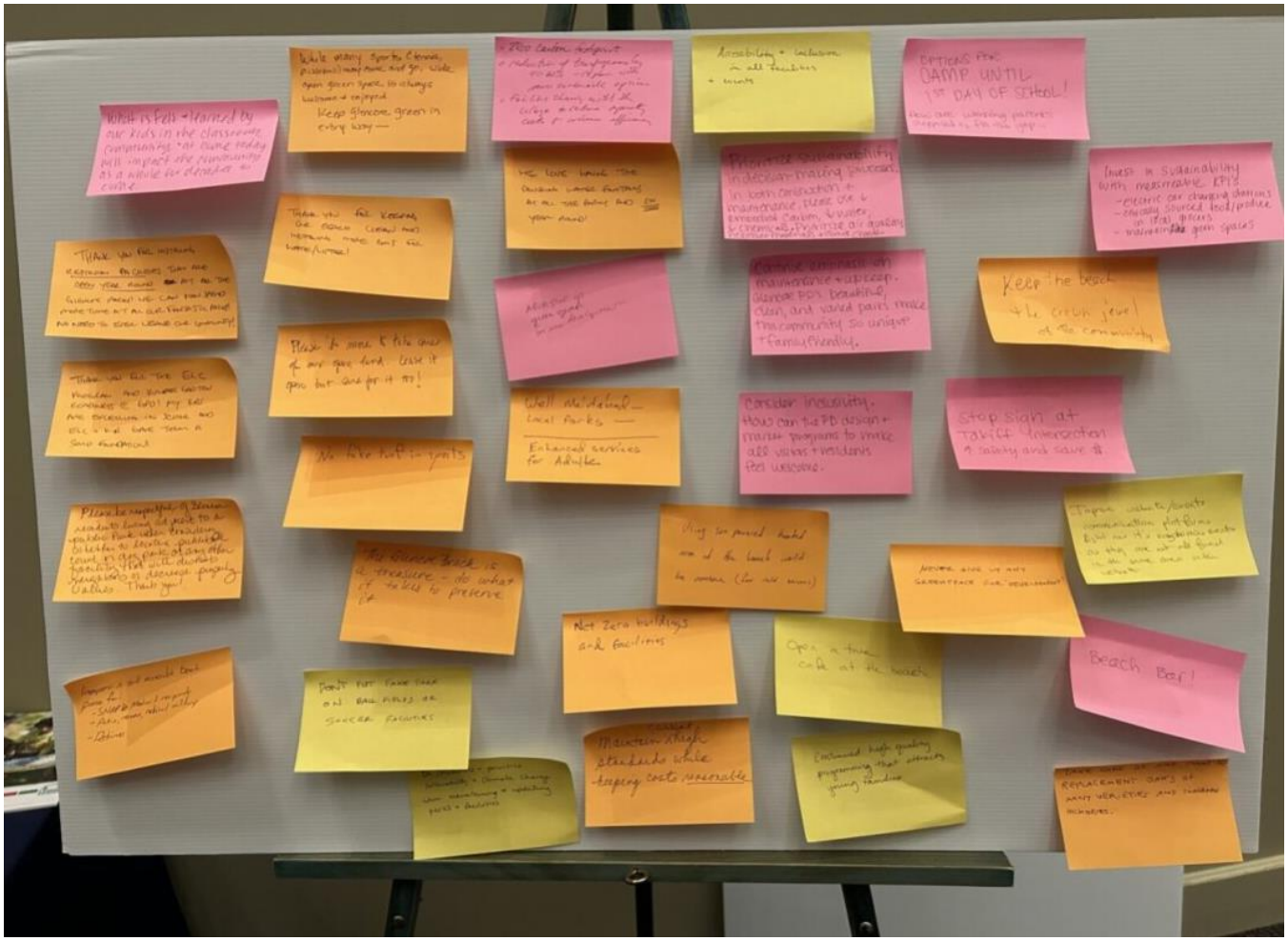
In what ways can the Glencoe Park District influence and/or impact these issues?
Be a leader in providing recreational opportunities for older adults - multi gen. programs; physical fitness; etc.
Find ways to create community building and welcoming spaces; understanding the variance in when someone may feel like they are a part of the community
Focus on bringing "community" together; strengthening social fabric
Raise prices; GPD is far less expensive than some of the "competition"; especially NR rates (less than PDHP)
Promote what it does better than it currently does; beyond the brochure/website
Re-think idea of "senior" and "senior" programming; more of an all ages approach
Clear messaging re: how tax dollars are being invested/spent
Increase/ improve accessibility (parks, programs)
Non sport related programs could benefit from partnerships to improve quality of service
Build on what is being built in current programs and potentially foster interest in working in the district
Coordinate with other districts to reduce duplication and best use limited resources
Giving youth their first job and foster skills and responsibility
Refine purpose given today's realities and district resources
Environmental education (e.g., tree sanctuary, bee hives) - work with the schools to provide classroom opportunties
A staff person dedicated to environmental issues and concersn
Events dedicated to environmental/ diversity issues (Indigenous People Day, Arbor Day, etc.)
Continue to coordinate with other governmental/NGO organizations to best use resources
Continue to use a volunteer corp to maintain green spaces (e.g., manage invasives)
Provide day care programs - increase capacity
Prioritization of maintaining assets
Consider gap services (e.g., pool)
Collaborative with the Village

		How should the Glencoe Park District invest resources (incl: taxpayer dolllars) given competing interests and demands?		
Have the mission drive investment decisions; prioritize what the district has determined as its principal mission/ purpose	Continuing thoughtful investments that create broad community wide benefit/common good	Focus on those services that are not accessible elsewhere; or, invest in services that those who cannot access elsewhere would benefit from	Community education incl: improved marketing of district services	Caution relative to over maintaining parks so they lose their character and natural feel; a balance of heavy maintenance versus native
Invest in great people to lead/facilitate the operations of the district	Parks; beach - critical services - quality of life would be impacted	Popular programs; where there is a competitive advantage	Revisit the flow of Takiff - better use of space, increased security, etc,	Gauge where gaps exist and consider investments there; ensure there is little duplication
A plan is a good place to begin; establish intial priorities	Commit to be a leader around issues that relate to climate change; awareness, programming, use of resources	Maintaining the greenhouse so it can serve the greater community - sustainable living	Identify what are "common good" services	Evaluate impacts and align investment with impact
Focus more on places that all ages can benefit from - youth to older adults	Focus on the things that influence "the common good"	A directed energy towards serving young families	Explore ways to connect the young with older community members	Understand ROI; purpose driven focused - maintain balance
Continuity in leadership of district	Community gardening	Events	Children's programming	Focus on security and safety

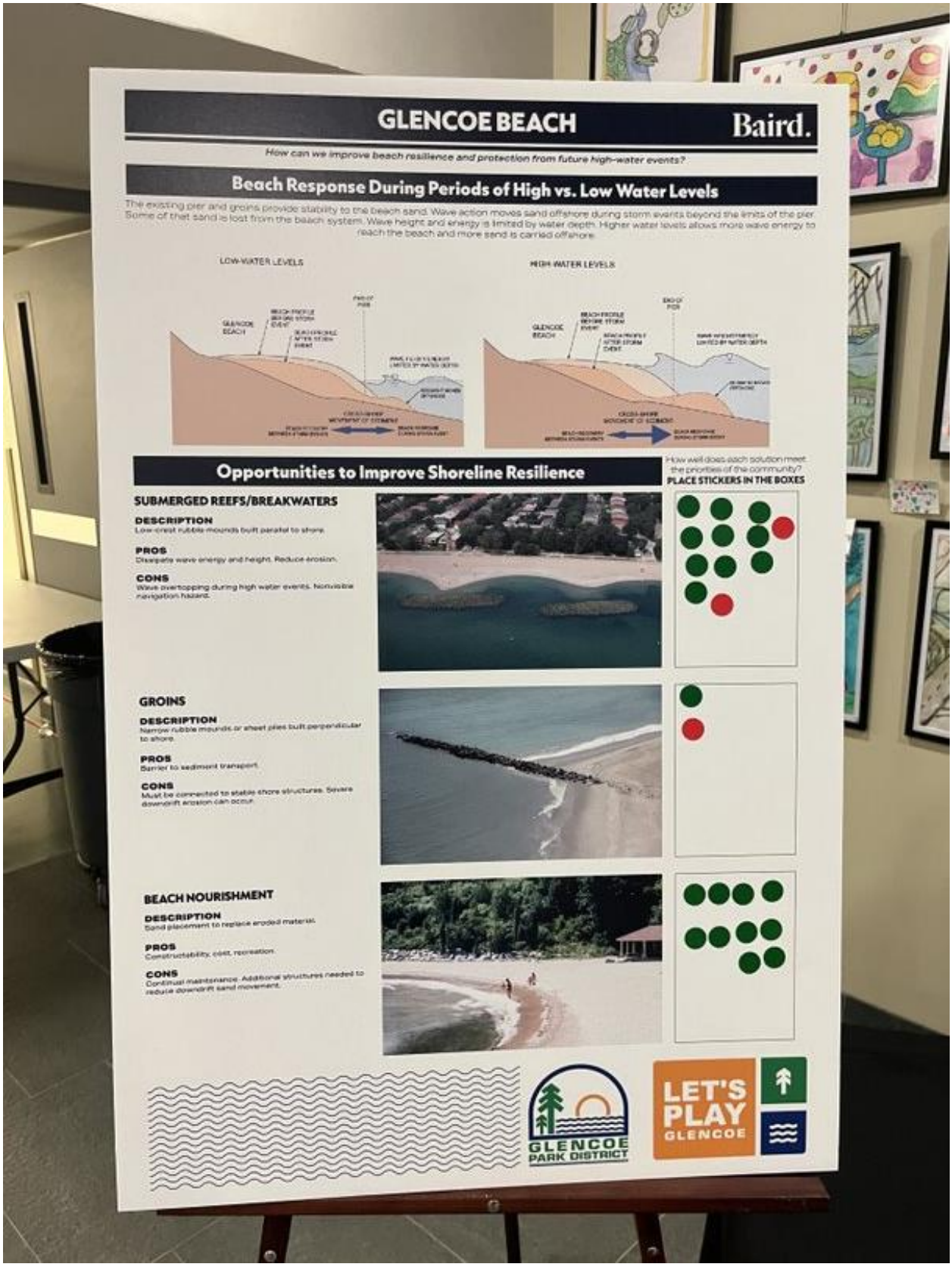
Is there anything else as it relates to the Glencoe Park District that you would like to share?
Youth Focus Group Responses - What Would You Like to Tell the Park District?
Auto - renew for programs that are high demand
Funding realities; state is lessening support of local governments
Register young people to vote; could be good for the community
I like open gym time; free time away from home
I love the parks; my friends and I hang out at Friends Park all the time
Evening events for teens (e.g., field trips, ski trips)
A "young mom" focused program that allows moms time a break
Coffee in the lobby of Takiff; encourage a hangout spot
More volleyball programs - I play Club Volleyball and have to travel far to participate
We need a pool - too far to travel to Northbrook
Food trucks are good complements to special events
The amount of trash at the beach, Friends Park and other locations are concerning (add signage; pack in and pack out)
Parking at Takiff is a problem; too congested and a safety concern
Parking is a problem; we need more spaces to park
During our 3 day weekends it would be cool to have more events for families during these breaks
I've lived elsewhere and not had this type of park district
The expectations in this community are very high; the bar is high
Disc golf underutilized; land on west side of Vernon; add programming
Pay attention to technology - that is what our generation grew up with
Homework, too many activities get in the way of me participating in district activities
Field space for youth; multi use space
Lisa Sheppard has done a fantastic job
Watts is an amazing facility
I participate in camps but am getting too old to be in camps now
Would be great to have something like the Ninja Warrior program for older kids
Self defense workshop
Lisa is amazing
Parks are amazing
More places for sports please
More events that everyone can participate in

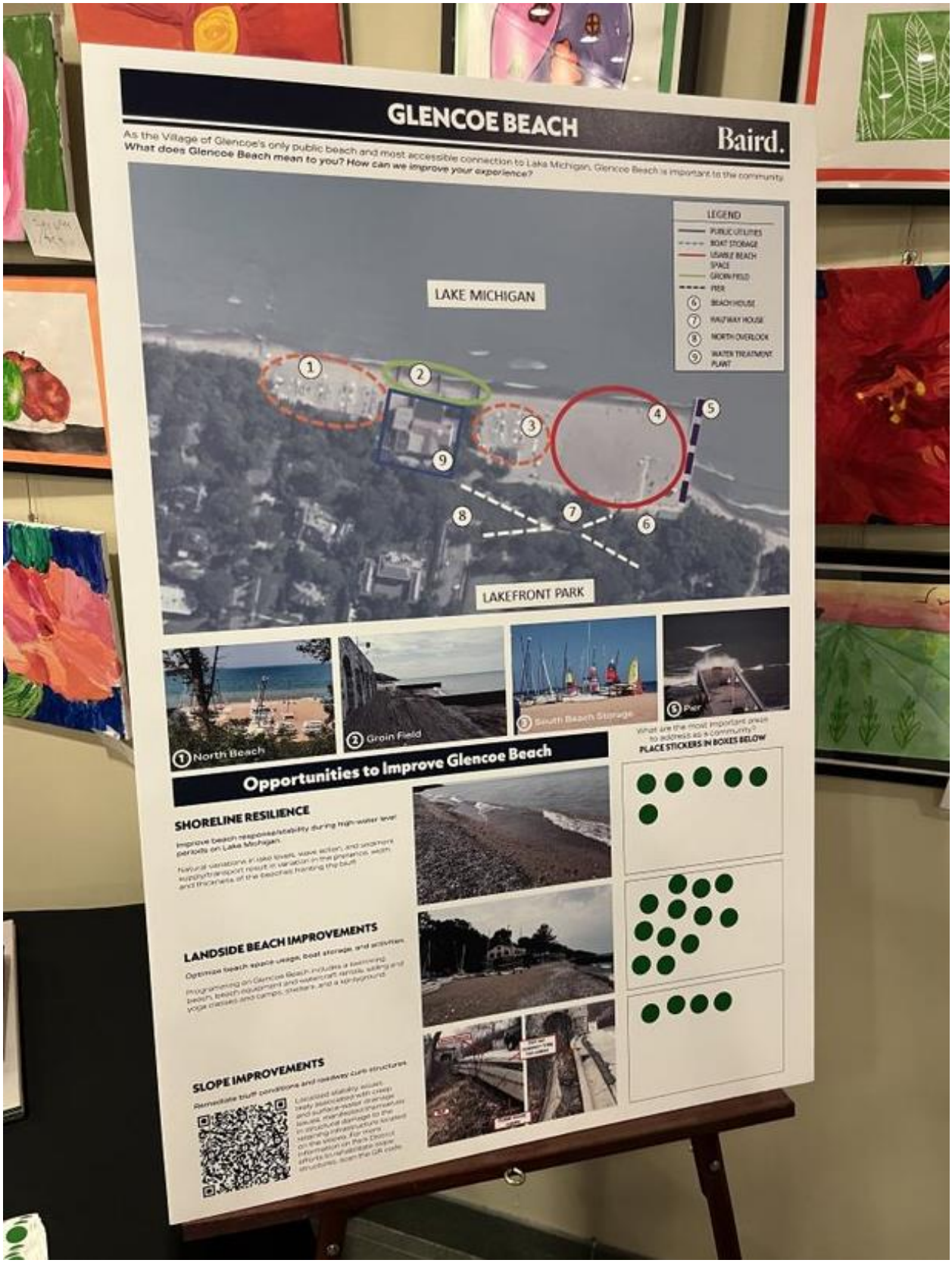
Community Workshop Post-It Note Activity Results



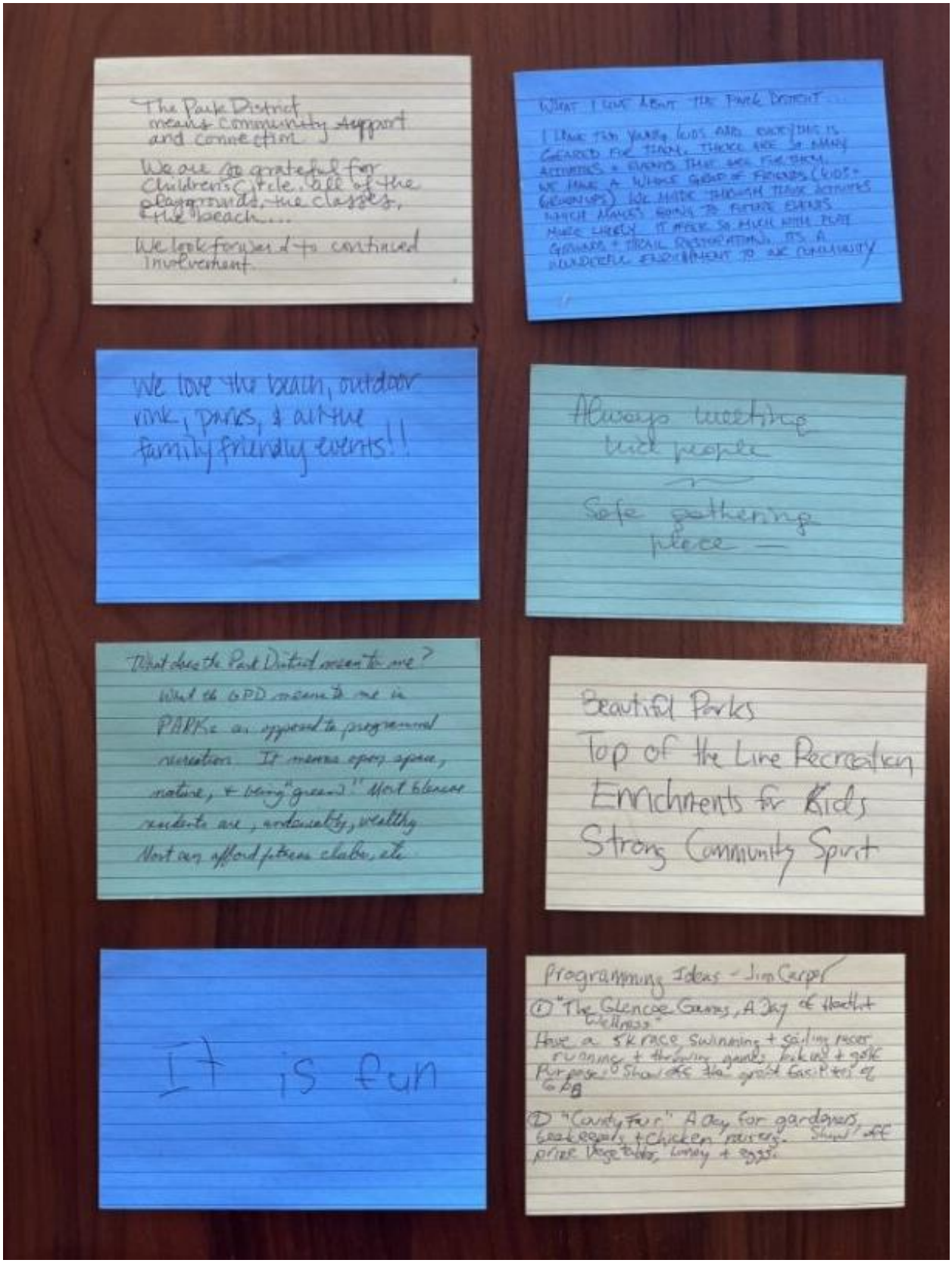

Keep Glencoe Green in every way —
Keep the beach & the creek jewel of the community
Stop sign at Tavitt Intersection
Beach Bar!

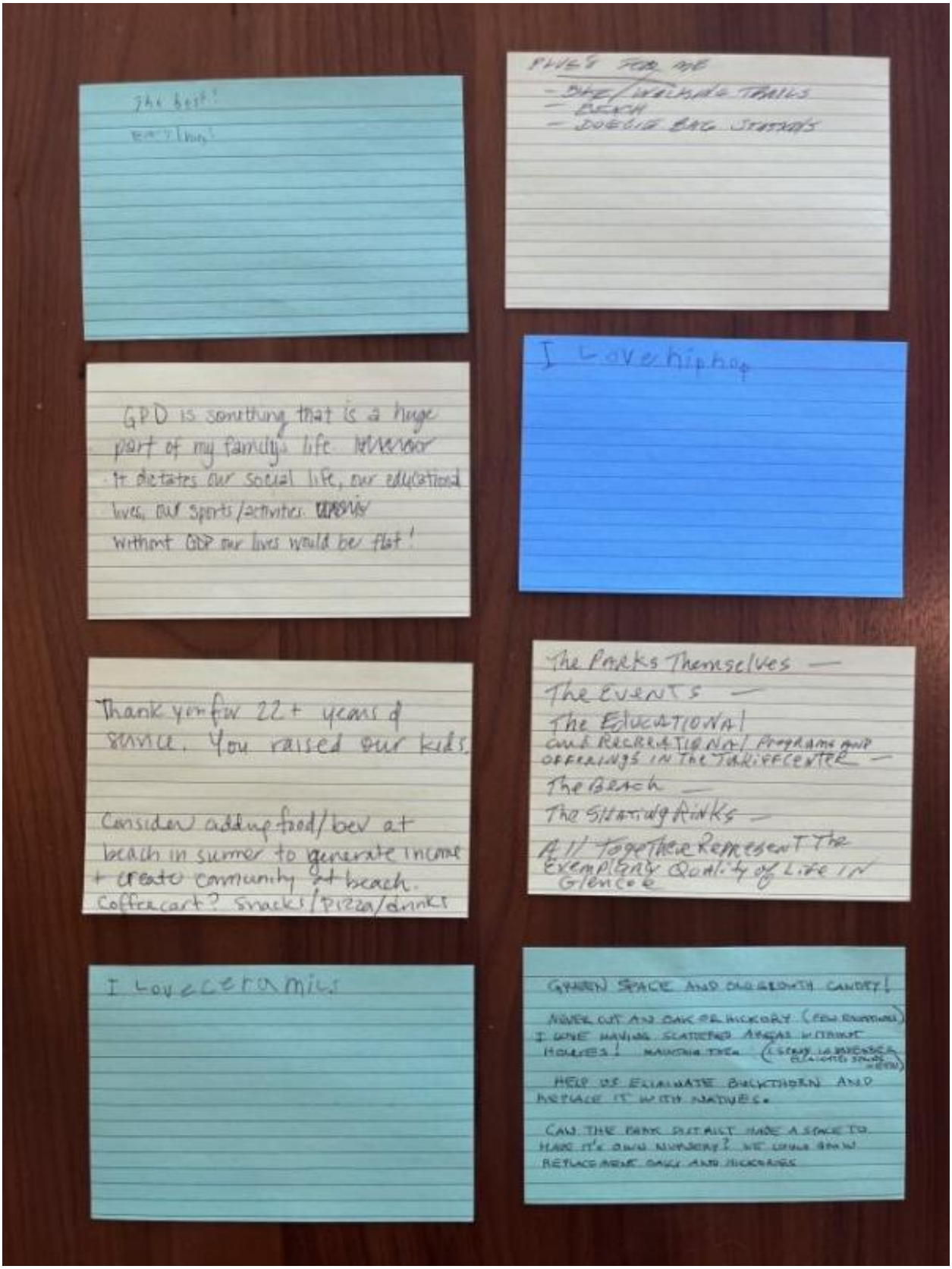
Open House Glencoe Beach Activity Boards

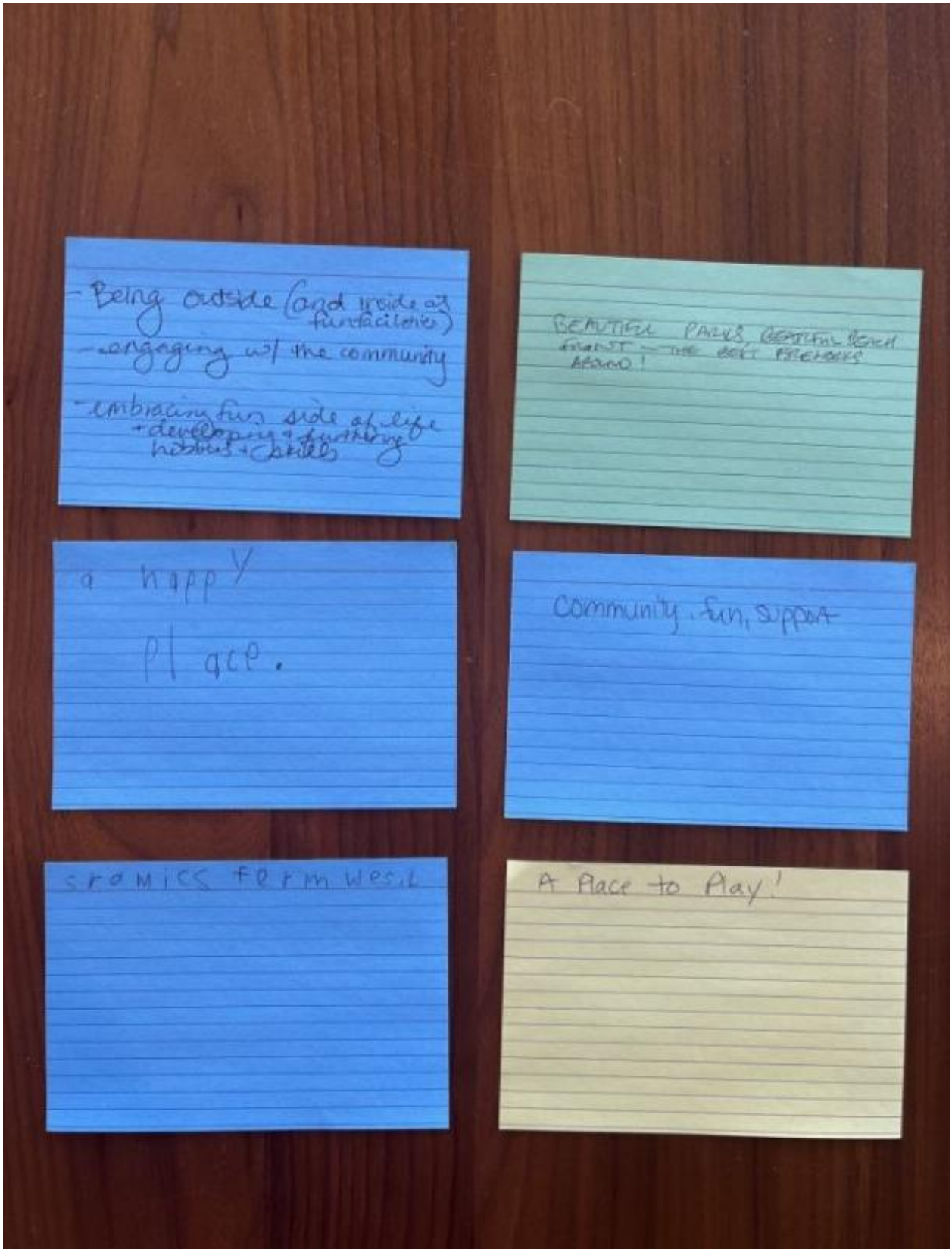



GLENCOE BEACH
Baird.
As the Village of Glencoe's only public beach and most accessible connection to Lake Michigan, Glencoe Beach is important to the community.
What does Glencoe Beach mean to you? How can we improve your experience?
LEGEND
PUBLIC UTILITIES
BOAT STORAGE
LEASABLE BEACH SPACE
GRAIN FIELD
PIER
6 BEACH HOUSE
7 HALFWAY HOUSE
8 NORTH OVERLOOK
9 WATER TREATMENT PLANT
LAKE MICHIGAN
LAKEFRONT PARK
1 North Beach
2 Grain Field
3 South Beach Storage
5 Pier
Opportunities to Improve Glencoe Beach
SHORELINE RESILIENCE
Improve beach response/stability during high-water level periods on Lake Michigan.
Natural variations in lake levels, wave action, and onshore supply/transport result in variation in the presence, width and thickness of the beaches framing the bluff.
LANDSIDE BEACH IMPROVEMENTS
Optimize beach space usage, boat storage, and activities.
Programming on Glencoe Beach includes a swimming beach, beach equipment and watercraft rentals, sailing and yoga classes and camps, shelters, and a kid's ground.
SLOPE IMPROVEMENTS
Remediate bluff conditions and roadway curb structures.
What are the most important areas to address as a community?
PLACE STICKERS IN BOXES BELOW

Open House Comment Card Activity Pictures




The best!
PARKS FOR ME
- BIKE/WALKING TRAILS
- BEACH
- DOG/BIG BAG STATIONS
GPD is something that is a huge part of my family's life. It dictates our social life, our educational lives, our sports/activities. Without GPD our lives would be flat!
I Love hip hop
Thank you for 22+ years of service. You raised our kids.
Consider adding food/bev at beach in summer to generate income + create community at beach. Coffee cart? Snacks/pizza/drinks
The Parks Themselves —
The Events —
The Educational and Recreational Programs and Offerings in the Jarrif Center —
The Beach —
The Skating Rinks —
All Together Represent The Exemplary Quality of Life in Glencoe
I Love ceramics
GARDEN SPACE AND OAK GROWTH CANOPY!
NEVER CUT AN OAK OR HICKORY (FEW EXCEPTIONS)
I LOVE HAVING SCATTERED AREAS WITHOUT HOUSES!
HELP US ELIMINATE BUCKTHORN AND REPLACE IT WITH NATIVES.
CAN THE PARK DISTRICT HAVE A SPACE TO HAVE IT'S OWN NURSERY? WE COULD GROW REPLACEMENT OAKS AND HICKORIES


- Being outside (and inside at fun facilities)
- engaging w/ the community
- embracing fun side of life
- developing + furthering hobbies + skills
BEAUTIFUL PARKS, BEAUTIFUL BEACH
a happy
place.
community. fun, support
A Place to Play!

SUPPLEMENT B

COMMUNITY SURVEY RESULTS

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN

aQity Research & Insights

COMMUNITY SURVEY FOR THE GLENCOE PARK DISTRICT

MARCH 2024

aQity Research & Insights

Evanston, IL

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Methodology

- These findings are based on responses from n=301 residents within the Glencoe Park District (GPD).
- Data collection took place between December 1st, 2023 and January 24th, 2024, with pauses during the Christmas and New Year holidays.
- All GPD residents were sent invitation postcards and emails for the online survey and/or printed mail questionnaires (with prepaid return envelope. Each invitation offered three options (with instructions) for their response:
  - n=265 completed the survey online.
  - n=36 completed a printed survey (sent and returned by USPS).
  - No one opted to complete the survey by phone.
- The sample of n=301 residents was weighted to match US Census data for Glencoe by region, age, gender, race and ethnicity, and percentage of households with children. Assuming no sample bias, the margin of error is +/- 5.6% (at the 95% confidence level)*.
- Throughout the report, statistically meaningful differences (at the 95% confidence level) are identified. If responses from a demographic group are not reported, this means that the response from that segment was generally in line with the overall result.

* In addition to sampling error, question wording, respondent error, and practical difficulties in conducting surveys may introduce error or bias in any opinion poll.

Respondent Sample Demographics (self-reported)

Gender*	
Male	46%
Female	52%
Prefer to self-describe	2%

Age*	
Under 35	11%
35-44	17%
45-54	19%
55-64	23%
65+	30%
Mean (average): 55.1 years old	

Children in Household*	
Yes	38%
No	62%

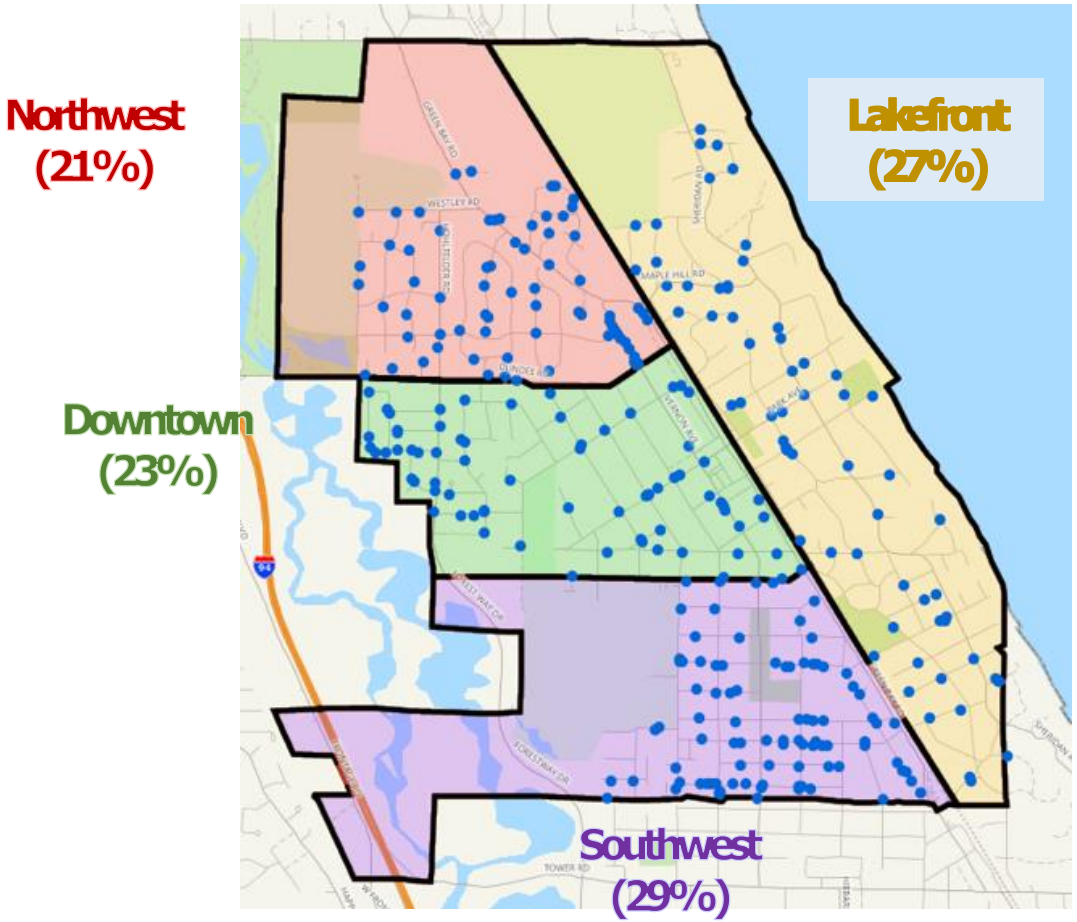
Length of Residence in Glencoe Park District	
Less than 5 years	24%
5-14 years	26%
15-29 years	26%
30+ years	24%
Mean (average): 18.8 years	

Race* *(multiple responses)*	
White/Caucasian	92%
Asian	8%
Black/African American	1%
Other	7%

Ethnicity*	
Hispanic/Latino	3%
Not Hispanic/Latino	97%

*Weighted to 2020 Census data.

Respondents by Region (based on address)



Summary: Key Findings

Overall Opinions of the Glencoe Park District (GPD): Esteem, Strengths, Weaknesses

Nine Out of Ten GPD Residents Hold the District in Favorable Regard Overall

- When rating their overall opinion of the Glencoe Park District (on a 0-10 scale), 90% give the GPD positive ratings (scores of 6 or higher). *pp. 21,22*
  - Nearly half (48%) are extremely favorable (scores of 9 or 10).
  - Only 5% overall are dissatisfied (ratings of 0-4) and the remaining 5% are neutral (scores of "5", indicating no strong opinion either way).
- The GPD's average score of 8.1 is very strong and generally held across all groups.
  - Slightly higher ratings tend to come from households with children under age 18 (8.3 -- especially those under age 12 at 8.7), and the SW region (8.5).
  - Slightly lower average scores – still very positive – come from residents without children (8.1) or with teenagers (7.8), the Downtown area (7.8), and non-users/non-visitors (6.2).
- The GPD ratings are comparable to neighboring park agencies* and well above the statewide benchmark.

Similarly, Residents Rate the GPD a Good Value Overall

- On average, survey respondents estimate that the GPD accounts for 7.9% of property tax revenues – very much in line with the District's actual 8% share. When informed that the District represents 8% of property taxes, residents rate its overall value (on a 0-10 scale) a 7.5, considered a good-to-great value overall. *pp. 31-33*
  - Perceptions of value are divided largely between those with younger children (8.1+ with kids under age 12) vs. those with teenagers (7.1).
  - Likewise, strong regional differences exist between the SW (8.3) and NW region (8.1) vs. those in the Downtown (7.0) and Lakefront areas (6.9).
  - The GPD's value rating surpasses those from neighboring agencies (and are well above the statewide average).

* Including park districts/departments Highland Park, Highwood, Lake Forest, Lake Bluff, Deerfield, Northbrook, Glenview, Wilmette, Kenilworth, and Winnetka.

Overall Opinions of the Glencoe Park District (GPD): Esteem, Strengths, Weaknesses (cont'd)

The District's Top Strengths Center Around Physical Assets (Parks, Playgrounds, Beach, Facilities) and Programs/Events

- In an open-ended format, respondents identify the District's top strengths as: *pp. 23-26*
  - The parks and playgrounds, in terms of being well-maintained and abundant (41%) and the beach area (29%). Another 19% cite District facilities as a strength.
  - These are followed by several comments about the District programs and activities, especially youth programs (17%), the quality and variety in general (13%), childcare/preschool and before/after school programs (12%), and community events (11%).
  - More scattered responses cite elements of District staffing and administration, usually friendly staff (8%), continued improvements/investment and assets (7%), and seeking public input (5%).

The Top Dislikes or Improvements Sought Are More Scattered

- When asked (again, in an open-ended question) what they like least about the District or areas for improvement, 29% were unable to offer any suggestions (including 12% who said there is "nothing" they dislike at all). *pp. 27-30*
- The top three responses (11% each) touch on different areas or requests:
  - More adult activities/programs (more variety, scheduling for working adults)
  - Lower fees (programs, facilities, beach passes, etc.)
  - Beach concerns (access policies, parking issues, amenities).
- Most of the remaining top responses (5% to 8% each) focus on facility matters, most often those seeking a pool (8% -- usually indoor), better facility upkeep in general (7%), more dog-friendly park options, pickleball courts, and a larger/improved fitness facility (5% each).

Overall Opinions of the Glencoe Park District (GPD): Esteem, Strengths, Weaknesses (cont'd)

Virtually All Residents Feel Represented and Included By the GPD

- Overall, 87% feel that the District properly represents and includes them and their households in its offerings. *pp. 34-35*
- The 13% who disagree tend to be residents aged 55+ (along with those in the Downtown and Lakefront areas) and most often report that the District is primarily focused on young families and children.
  - From their open-ended feedback, these residents seek more activities for empty nesters and retirees, along with more activities for teenagers.
  - Again, programming schedules to accommodate working adults is sometimes suggested for this group to feel more included.

GPD Park/Facility Usage, Satisfaction, Improvements Sought, Reasons for Non-Usage

Virtually All Respondents Report Recent GPD Park/Facility Usage

pg. 37

- The vast majority (96%) report that someone in their household has been to or visited a GPD park or facility in the past year, most often:
  - Glencoe Beach (88%), especially the swimming beach (74%), the playground (46%), the Trellis and sun shelters (32%) and the concession area (23%)
  - Lakefront Park (76%)
  - Watts Park (56%)
  - Takiff Center (54%), most often the gymnasium (25%), arts studios (15%) and/or the fitness facility (15%)
  - Friends Park (53%)
  - Connect Glencoe Trail (48%)
  - Kalk Park (47%)
  - Weinberg Rec Center (45%) – the ice rink (34%) and pickleball courts (17%)
  - Duke Park (39%)
  - All other locations were cited by fewer than a third of respondents.

Satisfaction with GPD Parks and Facilities is Very Strong

pp. 41,42

- On a 0-10 scale, all attributes related to the District parks and facilities are highly rated (8.3 or higher, on average).
  - Overall, 84%+ are at least somewhat satisfied, and a majority (57%+) are completely satisfied (scores of 9 and 10).
  - Satisfaction is highest for overall safety (8.9) at these locations.
  - In addition, all subgroups and regions give consistently positive ratings across all attributes. No group gives average scores below a 7.8 (very satisfied).

GPD Park/Facility Usage, Satisfaction, Improvements Sought, Reasons for Non-Usage (cont'd)

Most of the Suggested Improvements Usually Center on Glencoe Beach and Takiff Center

- Those giving lower scores (6 or below) mention a variety of issues with little consensus (no clear pressing issue). Most often they cite: *pg. 43*
  - Glencoe Beach (n=19 respondents), with the top requests citing more upkeep and less trash (n=3), and no more than n=2 citing a need for improved concessions, parking issues, boat house policies, and staff/service comments
  - Takiff Center (n=13), with only room rental costs (from two respondents) garnering multiple responses
  - Watts Park/Weinberg Rec Center (n=9) usually pickleball issues (noise; slippery courts, no nets provided, etc.)
  - Glencoe Trail (n=4)
  - West Park (n=2 – both citing the conditions of the sports field).

Non-GPD Users Give Varied Reasons for Non-Usage

- The relatively few non-users who gave a reason for not visiting GPD locations (n=8) usually cite lack of familiarity, going to other options nearby, or not having any children under age 18. *pg. 44*

Outdoor Facilities: Demand and Opportunities

Among the Outdoor Facilities Tested, Demand is Strongest for Trails, the Beach, and Open Space/Natural Areas

- At least 64% - nearly two-thirds – report a current interest, desire or usage of: *pp. 46-48*
  - Walking/biking trails (90%)
  - Swimming beach (68%)
  - Open space with amenities such as benches, paths (65%)
  - Natural areas such as natural prairies (64%).
- Half (50%) express interest or a desire for playgrounds, followed by sports fields (44%) and an outdoor ice rink (42%), with slightly fewer mentioning:
  - Outdoor tennis courts (38%) and pickleball courts (35%)
  - Splash pads/spray grounds (31%).
- Most residents found at least one outdoor feature of interest, as only 3% said none of these are needed.
- When asked how readily available these amenities are currently – whether provided by the Glencoe Park District or someone/somewhere else – none of the outdoor features register as gaps. *pg. 50*
  - At least two-thirds of those interested in each report that their demand is mostly or completely being met currently.
- When asked which <u>one</u> represents the top priority for the GPD to pursue, add, or improve, the top three responses are: *pp. 51-52*
  - Walking/biking paths (20%)
  - Natural areas/native prairies (13%)
  - "None" of the items tested (13%)
  - Fewer than 10% consider any of the remaining items a top priority.

Indoor Facilities: Demand and Opportunities

The Indoor Facilities Tested Are in Less Demand Than Outdoor Features, But Less Available

- None of the indoor facilities tested garnered a majority level of desire or interest. The top options are a/an: *pp. 54-55*
  - Indoor pool (40%)
  - Indoor walking/jogging track (38%)
  - Fitness facility with weights and cardio machines (38%).
- About a quarter express interest or a desire for indoor pickleball courts (28%), art studio space (26%), and/or gymnasiums for basketball, volleyball, etc. (24%).
- Just under one in five (18%) express a desire or demand for preschool/early childhood space, with about as many (20%) saying that "none" of the facilities tested are of interest.
- Residents who are interested in preschool/early childhood program space feel their level of demand/usage is currently being met, as are about half of those interested in gym space, arts studios, and/or a fitness facility. *pg. 56*
- The biggest "gaps" currently are for an indoor pool, walking/jogging track, and pickleball courts.
- When asked which <u>one</u> represents the top priority for the GPD to pursue, add, or improve, the top two responses are: *pp. 57- 58*
  - "None" are priorities (27% -- especially those without children and SW residents)
  - An indoor pool (26% -- mostly ages 35-44).
- An indoor walking/jogging track registered next highest at 12% of responses, and everything else is a priority to fewer than 10% of residents.

GPD Program Usage, Satisfaction, and Improvements Sought

About Half Report Recent Program Participation or Event Attendance, With Strong Satisfaction

- Overall, 53% of all respondents report someone in their household participating in a District program in the past year or attending a GPD community event. Most often, these self-reported participants report taking part in: *pg. 60*
  - Fitness programs, usually pickleball (16%), other team sports (12%), basketball (8%), tennis (7%), or low impact activities such as yoga, dance, or tai chi (7%)
  - Non-fitness programs, most often arts (including ceramics) at 19%, GPD summer camp (15%), Childcare/Kids Club (12%), theater/improv (6%) and/or early learning/preschool options (6%).
  - Community events, especially 4th of July festivities (24%), followed by winter holiday events (13%), Mud Run (11%), Boo Bash (10%), or outdoor concerts/movies (10%).
- Overall satisfaction with GPD programs and events in general is very strong, with 88% satisfied (scores of 6+ on a 0-10 scale), including a majority (55%) completely satisfied (9 or higher). By comparison, only 7% are dissatisfied, and 5% are neutral. *pg. 61*
  - The average rating (8.2) is very strong, closely aligning with the District's overall esteem rating (8.1 average).
- Among the relatively few who are less satisfied, the top suggested improvements for programs usually center around: *pg. 62*
  - Pickleball instruction, programs (n=12, mostly better instructors, more courts)
  - Specific youth programs (n=6 – scattered responses)
  - Registration issues (n=2 – usually classes filling up too quickly).

Program Options: Demand and Opportunities

Demand is Highest For Many Adult Activities, Most of Which Represent Gaps in the Community (and Opportunities for the GPD)

- Nearly half of District residents express a desire, interest, or current usage of adult fitness and wellness programs (46%), followed closely by: *ppg. 63-65*
  - Adult sports/athletics (36%)
  - Adult arts programs (30%)
  - Along with youth sports/athletics (30%).
- Slightly fewer (roughly one in four) cite other youth programs/options:
  - Summer day camps (25%)
  - Youth arts programs (23%)
  - Preschool and early childhood programs (22%)
  - After-school programs (21%).
- Programs and activities for teenagers rounds out the list at 15% interest/demand.
  - Overall, 22% are interested in "none" of the program options tested.
- Residents interested in most of the youth programs feel that all are currently readily available in the community. The exception is programs and activities for teens, which (along with all of the adult program options tested, which were in top demand) represent "gaps" or unmet desires currently. *pg. 66*
- When asked which one should be the GPD's top priority, adult fitness and wellness programs are clearly the top choice (23%). This is followed by: *pp. 67-68*
  - Preschool/early childhood (12% -- a priority that is mostly being met currently)
  - Adult sports/athletics (11%)
  - Adult arts programs (9%)
  - Youth sports/athletics (9%)
  - Programs/activities for teens (7%).

Assessment of GPD's Seven Core Values

"Quality" is Clearly the Most Important GPD Core Value Among Residents, Both for Parks/Nature Areas/ Facilities and for Programs/Activities/ Events

- Strong majorities (65%+) feel that among the seven core values for the Glencoe Park District, the following rank among the top three in terms of importance *pp. 71, 72*
  - **"Quality parks, playgrounds, nature areas and facilities"** (consistent among all groups regardless of region, demographics, or GPD usage)
  - **"Quality programs, activities and events"** (especially recent program participants, women, ages 35-44, those with children under age 12, and the newest Glencoe residents)
- "Safety" ranks third overall in terms of importance (43% "top three", followed closely by "long-term financial stability"). The remaining core values include:
  - "Environmental sustainability" (28% "top three")
  - "Excellent customer service" (26%)
  - "Transparency and community engagement" (20%).
- Virtually all are seen more as strengths for the GPD as opposed to weaknesses or areas needing improvement, especially the top two "quality" values (assets and programs). *pp. 73-74*
- Residents are more divided on:
  - Long-term financial stability (20% a "strength" vs. 10% "weakness/more to be done")
  - Environmental sustainability (15% "strength" vs. 12% "more improvement")
  - Transparency/community engagement (13% "strength" vs. 19% "more improvement").

Willingness-to-Pay for Potential Improvements

Many Express Support for Continued Investment to Maintain, Upgrade, and/or Replace Existing GPD Facilities

- Knowing that any of the improvements tested could mean higher property taxes or higher fees, a clear majority (81%+) express support for: *pp. 78-82*
  - Beachfront improvements for stairs, restrooms, the boardwalk, beach house, Trellis/sun shelters, etc. (83%, including 41% "strong" support))
  - Investing in GPD facilities to support quality maintenance of parks and amenities/ facilities (81%, including 30% "strong" support).
- At least 63% also support:
  - Improving/replacing playgrounds and park amenities (68% total support)
  - Improving athletic/sports fields (64%)
  - Moving to electric maintenance vehicles and equipment to reduce emissions and improve efficiencies long-term (63%).
- The two remaining options tested garnered majority (though lower) support:
  - Additional space for childcare and youth programming (59%)
  - New recreational facilities such as an indoor pool (54%).
- While new facilities (like an indoor pool) garnered less support overall, there is a core group who "strongly" support this option (largely comprised of residents aged 35-44, those with children, newer Glencoe residents, and program participants).
- In fact, when asked which <u>one</u> improvement represents the biggest priority, the top two responses are: *pg. 83*
  - Beach improvements (23%. which received the highest support when tested alone)
  - New recreational facilities such as an indoor pool (also 23% despite having the least support when tested alone -- indicating that these "core" supporters feel especially strong about this option).

Other Key Findings

Residents Support Maintaining Existing Assets vs. New Options

- Overall, 61% feel the GPD should focus on "maintaining and improving current parks, open areas, facilities and programs" as opposed to focusing on "offering new facilities, programs or activities as the community's interests change" (39%). *pg. 76*
  - Men and SW residents are most likely to favor focusing on existing offerings, while nearly half of women and residents in the NW and Downtown regions seek new options.

For the GPD's Open Spaces, Including Passive Amenities Is Favored Nearly 2:1 Over Keeping These Sites Natural/Native

- Almost two-thirds (65%) favor passive park amenities (e.g., benches, trash cans, landscaping) to District open areas, vs. 35% who oppose these installations and want these sites as natural as possible (e.g., no mowing or improvements). *pg. 76*
  - This preference is consistent among all groups and regions.

Most Residents and Beach Users Support the Current Beach Pass Policies

- Roughly half of the respondents (51%) report visiting the Glencoe Beach in 2023 as a passholder, and another 33% visited it without a pass last year. *pp. 87-89*
- A majority of all residents (76%), including 86% of passholders, support limiting the Beach to passholders on weekday mornings, on weekends, and summer holidays. Non-passholders are also in favor 2:1, as are 62% of non-beach users.
- Recent passholders also overwhelmingly favor the current policy (75%), whereas non-pass users are more divided (with 47% supporting the status quo vs. 37% who feel access should be permitted to passholders and/or fee-payers at all times).

Final Comments

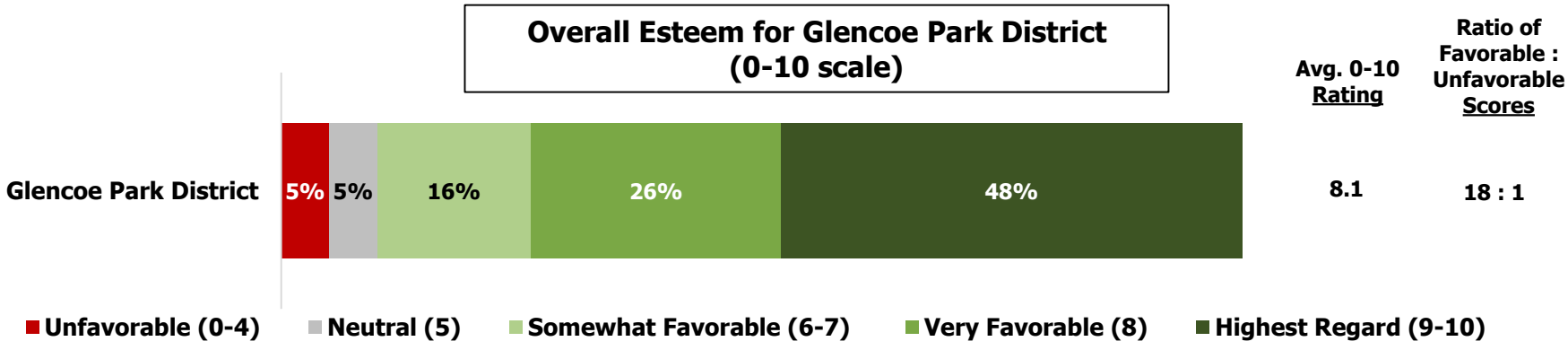
Relatively Few Offered Additional Comments, Mostly Echoing Earlier Survey Feedback

- Overall, 38% provided final comments or suggestions for the GPD, most often: *pp. 91-94*
  - Making Glencoe Beach more accessible (e.g., admission, all days/times, etc.) for residents (16%) – with an additional 6% feeling that the beach should restrict non-resident usage
  - Providing an indoor pool (15% -- again a core group within the community)
  - More/improved/expanded programs (12%)
  - Continued or improved upkeep/maintenance of GPD sites (9%)
  - More focus on environmental sustainability, conservation (8%)
  - Improved park amenities (7%).

I. Overall Esteem, Strengths and Suggested Improvements, and Perceived Value

Residents hold the Glencoe Park District (GPD) in very high esteem overall, averaging an 8.1 rating on a 0-10 scale (considered very favorable). Nearly half hold the District in the highest regard (48% giving scores of 9+), vs. only 5% who have a negative opinion overall.

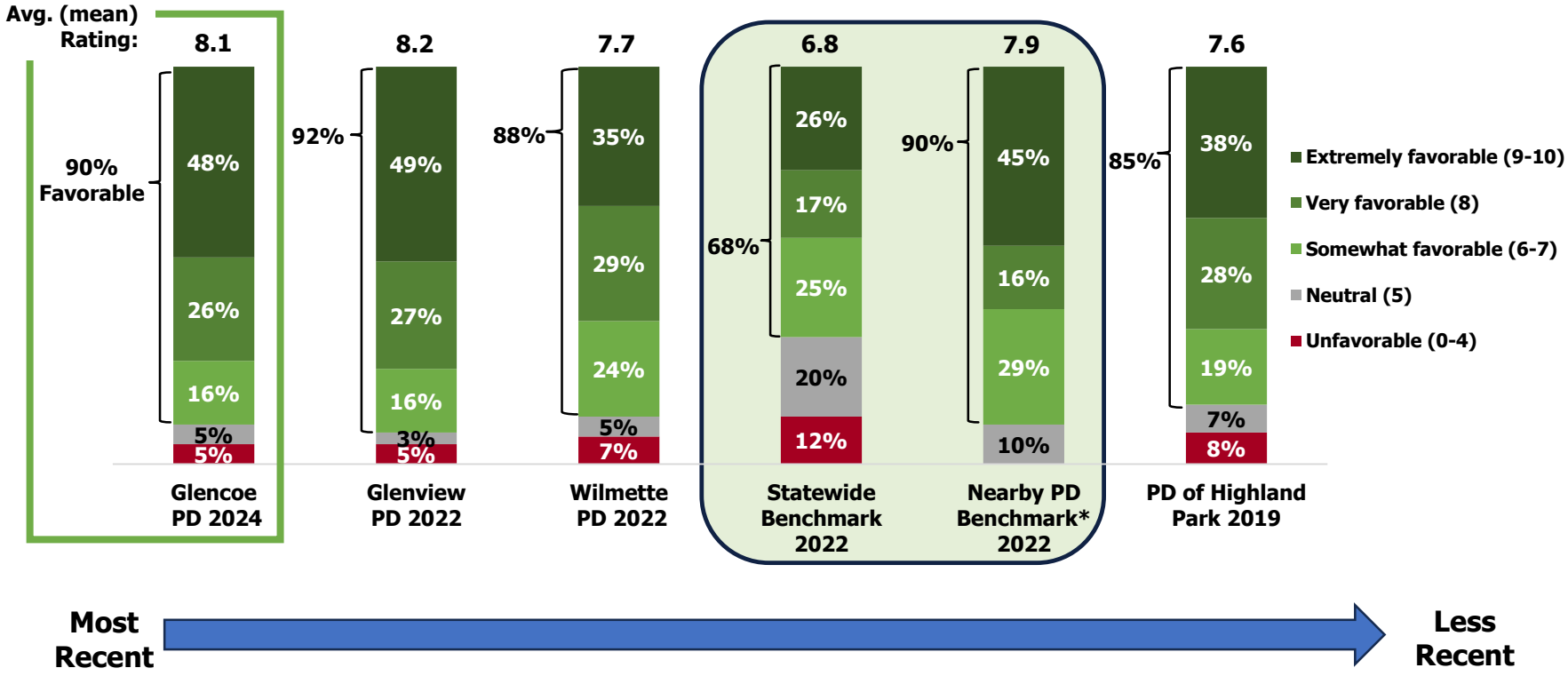
- The strongest ratings tend to come from households with children (especially pre-teens), and residents in the SW region:
  - Households with children (8.3 average, vs. 8.1 overall), especially under age 12 (8.7)
  - SW region (8.5)
  - Glencoe Beach passholders (8.4).
- While lower than average ratings tend to come from households without young children and non-passholders to Glencoe Beach, no subgroup gives the GPD unfavorable score on average. In fact, these segments still hold the District in favorable regard (6.2 or higher):
  - No children in household (8.1), or households with teenagers (7.8)
  - Non-beach passholders (7.6)
  - Downtown region (7.8)
  - Non-GPD visitors/users (6.2).



Q2. Please rate your overall opinion of the Glencoe Park District on a scale from 0 (completely dislike) through 10 (hold it in the highest regard), with 5 a neutral score. If you are unfamiliar with the District, please select "Unfamiliar".

These strong ratings for the GPD are generally in line or slightly higher than other nearby park agencies, and well above the statewide benchmark.

Benchmark Comparisons: Overall Esteem Ratings



Q2. Please rate your overall opinion of the Glencoe Park District. (0=completely dislike, 5=neutral, 10=highest regard).

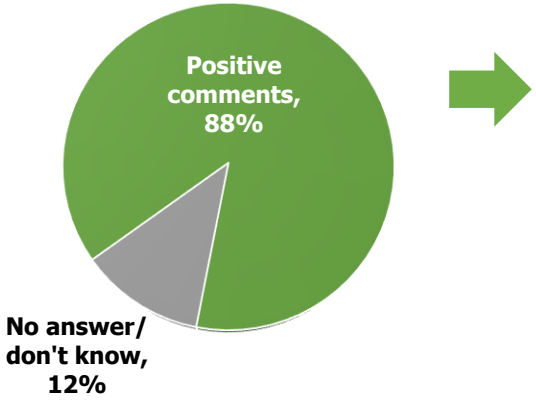
* 2022 benchmark comparisons with neighboring park districts/agencies include Highland Park, Highwood, Lake Forest, Lake Bluff, Deerfield, Northbrook, Glenview, Wilmette, Kenilworth, and Winnetka.

aQity RESEARCH

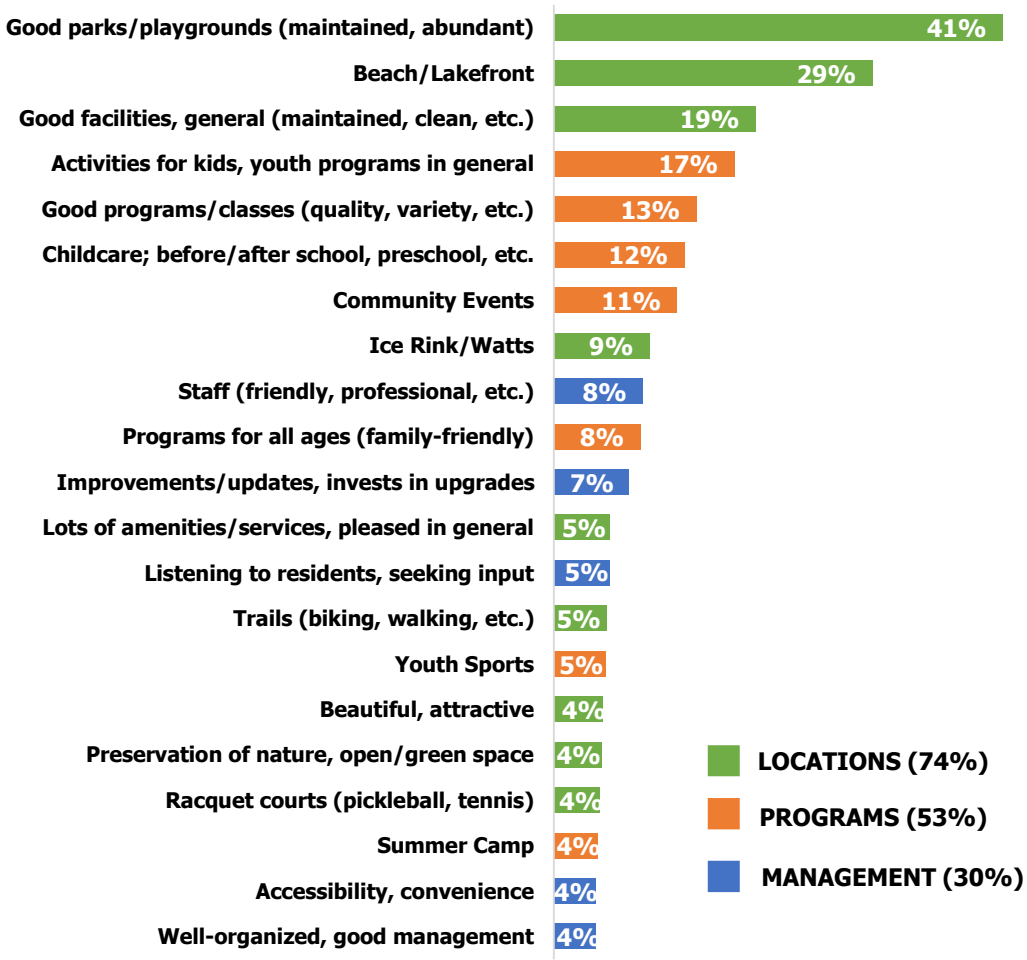
When asked what they like most about the Glencoe Park District in an open-ended format, most (88%) offered positive feedback, usually centered around GPD sites (parks/ playgrounds/etc. in general), Glencoe Beach, and/or its well-kept facilities.

- Several comments regarding GPD programs were also mentioned often, usually focusing on activities for youth.
- Staff and management comments were cited by a little under one in three respondents (e.g., friendly service, good decisions to invest in parks/facilities, etc.).
- Examples of these comments are on the following pages.

What do you like most/ strengths about the GDP?



Top Responses



Q3. What do you like most about the Glencoe Park District, or what does it do particularly well? Please be specific and feel free to include feedback from other household members. (open-ended)

Sample Verbatim Comments: Like Most about GPD/District Strengths

Locations/Facilities/Parks (mentioned by 74%)

"Facilities like the Takiff Center are great."

"Responsible weekly/seasonal maintenance."

"I love that there is a park or park district activity for all residents. They are kept in such clean and fresh condition and the Lakefront is priceless."

"Love the parks, beach, Watts Center and Takiff Center."

"Playgrounds for the under 8-year-olds are great."

"The parks are maintained beautifully."

"Excellent park facilities. Well-maintained grass and plantings. Our parks are beautiful."

"The beach is the number 1 asset for the community. Watts is also a great facility for the kids to have some activity outside in the winter months."

"The beach, the bluff restoration."

"Love the beach and its amenities."

"Takiff Center. Beach. Playgrounds. All are clean and safe."

"Takiff Center and Weinberg Center after school activities offered. Great staff in the Takiff Center. Great transportation from south to Takiff."

"Beautiful job on Watts Building (Kids Club area). I love that you retained the fireplace room as it was. Well-planned spaces (Connect Glencoe path). The designated pickleball courts are a great use of underutilized space; the updated playground equipment (e.g., Duke Playground) is inventive and well done."

"Swing at Lakefront Park (with new bluff cleared for views) -- bravo."

"We have wonderful facilities for children, the playgrounds have all been rebuilt beautifully. I haven't been to the beach in several years, but I understand that has been rebuilt also."

"Having an ice skating facility which is shared with the school."

"The facilities are kept so beautifully and the staff all around is top notch. We've had particularly good experience with the preschools and love the beachfront area."

"I utilize the Watts pickle ball courts in the skating rink. Great space!"

"Lots of nature present, biking trail."

"Lots of options. Facilities are in great condition."

"Great hiking trails, beach area."

"Love what you have done with Green Bay Trail, Kalk Park!"

"Beautiful and well kept up landscaping in all village parks."

"I like how much green space is protected from development in Glencoe and how many beautiful majestic oaks are preserved. This is very important."

"Maintains green/open space. Parks and playgrounds in good repair/condition."

"Lots of parks. Tennis courts are available with nets in winter."

Sample Verbatim Comments: Like Most about GPD/District Strengths (cont'd)

Programs/Activities (mentioned by 53%)

"Day care, summer camp and activities for the kids are absolutely great, best of all, in every way."

"Lots of great programming for kids. We sign up for sports, after school activities, Children's Circle, Glencoe Fitness, other activities."

"My kids have grown in Glencoe. They have activities for each age, from Kids in the Park, teens doing sports or hanging out at the beach, working at the beach."

"There are great classes available, especially for children in addition to some good ones for adults."

"Great for young children, including Takiff Center."

"Takes children's opportunities to have a bit of fun seriously."

"The school-aged programming is wonderful."

"The variety of programs offered is great, especially for younger children. The catalog clearly shows options and descriptions are detailed. There are various locations and they are well-maintained."

"The amount of programs they provide, and the cleanliness and options of parks for my children."

"Thoughtful and fun activities and events for toddlers that are always timed well with afternoon naps."

"I really like the variety of activities offered."

"It offers a lot of classes, has Watts, baseball fields, tennis and pickleball courts and all are quite nice for such a small village."

"Kids Club, variety of after-school classes."

"After-school programs for kindergartners."

"After-school care program (Kids Club), Children's Circle."

"Early education environment, activities for the whole family, year-round sports and creative class options, all enhances our experience living in Glencoe."

"Summer camp programs. 4th of July celebrations. Kids sports and other activities."

"The park district is putting on events that every family seems to be participating in! Growing up here, there wasn't as much going on. I live near the Mud Run and am just blown away by the excitement and participation. The adult pickleball program is also fantastic. There seems to be a lot in development. I am feeling very grateful to live in Glencoe with such a robust park district program."

"Mud Run, upkeep of Glencoe, Pumpkin Smash."

"Have fun events like the July 4th, Light the Lights, etc."

"Tries hard to provide enriching activities for residents of all ages and interests in a relatively small community. I love Glencoe Fitness and we liked the childcare and some of the camp options when our daughter was younger."

"Family friendly activities, beach, ice rink, free holiday events, concerts in the park, etc."

"Offers a range of activities that meet the needs of different age groups."

"Seems to have a lot of family focused events."

"Kids sports programs."

"I think they do a good job with the park district baseball."

"Camps and classes for young school-age kids. Also, very impressed with the sports programs."

Sample Verbatim Comments: Like Most about GPD/District Strengths (cont'd)

Admin/Management (mentioned by 30%)

"Great communication and updates. Good initiatives through the year and some fun new activities for adults and kids!."

"People working and the employees are amazing. They are kind and respectful."

"Staff is friendly and responsive."

"The people seem to genuinely care about the community. And they are great at programming for children 6 and under."

"Excellent staff, highly responsible, dynamically change programs season to season, e.g., beach & parks in summer, ice rink in winter, but offer preschool care year round."

"I think the renovation of the major parks was a nice draw for young families and done well."

"The park district is very proactive in taking care of and maintaining the parks."

"They spend money to keep the neighborhood looking fantastic."

"Staff and Board members listen to understand community needs, and then collaborate in a creative manner to implement programs and facilities to best serve community needs. We like leveraging donations, state and federal dollars for capital improvement projects."

"I do feel it takes into consideration the public's opinion."

"It's organized. The updates about events are helpful for planning purposes."

"Convenient, wide array of offerings, decent pricing."

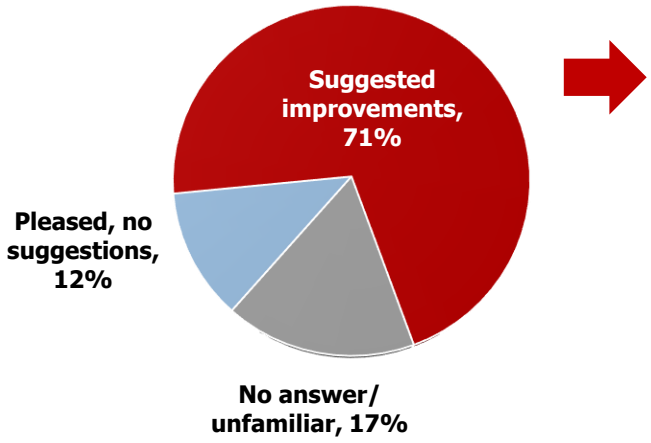
"The park district is fantastic at responding to residents' interests. I love the community events it puts in, from the 4th of July fireworks and events surrounding those to the Mud Run and the Watts programs. I think the park district does a great job at listening to what residents want and you (seemingly) do your best to meet those demands."

"Response to varying community interests (i.e., improving playgrounds, upgrading outdoor ice rink, developing pickleball courts/programs, offering pre-school and before and after school programs). Innovative events like the Mud Run. Our children and grandchildren have enjoyed these, but also as seniors now, we appreciate affordable passes to the Takiff fitness facility, passes for the beach and ice rink."

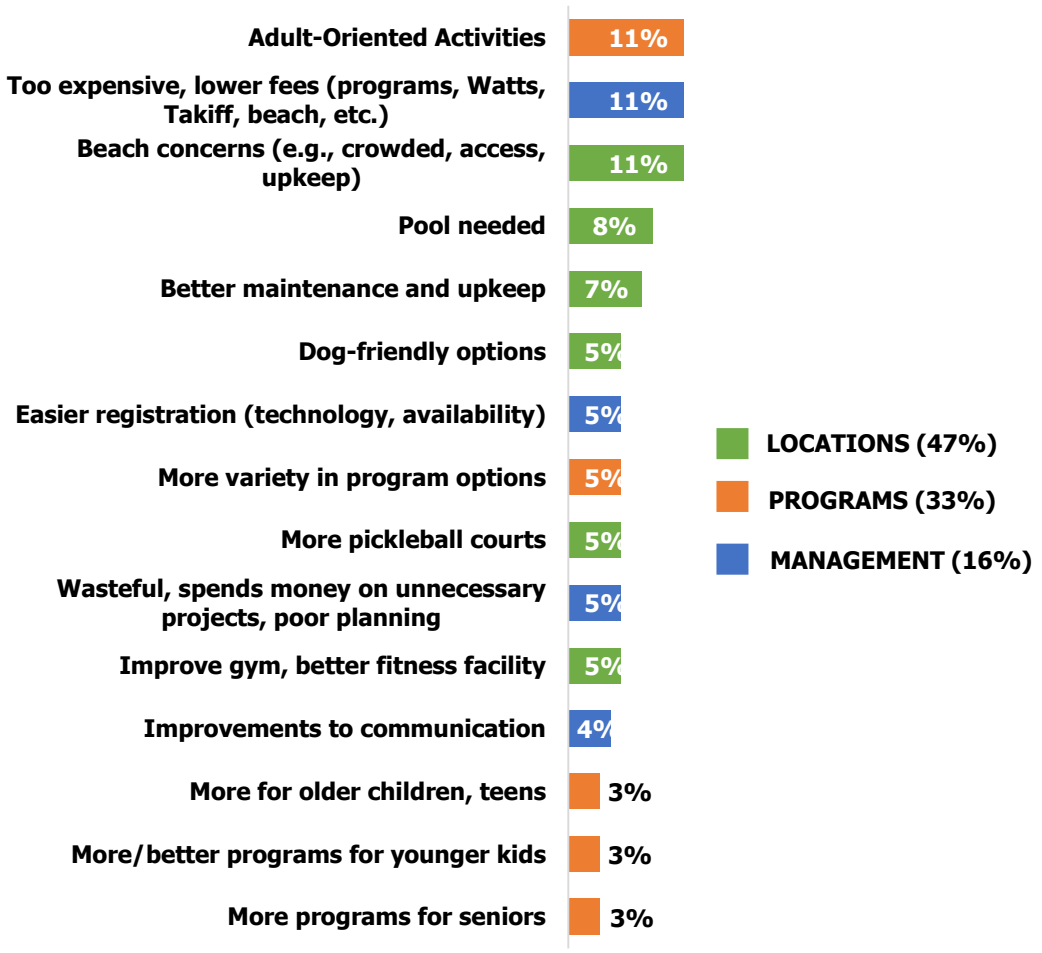
Similarly, residents were asked (open-ended) what they dislike or what improvements they would like to see from the District. Many (29%) were unable to give a response (including 12% who dislike nothing); the remaining 71% gave scattered issues or suggestions.

- Just over one in ten seek either more adult program options, lower fees, or express concerns about Glencoe Beach (e.g., crowded, too restricted, limited parking, etc.).
- Other site-related comments regarding desires for a community pool, better/more upkeep in general, and more dog-friendly options rounded out the top suggestions.

What do you dislike/want improved by the GPD?



Top Suggestions



Q4. What do you (or any other household members) dislike about the Glencoe Park District, or what could it do better or improve most? (open-ended)

Sample Verbatim Comments: Dislikes about GPD/Improvements Sought

Locations/Facilities/Parks (mentioned by 47%)

"Beach access only restricted to season holders on weekends. Beach access and day permits should be open especially to residents and their guests on weekends and it can be restricted if the beach gets really busy. Many times, I've wanted to come just once, and the beach is not very full but access is restricted, and I don't want to buy a full season pass. I pay a lot of money in taxes to not be able to enjoy the beach on weekends without being forced to buy a season pass. These rules made sense during COVID but not any longer."

"Do not incentivize non-residents from outlying communities to use park district facilities. Such as the Glencoe Beach."

"Nothing I really dislike, although I'm not sure I'm comfortable with the new rules that eliminate non-residents from using the beach on the weekends. It has never felt crowded enough to warrant the exclusion. I hear from others that they'd love a dog park, but I also understand that there is a 'not in my back yard' mentality that may make that difficult to achieve."

"Extended season for paddleboards."

"Wish we could bring our own standup paddleboard to beach. Wish there was a dedicated girls softball field at at least one location."

"The beach should be much better maintained, erosion, rocks especially at the sailing beach. The beach house could be modernized like others in the area (i.e. Highland Park)."

"Please go back to offering a daily fee to access to the beach."

"Need resident parking only at beach."

"The beach needs to give preference to residents."

"It would be amazing to have a pool (indoor and/or outdoor)."

"I would like to see easy access to a pool especially in colder weather. Is a cooperative agreement possible?"

"Wish the voters would have voted to tear down and build a new park district building with more and larger amenities, like a state-of-the-art exercise room, maybe even an indoor swimming pool."

"I wish there were some dog parks, at least one, in Glencoe. Linden, Shelton, and Watts Parks all would be good candidates for a dog park in my opinion."

"I enjoy soccer golf and wish the Watts Park disc golf course could accompany a soccer golf course. I love indoor racket sports like racquetball and especially squash. I wish Takiff center would build 4-5 squash courts and 1-2 racquetball courts for residents and surrounding suburb residents to enjoy. Squash especially; when led by a squash pro, it can be a really enriching activity for kids to participate in."

"I wish we could have found a way to have a dog park or at least open the beach to dogs off leash during the off-season."

"No dog park despite being a top priority by many residents for decades."

"Would like to see more pickleball courts."

"Have dedicated pickleball courts so tennis players and pickleball players don't have potential tussles when wanting to use one court for dual purposes."

"Please add more indoor pickleball courts. Massive demand for the sport and it's growing more."

"The gym is too small, and the price is too much for the small gym, I don't like the hours of offerings - doesn't work with my schedule."

"Fitness center could be a lot bigger and better."

"Wish Friends Park could be cleaned/fixed up a bit. With all the use over the past decade, it needs a little overhaul.

"The Grove Avenue & Dundee Road park is overdue for updates/renovations."

Sample Verbatim Comments: Dislikes about GPD/Improvements Sought (cont'd)

Programs/Activities (mentioned by 33%)

"I wish the Park District offered more adult classes on weeknight evenings. Example: I wanted to take a beginners pickleball class, but nothing was offered at a time for someone who works full-time."

"Offer exercise classes in the later afternoon and weekend mornings for those that work. Offer Canasta lessons, pickleball lessons on the weekends."

"Love to see more of a variety of programs for empty nesters including more events and classes in the evenings for those of us who still work."

"Most of the focus is on kids and families. More activities, events, and classes are needed for adults. Classes at Takiff are too expensive. Greater discounts should be given for residents for beach, events, and classes."

"Too geared towards children. Not enough for older folk. How many more expensive elaborate playgrounds do we need that are empty most of the day? No star gazing opportunities because the police chase you off the park after dark, even if you have a telescope."

"I wish there were more of a variety in programming for adults. Places to learn new skills or develop hobbies."

"Very geared towards children, which is important, but not a lot of adult-oriented activities."

"Would appreciate having more adult-minded activities. Example: have a beer tasting, wine tasting. Have a talent show?"

"I'd like to see more activities for seniors and singles. And things to do inside during inclement weather."

"Slightly more variety of types of classes. Also, for some of the school break camps, it seems as though it's just a collection of kids in a classroom. Some sort of program for that week to help give the day structure would benefit the kids (and the teachers)."

"We didn't think the pre-K schooling options were high quality. Seemed more like babysitting."

"As my daughter has gotten older, she is feeling like her options are less. For example, she is in 3rd grade and ballet is not offered anymore. The levels for activities cap out as well. She ran into this with both tennis and skating, so we go to other park districts for this. The classes are starting to seem the same year to year so there isn't as much variety for her. There is not an option for instrumental music either (ex. violin). We are going to another park district for that as well."

"Not enough for teens not into baseball or other sports."

"There could be more options for older kids or identify classes or activities that families could consider for private lessons. Often the schedules do not align with needs, yet courses are of interest. Of course, it would be up to the teacher / provider to make themselves available."

"Overall programming for older kids. Would love to see better tennis and pickleball classes for older kids who know how to play. More week-long camp options for older kids (ages 10-13)."

"I wish there were more activities on the weekend for littles under 2. Baby music classes during the week are great, but one on the weekend where working parents could attend would be awesome. It is really challenging to find activities anywhere on the North Shore for kiddos younger than 3, especially in the winter.

"I think programming for 2- to 5-year-olds could be improved. Specifically, more afternoon programming 4-5 PM, before dinner and after nursery school. Would like to see more weekday sports activities in the afternoon for this age group, like a soccer program for my son aged 4. Right now, I have to travel to Morton Grove for indoor soccer and so would love to find a program that is closer. Of course, we wish Glencoe had an outdoor pool as well."

"Takiff Center seems underutilized and not optimally designed. Would like to see more senior fitness options for ages 55 - 70. More art class offerings like mosaics, etc. Wish there were a separate gym for pickleball and for kids programming. Wish we had an indoor pool and an outdoor dog park."

Sample Verbatim Comments: Dislikes about GPD/Improvements Sought (cont'd)

Admin/Management (mentioned by 16%)

"The rental prices for rooms are too high for a resident. It should include things like the use of the kitchen."

"Making events free or low cost for Glencoe residents, considering the high property taxes we pay."

"Fitness classes are about 90% too expensive. I join a club for $30 month and all classes free. Need more free or low cost events for households and seniors where additional staff are not needed and duties are easily handled by existing staff (e.g., walking club, helping groups organize for tennis (including beginners), fishing, bike club for riding and learning repairs."

"High cost of guest passes for ice skating."

"Our kids are older now, so they don't participate but we have noticed that program cost has blown up. At these price points there are many other professional-level programs to choose from. GPD was wonderful to stay local and quick/easy, but for the cost of many programs offered now, we would have done something else."

"I don't think there is enough availability in childhood programs. You need to log in right when it opens for residents at 7 AM and it's often the case that within a couple of minutes, popular programs are full. The park district needs to add additional sections so that more people can participate in things like certain art classes, athletic classes, etc."

"I have tried to reserve pickleball at West School and found the online process to be incredibly difficult, so I just gave up."

"The sign-up process for enrichment activities and the fact that activities fill up so quickly. For activities where the demand is there, I'd love to see more classes added so that kids can participate in what they'd like."

"The website and registering for events, activities, etc. is a hot mess. It's so hard and frustrating to find and register for things. It shouldn't be this hard."

"I'm not sure they are spending money wisely. Not sure they are listening to the community. For example, we have playgrounds everywhere, but the baseball fields are a mess. Worst in the area. We spent money on a second pathway along the train tracks, which is beautiful, but there was already a sidewalk. Baseball fields and indoor basketball courts are more useful. An outdoor swimming pool at the new golf course would be amazing too."

"Wasteful, little-used construction projects (trail from Park Ave to Maple Hill when there is already a little used public street and there is already a public sidewalk, never used benches surrounding the steel sculpture at the Beach and Old Green Bay). The Watts 2023 north addition that does not match the building design. Not allowing public off hour use of the Children's Circle playground behind the Community Center. Renaming of Watts to Weinberg for relatively small $600,000 donation."

"Do less in general. Too many paths, too much landscaping and lawn maintenance. Keep the parks but let them be a bit."

"Information about the uses of Watts Field house could be increased. And public skating availability and hours could be better communicated."

"Better reaching out to provide information."

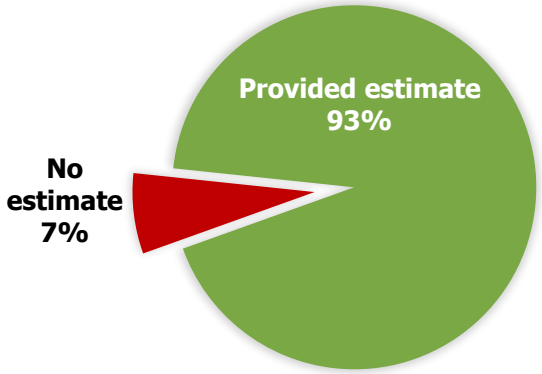
"Early sign-up notifications are needed on upcoming activities. Website sign-ups are not user-friendly."

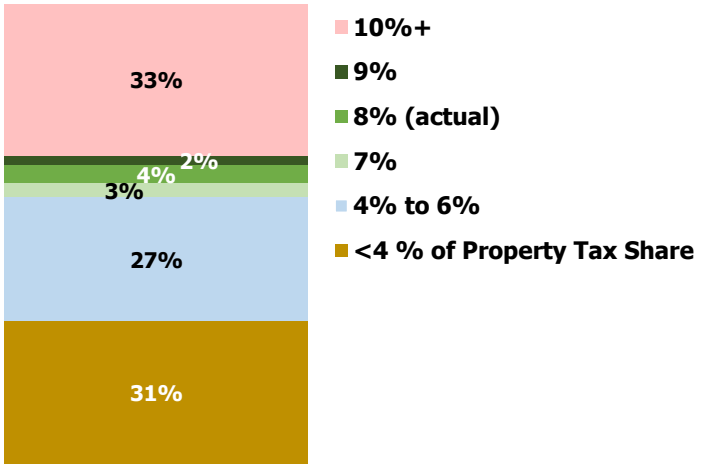
"I have had a hard time with getting phone calls back when I call with specific questions."

When asked to rate the GPD's share of residents' property taxes, the average estimate is very close to the District's actual percentage (8%). However, only nine percent of respondents were close to the actual amount, with much lower and higher estimates offsetting each other.

- A third (33%) estimate that the District receives at least ten percent of property tax revenues, while about as many (31%) fell it represents less than 4% overall.
- The highest average estimates tend to come from women (9.3% of property taxes, on average), and ages 35-44 (11.0%). Those giving the lowest estimated shares are men (7.0%), older residents (7.6% average from ages 55 to 64, and 6.9% from those aged 65+) and non-GPD visitors/users (5.4).

Estimated Percent of Property Taxes Going to the Glencoe Park District





Average Estimate: 7.9% of Property Taxes Go to GPD

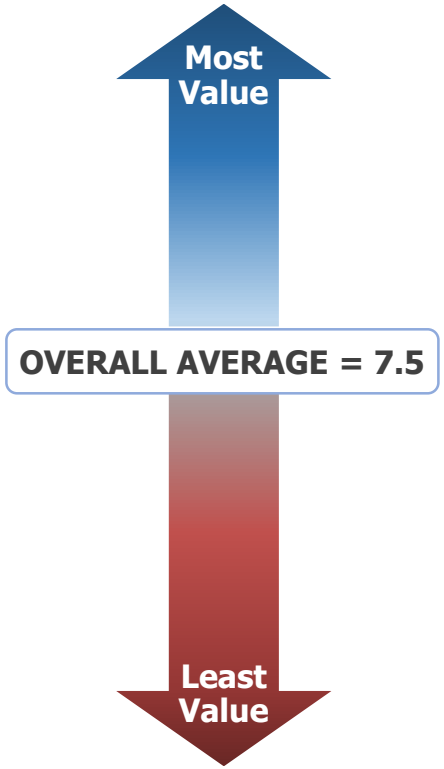
Q5. About what percent of your property taxes do you think goes to the Glencoe Park District? Please provide your estimate without checking your tax bill or any other information – we're simply interested in your best estimate.

** Actual GPD share is 8%

When informed that the District represents 8% of their property taxes/revenues, residents report that the GPD represents a "good-to-great" value overall (averaging a 7.5 on a 0-10 value scale).

- Differences in perceived value are mostly driven by age (and the age of children in the household), gender, and location.
  - The highest value scores tend to come from adults aged 35 to 44, and those with children under the age of 12.
  - Conversely, lower than average scores (though still positive) come from the youngest adults (under age 35) as well as households with teenagers.
  - Women feel the District represents greater overall value than men.
  - Households in the NW and SW corners of Glencoe tend to give significantly higher scores than those in the Lakefront and Downtown areas.
- Despite these differences, **no subgroups think the District represents a poor value.**
  - The lowest average value rating (6.8 from non-beach visitors) is still very strong, well above the "average" rating of "5" (on the 0-10 scale).

Significant Differences: GPDs Perceived Value Relative to District's Share of Property Taxes



Higher than Avg. Ratings:
- Ages 35-44 (8.4)
- SW region (8.3)
- Have children under age 5 (8.2) or 5-11 (8.1)
- NW region (8.1)
- Lived in Glencoe <5 yrs. (8.1)
- Women (8.0)
- Recent program participants (8.0)
- Glencoe Beach passholders (7.9)

Lower than Avg. Ratings:
- Men (7.2)
- Under age 35 (7.1)
- Have children ages 12-17 (7.1)
- Downtown region (7.0)
- Non-GPD program participants (7.0)
- Lakefront (6.9)
- Non-users of Glencoe Beach (6.8)

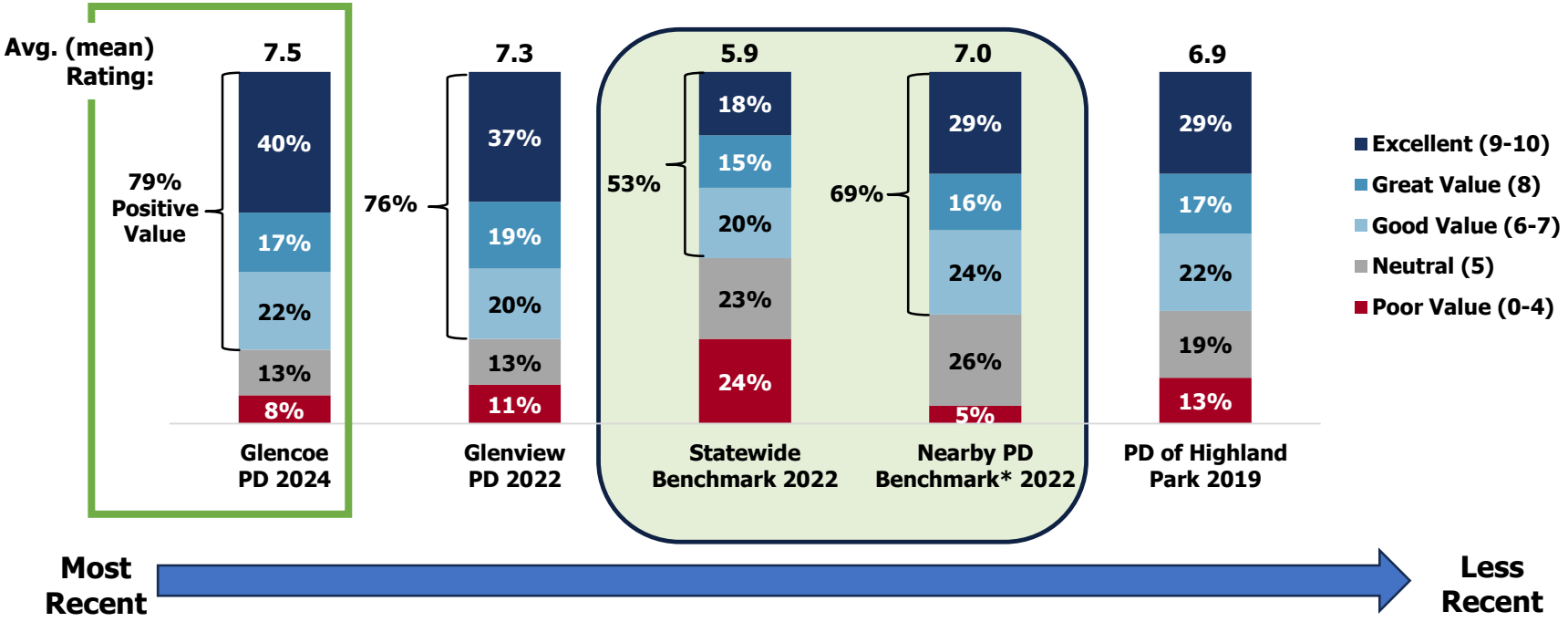
Q23. As you may know, about 8% of your property taxes goes to the Glencoe Park District. Thinking about the parks, open areas, facilities, and programs that the District provides, please rate the overall value that the Park District represents given its share of property taxes.

While the GPD's overall esteem rating aligns with nearby agencies, its value scores (based on its share of property taxes) are the highest reported.

- Glencoe residents are most likely to rate their park district an "excellent" value overall (scores of 9+) compared to nearby districts, and it has some of the lowest "poor" value ratings as well (scores of 4 or under on a 0-10 scale).

Perceived Value of GPD Relative to Property Tax Share

Q23. As you may know, about 8% of your property taxes goes to the Glencoe Park District. Thinking about the parks, open areas, facilities, and programs that the Park District provides, please rate the overall value that the Park District represents given its share of property taxes.

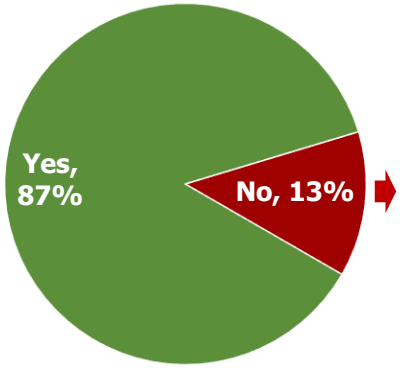


* 2022 IAPD statewide survey tested a 5% share to park districts as the statewide average. Benchmark comparisons with neighboring park districts/agencies include Highland Park, Highwood, Lake Forest, Lake Bluff, Deerfield, Northbrook, Glenview, Wilmette, Kenilworth, and Winnetka. Glenview PD tested a 7.8% property tax share, and PD of Highland Park tested a 6% share.

Nearly 9 out of ten residents (87%) feel included and represented by the GPD. The 13% who report otherwise tend to be ages 55+, live in the Lakefront and Downtown areas, and tend to report that the District is mostly focused on families with young children.

- As a result, they seek more programs and activities for older adults (empty nesters, retirees) along with options for teens/ older children at home. Scheduling these for working adults is also suggested.
- While not statistically significant, nearly one out of five non-white residents feel unrepresented by the District.

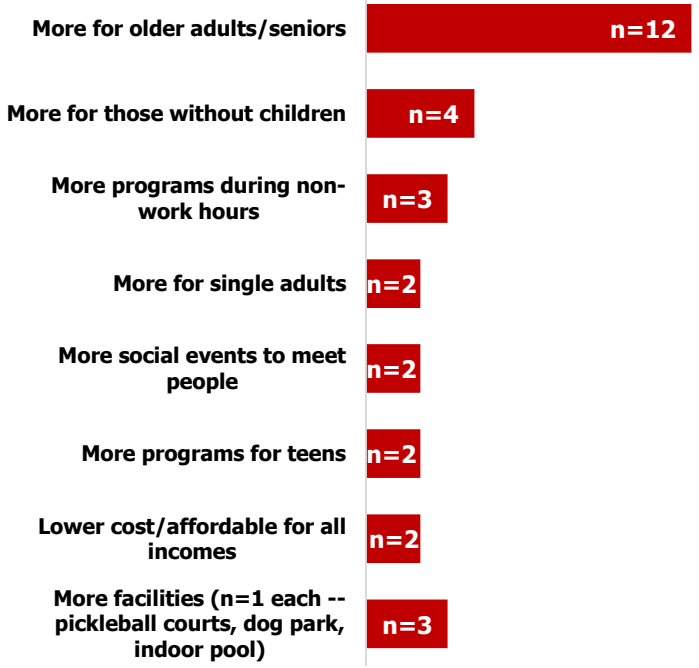
Feel Your Household is Included/ Represented by GPD?



Especially:
- Lakefront (17%), Downtown (20%)
- Ages 55+ (15%)
- Non-white residents (19%)*
- No children in household (15%)
- Non-GPD program participants (18%)

Q27. The Glencoe Park District is committed to creating an environment that respects and celebrates the differences of all community members by providing access and opportunities to everyone, regardless of social/financial/ethnic background, religion, gender, age, sexual orientation, or physical/ emotional/intellectual ability. Do you believe that your household is properly represented and included within the Park District and its offerings?

If No, Why Not? (top responses)



* Not statistically significant due to small n of cases (n=43)

Sample Verbatims: Reasons for Not Feeling Included/Represented by GPD

"It seems like most of the focus and services focus on kids and families. More attention needs to be paid to empty nesters, those without children, and seniors."

"Need senior activities for socialization. Seniors need to regroup when friends are lost or move away. Reach out more to seniors."

"Seniors need low cost or no cost programs for walking, biking, fishing, movies (e.g. movie and a lunch or dinner, can be BYO). Consider partnering with Glencoe library on some programming."

"We would like more activities for seniors like lectures, learning classes."

"By not offering fitness classes accessible to people with a full-time job; feel like the District thinks the town is made of stay-at-home parents only."

"More options in evenings for adult classes and weekends. Indoor pool."

"Most programs address the needs of families with school age kids while I'm a single late middle age adult."

"Not enough programs offered evenings and weekends so working people can take advantage of opportunities."

"Would be beneficial to have programs for teens in high school."

"More social events for families/parents. We're new here and it's hard to meet people."

"Most programs very homogeneous and could be more diverse (incorporating global cultures, games, religions etc.)."

"I would like a dog park or ability to allow my dog to go off leash."

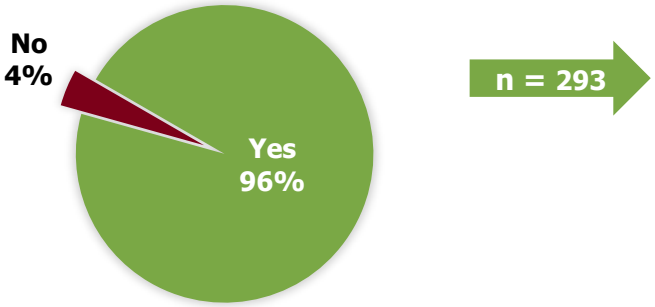
"The District is completely discounting the number of people who love pickleball. Pickleball has fostered so many new friendships within our community!"

II. GPD Park and Facility Usage

Virtually all residents have visited a Glencoe Park District location recently, usually the Beach, Lakefront Park, Watts Park, Takiff Center, or Friends Park. Nearly half report using Connect Glencoe Trail, Kalk Park, and/or the Weinberg Rec Center.

- The swimming beach is clearly the top draw among those using the lakefront, followed by the playground.
- At Takiff Center, the gym ranks as the most-used amenity, as is the outdoor ice rink at Weinberg Rec Center.

Used or Visited an GPD Park or Facility in Past 12 Months?



Visited or Used Park, Playground, Nature Area, Facility	% Response (n=293)
Glencoe Beach	88%
(Swimming beach)	*(74%)*
(Playground)	*(46%)*
(Trellis/sun shelters)	*(32%)*
(Concessions)	*(23%)*
(Boating beach)	*(19%)*
(Boat house)	*(15%)*
(Halfway house)	*(14%)*
Lakefront Park	76%
Watts Park	56%
Takiff Center	54%
(Gymnasium)	*(25%)*
(Studios for ceramics, theater, music)	*(15%)*
(Fitness studio/center)	*(15%)*
(Early childhood playground)	*(14%)*
(Community rooms for recreation)	*(14%)*
(Preschool classrooms/facility)	*(13%)*
Friends Park	53%
Connect Glencoe Trail	48%
Kalk Park	47%
Weinberg Family Rec Center	45%
(Outdoor ice rinks)	*(34%)*
(Pickleball courts)	*(17%)*
Duke Park	39%
Shelton Park	31%
Woodlawn Park	30%
Takiff Center Playground	27%
Vernon Playground	25%
Everly Wildflower Sanctuary	23%
Melvin Berlin Park	22%
West Park	22%

Q6. Please indicate the Glencoe Park District parks, playgrounds, and nature areas that you or household members visited in the last 12 months/past year.
Q8. Please indicate any Glencoe Park District outdoor and/or indoor facilities that you or any household members have visited in the last 12 months/past year.

NOTE: Only locations registering 20% or higher are shown here.

Among those most highly used/visited GPD parks and facilities in the past year, most are evenly utilized from all parts and neighborhoods in the village. For example, the regional distribution of Glencoe Beach visitors aligns with the overall population.

- However, those who indicate specifically recently using the swimming beach tend to live in the NW region.
- Several parks and facilities tend to draw residents from the SW region, especially Watts Park, the pickleball courts at the Weinberg Rec Center, Woodlawn Park, Shelton Park, Vernon Playground, and the Everly Wildflower Sanctuary.
- Downtown households are more likely to report going to Melvin Berlin Park and West Park.
- GPD park and facility usage among Lakefront residents generally aligns with their population distribution (though they are slightly less likely to report using Vernon Playground, Melvin Berlin Park, or West Park.

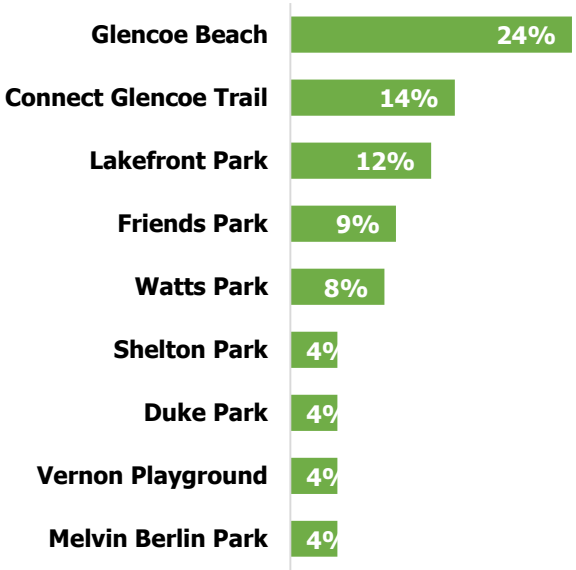
GPD Parks	*n*	Region			
		NW	Down-town	SW	Lake-front
Overall (row) % of Respondents	***299***	**21%**	**23%**	**29%**	**27%**
Glencoe Beach	*257*	22%	23%	30%	25%
Swimming beach	*218*	24%	24%	29%	24%
Lakefront Park	*221*	21%	23%	29%	27%
Watts Park	*166*	17%	20%	40%	23%
Takiff Center	*80*	25%	24%	24%	27%
Friends Park	*164*	22%	27%	28%	23%
Connect Glencoe Trail	*143*	22%	22%	29%	28%
Kalk Park	*141*	21%	22%	25%	32%
Weinberg Family Rec Center	*144*	20%	19%	35%	25%
Outdoor ice rinks	*112*	20%	20%	35%	24%
Pickleball courts	*54*	14%	15%	49%	22%
Duke Park	*120*	24%	21%	29%	26%
Shelton Park	*91*	12%	21%	37%	30%
Woodlawn Park	*93*	13%	16%	50%	21%
Vernon Playground	*79*	16%	17%	53%	13%
Everly Wildflower Sanctuary	*66*	15%	9%	51%	25%
Melvin Berlin Park	*67*	14%	43%	29%	14%
West Park	*70*	25%	35%	24%	16%

= statistically higher regional response at the 90% confidence level

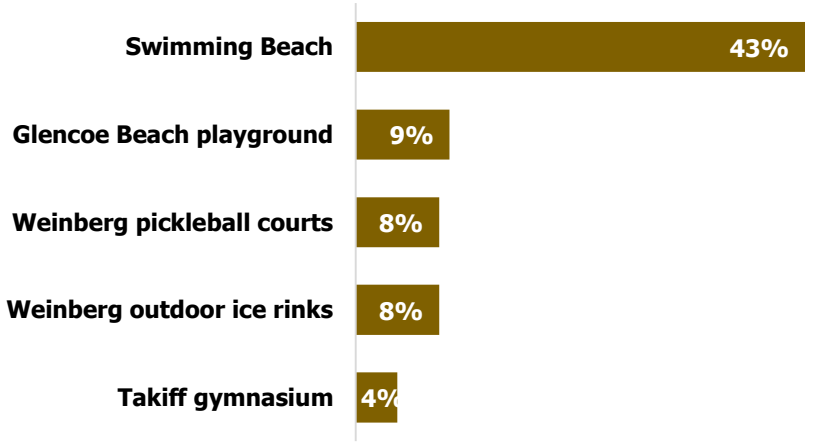
When asked which outdoor location they use most often, note that the Connect Glencoe Trail ranks second after the beach (high repeat usage), surpassing Lakefront Park.

- The swimming beach is by far the most popular outdoor facility, with the Glencoe Beach playground a distant second, followed closely by the ice rink and pickleball courts at Weinberg Family Rec Center.

Parks/Playgrounds/Nature Areas Visited Most Often (top responses above 3%)



GPD Facilities Visited Most Often (top responses above 3%)



Q7. From the list above, please select the one park, playground, or nature area you use most often?
Q9. Of the specific locations above, which do you use most often?

Note that households with teenagers tend to report going to Glencoe Beach (especially the swimming beach) most often – more so than other GPD parks or facilities. Older residents tend to be the most frequent users of the Connect Glencoe Trail.

- Younger adults and those with children ages 5 to 11 tend to report using the outdoor ice rinks most often. Residents with children under age 5 are most likely to frequently visit Friends Park.

Significant Differences: Most-Used GPD Parks/Playgrounds/Nature Areas

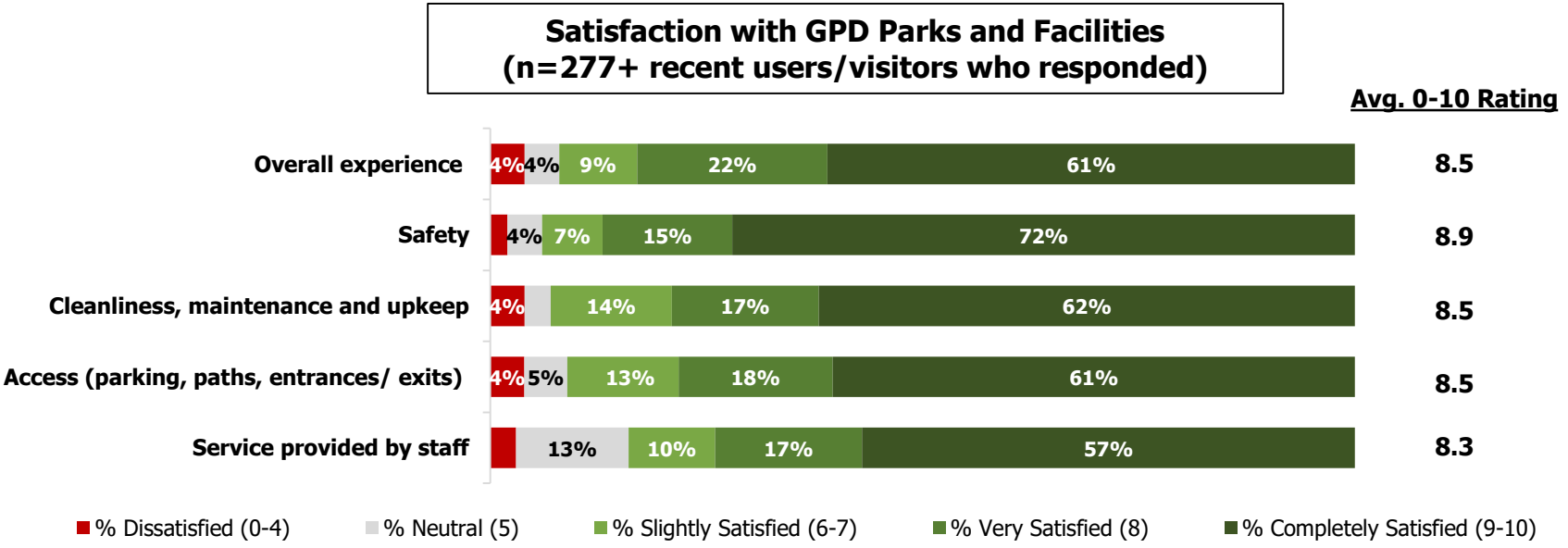
	Overall	Most Likely to Mention
Glencoe Beach	**24%**	- Households with children ages 12-17 (39%) - Beach passholders (34%)
Connect Glencoe Trail	**14%**	- Ages 55+ (22%) - No children in household (20%) - Non-beach passholders (24%)
Lakefront Park	**12%**	- No children in household (16%) - No plans to move from Glencoe anytime soon (15%)
Friends Park	**9%**	- GPD program participants (13%) - Ages 35-44 (26%) - Households with children under age 5 (22%)
Watts Park	**8%**	- SW region (19%)

Significant Differences: Most-Used GPD Outdoor/Indoor Facilities

	Overall	Most Likely to Mention
Swimming Beach	**43%**	- Households with children ages 12-17 (58%)
Glencoe Beach playground	**9%**	*< no statistically meaningful differences >*
Pickleball courts at Weinberg Rec Center	**8%**	- GPD program participants (11%)
Outdoor ice rinks at Weinberg Rec Center	**8%**	- Ages 35- 44 (24%) - Households with children ages 5-11 (23%) - GPD program participants (11%)
Takiff Center gymnasium	**4%**	- Non-beach visitors (28%) - Program participants (6%, vs. 1% of non-participants)

Overall satisfaction among recent visitors to GPD parks and facilities is extremely strong, with average 0-10 ratings surpassing the District's very high esteem rating (8.1 overall). Residents are especially happy with the level of safety experienced at these location (8.9 average).

- At least 84% are satisfied with each attribute tested, with strong majorities (57%+) expressing complete satisfaction (scores of 9 or higher). No more than 4% are dissatisfied with any aspect of these recent visits.
- No group is dissatisfied with any of these experiences, with the lowest average scores (7.8) still indicating strong satisfaction. In general, households with younger children (under age 12), adults ages 35-44, and the newest Glencoe residents tend to be most satisfied (see next page).
  - Lower (still strong) scores tend to come from ages 55 to 64, those in the Downtown region, and longer-term residents.



Q10. Please rate your overall satisfaction with the Glencoe Parks, playgrounds, nature areas, and facilities that you have visited most recently on a 0-10 scale.
NOTE: Values under 4% are not shown.

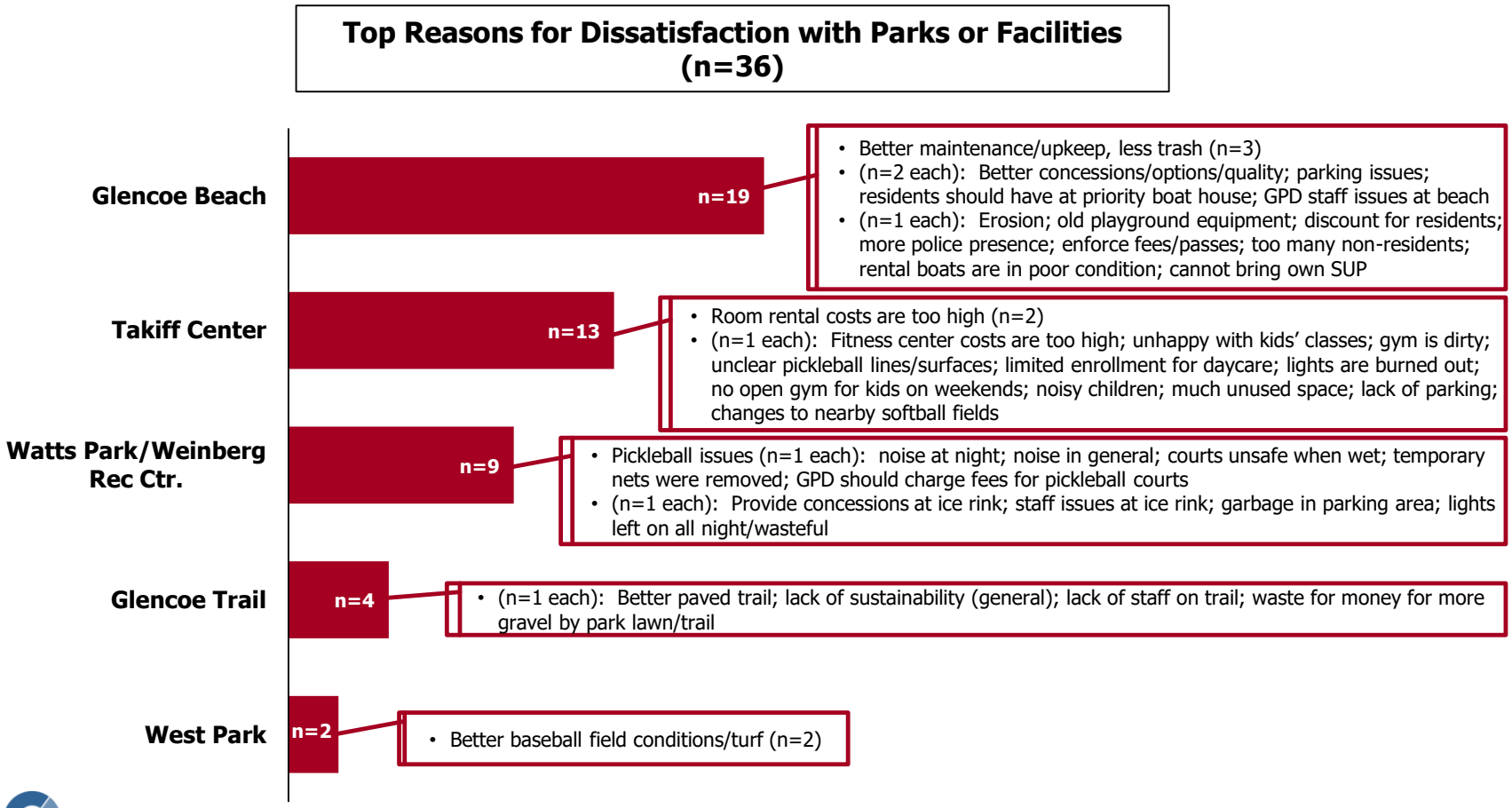
Virtually all residents feel safe at GPD locations (highest ratings consistently across all regions and segments).

Significant Differences: Satisfaction with GPD Parks/Facilities

	Avg. 0-10 Satisfaction Score	Lower Than Avg. Ratings	Higher Than Avg. Ratings
Overall experience	**8.5**	- Downtown region (8.2) - Ages 45-54 (8.3), 55-64 (8.2) - Lived in Glencoe 5-14 yrs. (8.2) - Plan to move within 10 years (8.2)	- SW region (8.9) - Under age 35 (9.0), 35-44 (8.9) - Lived in Glencoe < 5 yrs. (8.9) - Children in household < 5 (9.0) - No plans to move (8.7)
Safety	**8.9**	*< no statistically significant differences >*	
Cleanliness, maintenance and upkeep	**8.5**	- Downtown region (8.0) - Ages 55-64 (7.8) - Lived in Glencoe 15-29 yrs. (8.2)	- NW region (8.8) - Under age 45 (8.9) - Lived in Glencoe < 5 yrs. (8.8)
Access	**8.5**	- Downtown and Lakefront regions (8.2 each) - Women (8.2) - Lived in Glencoe 5-29 yrs. (8.1)	- SW region (8.8) - Men (8.8) - Lived in Glencoe < 5 yrs. (8.9)
Service provided by GPD staff	**8.3**	- Under age 35 (7.9), ages 55-64 (7.8) - No children in household (8.1), or teen-age children (8.0) - Beach users but non-passholders (7.9)	- Ages 35-44 (8.8) - Children in household ages 5 to 11 (8.8) - Beach passholders (8.5)

Those giving lower satisfaction scores (6 or less on a 0-10 scale) were asked to give a reason. The most-used destinations are cited most often (Glencoe Beach, Takiff Center, Watts Park and Weinberg Rec Center), but for a wide range of issues or suggestions.

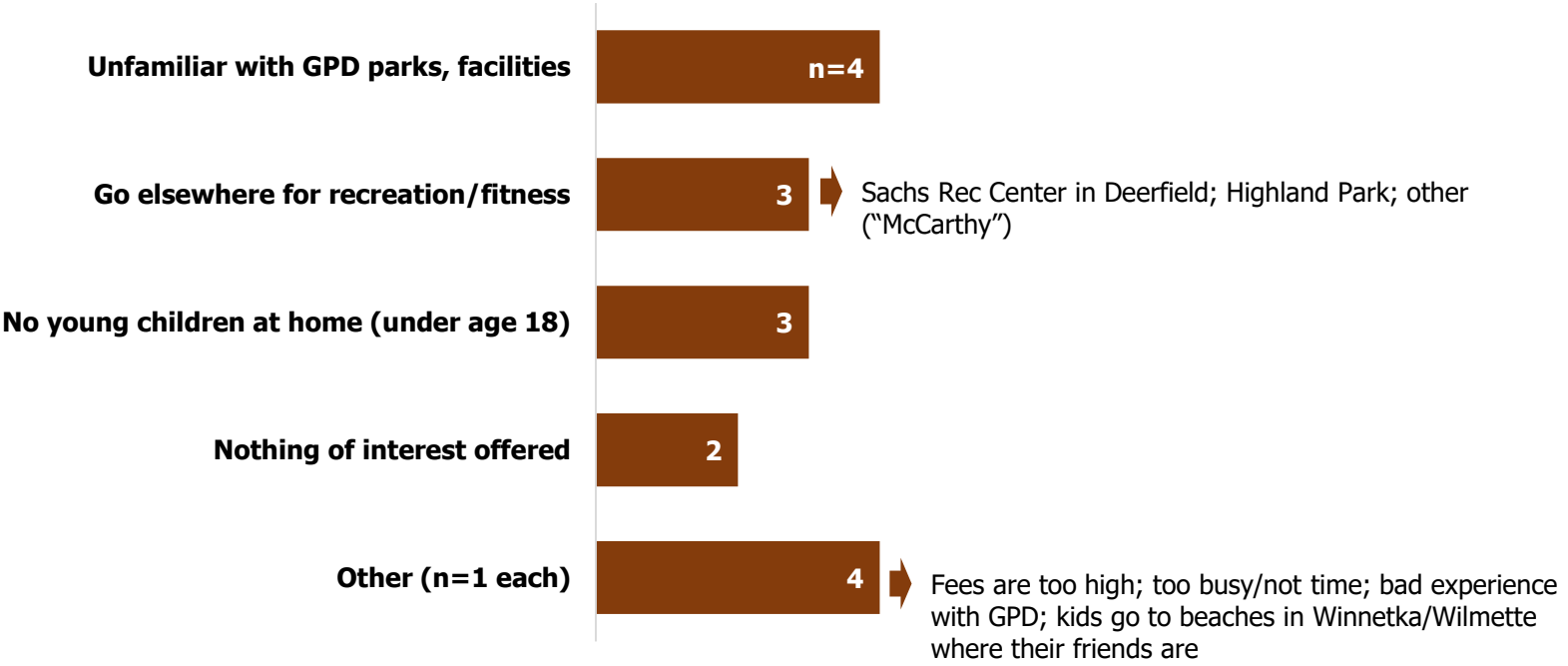
- There is no single pressing issue or consensus in these responses.



Q11. If you are dissatisfied with any Glencoe Park District park, playground, nature area, or facility, please indicate which one(s) and why.

The relatively few residents who have not been to a single GPD park nor facility in the past year give a variety of reasons, usually lack of awareness, going to facilities in nearby communities, or not having young children at home.

Reasons for Not Using GPD Parks, Facilities (n=8 self-reported)



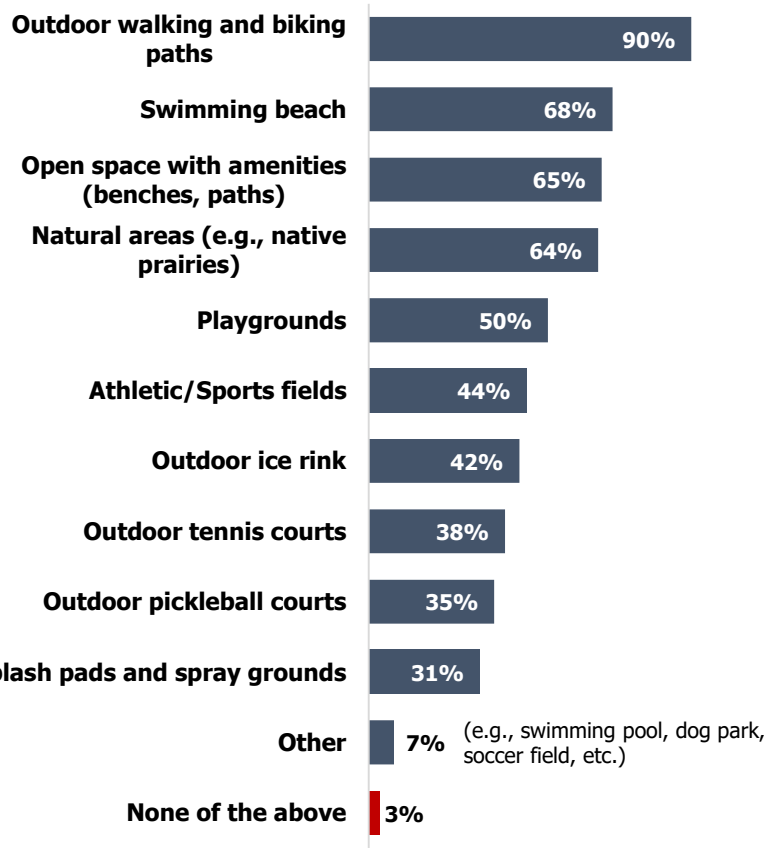
Q12. If you have not visited a Glencoe Park District park, playground, nature area, or facility recently, why not?

III. Gap Assessment: Outdoor Facilities

Among the outdoor facilities tested, residents express the strongest levels of interest in walking paths and other "non-structure" recreational facilities, like the swimming beach and open areas.

- Half also express an interest or desire for playgrounds, and nearly as many for outdoor sports fields and an ice rink.
- Just over a third seek outdoor tennis and/or pickleball courts, followed closely by splash pads/spray grounds.
- Virtually all found something on this list of interest, with only 3% saying "none" are important to them or their households.
- Nine in ten are interested in trails, including over 80% of all subgroups (as shown on the next two pages). Other key differences are:
  - Women, younger and newer Glencoe residents, and those with children ages 5 to 11 are most interested in the swimming beach and splash pads/spray grounds. These groups (along with households with children of all ages) also tend to seek/use playgrounds.
  - Similarly, outdoor sports fields and an ice rink appeal most to households with children (all ages), along with adults aged 35 to 54 and current GPD program participants and/or beach passholders.
  - The most long-term residents and those in the SW region tend to favor open space, while residents ages 55 to 64 prefer natural areas.
  - Tennis courts are most important to ages 35 to 44, and pickleball courts to ages 44 to 64.

Outdoor Facilities of Interest/Usage Among Residents (% "Yes")



Q13A. For the next questions about OUTDOOR recreational amenities/facilities, think about ALL recreation providers — either the Glencoe Park District or any other source. First, indicate if you or a household member uses or has an interest in each outdoor recreational amenity or facility.

Significant Differences: Interest/Demand in Outdoor Facilities Overall

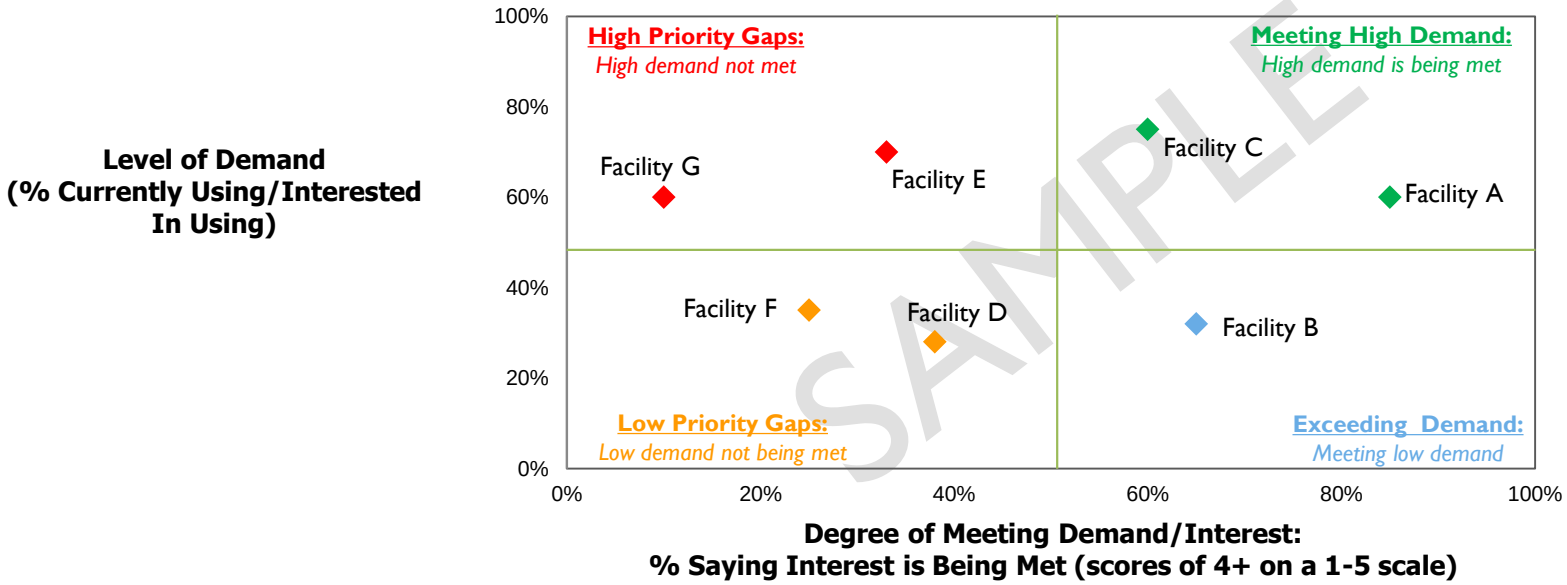
	Overall	Most Likely to Express Interest/Gaps/Use
Outdoor walking and biking paths	**90%**	- Ages 45-64 (96%)
Swimming beach	**68%**	- Women (76%, vs. 58% of men) - Ages 35-44 (83%) - Lived in Glencoe <5 yrs. (81%) - Children ages 5-11 in household (84%) - GPD program participants (77%) - Beach passholder (86%)
Open space with amenities (benches, paths)	**65%**	- SW region (74%) - Lived in Glencoe 30+ yrs. (75%)
Natural areas (e.g., native prairies)	**64%**	- Ages 55-64 (76%)
Playgrounds	**50%**	- Women (59%, vs. 44% of men) - Ages under 35 (71%), 35-44 (92%), 45-54 (63%) - Lived in Glencoe <5 yrs. (78%) - Have children in household (80%, vs. 31% of those without children), ages <5 (91%), 5-11 (90%), 12-17 (65%) - GPD program participant (69%) - Beach passholder (60%)
Athletic/Sports fields	**44%**	- Ages 35-44 (75%) and 45-54 (70%) - Lived in Glencoe <5 yrs. (65%) - Have children in household (65%, vs. 27% of those without children), ages <5 (59%), 5-11 (75%), 12-17 (70%) - GPD program participant (61%) - Beach passholder (56%)

Significant Differences: Interest/Demand in Outdoor Facilities Overall (cont'd)

	Overall	Most Likely to Express Interest/Gaps/Use
Outdoor ice rink	**42%**	- Ages 35-44 (67%), 45-54 (55%) - Lived in Glencoe <5 yrs. (56%) - Children in household (58%, vs. 31% of those without children) - No plans to move (46%) - GPD program participants (58%) - Beach passholder (52%)
Outdoor tennis courts	**38%**	- Ages 35-44 (59%) - Lived in Glencoe <5 yrs. (49%), 5-14 yrs. (51%) - Children in household (50%, vs. 29% of those without children), esp. ages 5-11 (55%) and 12-17 (52%) - No plans to move (44%) - GPD program participants (45%)
Outdoor pickleball courts	**35%**	- Ages 55-64 (52%) - Program participants (41%)
Splash pads and spray grounds	**31%**	- Women (42%, vs. 21% of men) - Ages 35-44 (81%) - Lived in Glencoe <5 yrs. (52%) - Children in household (53%, vs. 17% of those without children), ages <5 (75%), 5-11 (68%) - No plans to move (38%) - GPD program participant (47%) - Beach passholder (45%)
Other	**7%**	- SW region (14%)
None / No answer	**3%**	- Plan to move within 5 years (20%) - Non-GPD visitor/user (47%, vs 1% of visitors)

Quadrant Analysis: Determining if Demand for Facilities is Being Met

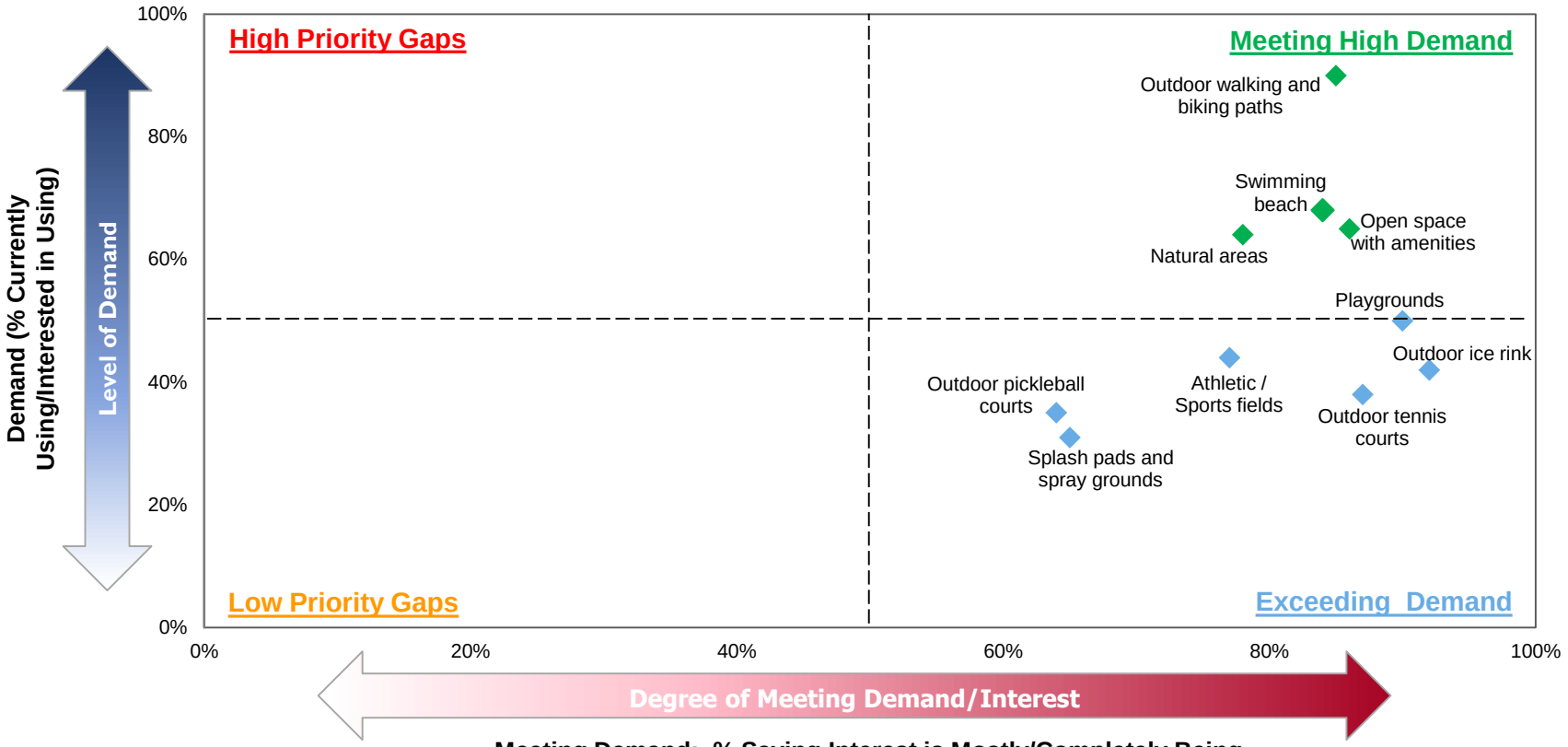
- Respondents who report use or interest in each type of indoor facility were also asked how well those interests are currently being met on a 1-5 scale, either by the Park District or any other source/provider.
  - A score of "4" means their interests are mostly met, and a "5" means they are completely met.
- The results are reported on the following pages using a scatter plot that shows both:
  - Overall demand for each facility (vertical axis) based on the % who indicate usage or interest
  - And the % with scores of "4" or "5" who report that this "interest" is currently being met (horizontal axis) using the 1-5 scale.
- In the example below, facilities A and C in the upper right quadrant are in high demand and sufficient supply, while facilities E and G (upper left) represent opportunity (high demand not currently being met).
  - Facilities to the bottom (B, D, and F) are in lower demand.



SAMPLE

The "gap" analysis shows that clear majorities can readily find existing outdoor facilities that they seek/use, whether they are provided by the GPD or other sources.

- Even the two that are shown in relatively less supply – outdoor pickleball courts, and splash pads/spray grounds – are deemed readily available currently by roughly two-thirds of those expressing an interest in each.
- Residents are mostly able to find outdoor ice rinks, playgrounds, tennis courts, open space with amenities, trails, and a swimming beach to meet their wishes or desires.

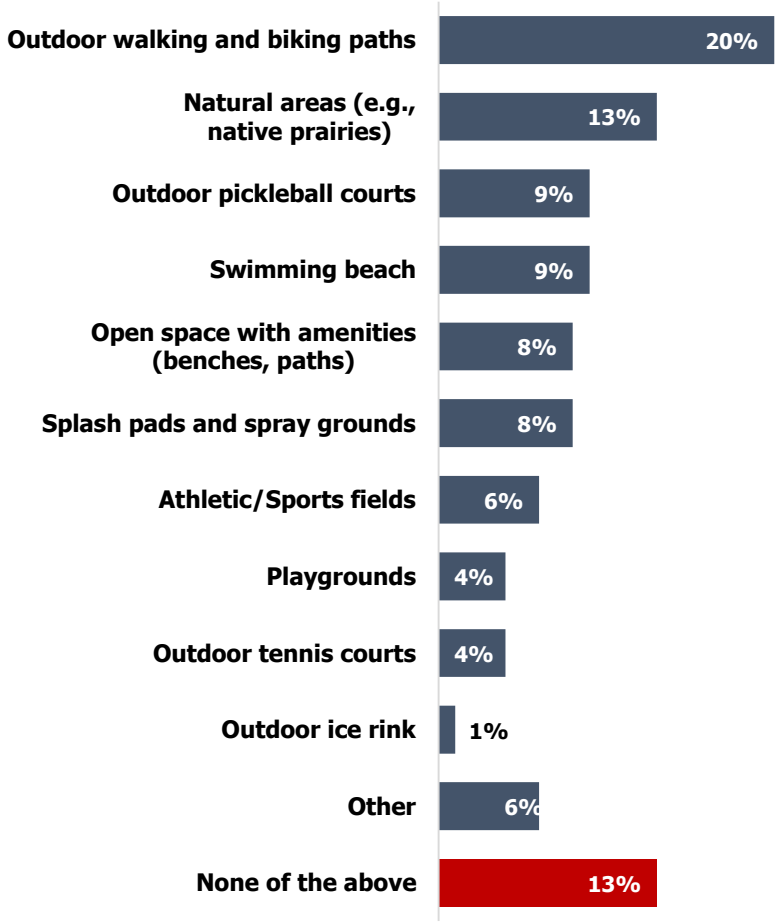


Meeting Demand: % Saying Interest is Mostly/Completely Being Met (scores of 4+ on a 1-5 scale)

Paths/trails again tops the list as the top priority, followed by natural/native areas and "none are priorities" tied for second. This suggests that residents are happy with the status quo and have no unmet interests.

- The most long-term Glencoe residents (30+ yrs.) tend to place the highest priority on more outdoor walking/biking paths (see next page).
- Households without children tend to be most interested in natural or native areas, while those with children want more areas for play (splash pads, fields, playgrounds).
- The youngest adults under age 35 tend to feel "none" of these represent priorities for the District.
- The more "developed" outdoor options are priorities to less than one in ten.

Top Priority: Most Important Outdoor Facility/Amenity for GPD to Provide/Expand/Improve



Q14. From the previous question, select the <u>one</u> outdoor amenity that the Glencoe Park District should prioritize.

Significant Differences: Interest/Demand in Outdoor Facilities Overall

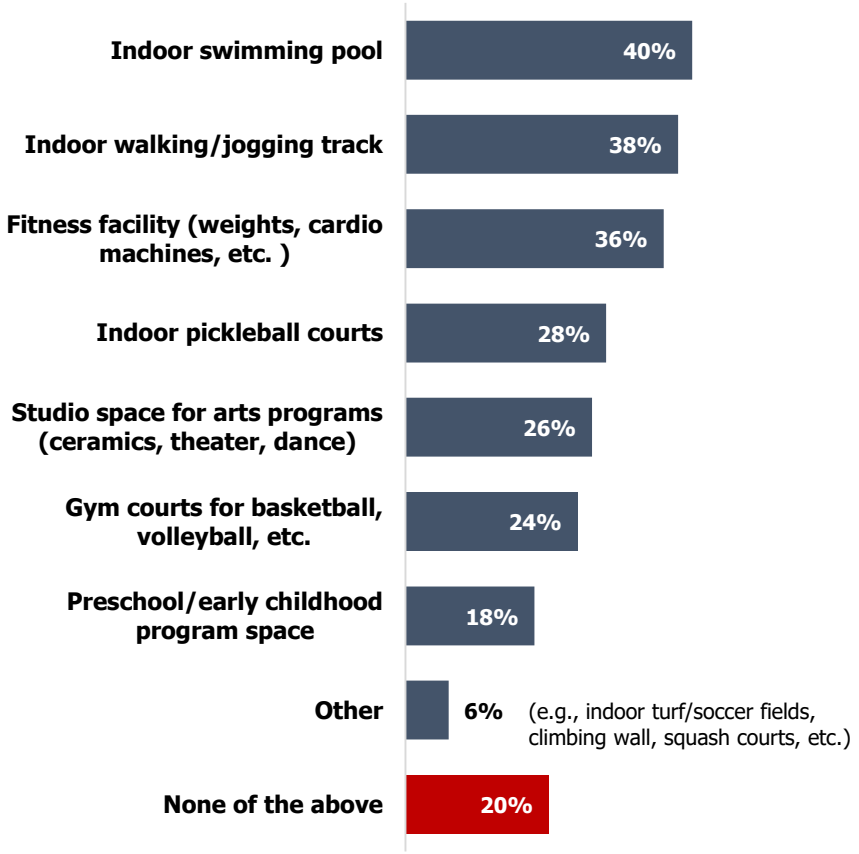
	Overall	Most Likely to Express Interest/Gaps/Use
Outdoor walking and biking paths	**20%**	- Lived in Glencoe 30+ yrs. (31%)
Natural areas (e.g., native prairies)	**13%**	- No children in household (17%, vs. 7% of those with children)
Outdoor pickleball courts	**9%**	<no significant differences>
Swimming beach	**9%**	<no significant differences>
Open space with amenities (benches, paths)	**8%**	<no significant differences>
Splash pads and spray grounds	**8%**	- Ages 35-44 (26%) - Children in household (17%, vs. 1% of those without children), esp. ages <5 (24%), 5-11 (21%) - GPD program participant (12%) - Beach passholder (11%)
Athletic/Sports fields	**6%**	- Men (9%, vs. 3% in household) - Ages 45-54 (16%) - Lived in Glencoe 5-14 yrs. (12%) - Children in household (10%, vs. 3% of those without), esp. ages 5-11 (14%), 12-17 (16%)
Playgrounds	**4%**	- Ages 35-44 (14%) - Children in household (9%, vs. 1% of those without children), esp. ages <5 (20%)
Outdoor tennis courts	**4%**	<no significant differences>
Outdoor ice rink	**1%**	<no significant differences>
Other	**6%**	- SW region (11%) - Have children in household (10%, vs. 3% of those without children) - Beach passholder (8%)
None / No answer	**13%**	- Under age 35 (31%)

IV. Gap Assessment: Indoor Facilities

Compared to outdoor options, demand and interest in indoor options is much lower. At most, two out of five express a desire for an indoor pool, with slightly fewer seeking a track and/or fitness facility. The remaining indoor options are of interest to at most one in four (or fewer).

- Those most interested in an indoor pool include two-thirds of adults aged 35 to 44, and at least of half of the residents while children (across all ages – see next pages).
- Women tend to express the greatest desire for an indoor track, and those with children ages 5-11 tend to report interest/usage in fitness facilities.
- Residents interested in indoor pickleball courts tend to be ages 55 to 64, while gym courts appeal most to households with children and newest residents.
- Slightly younger adults (ages 35-44), women, and newer residents are most interested in indoor art studios.
- Note that residents who feel that "none" of these are of interest include roughly a third of oldest residents (ages 65+).

Indoor Facilities of Interest/Usage Among Residents (% "Yes")



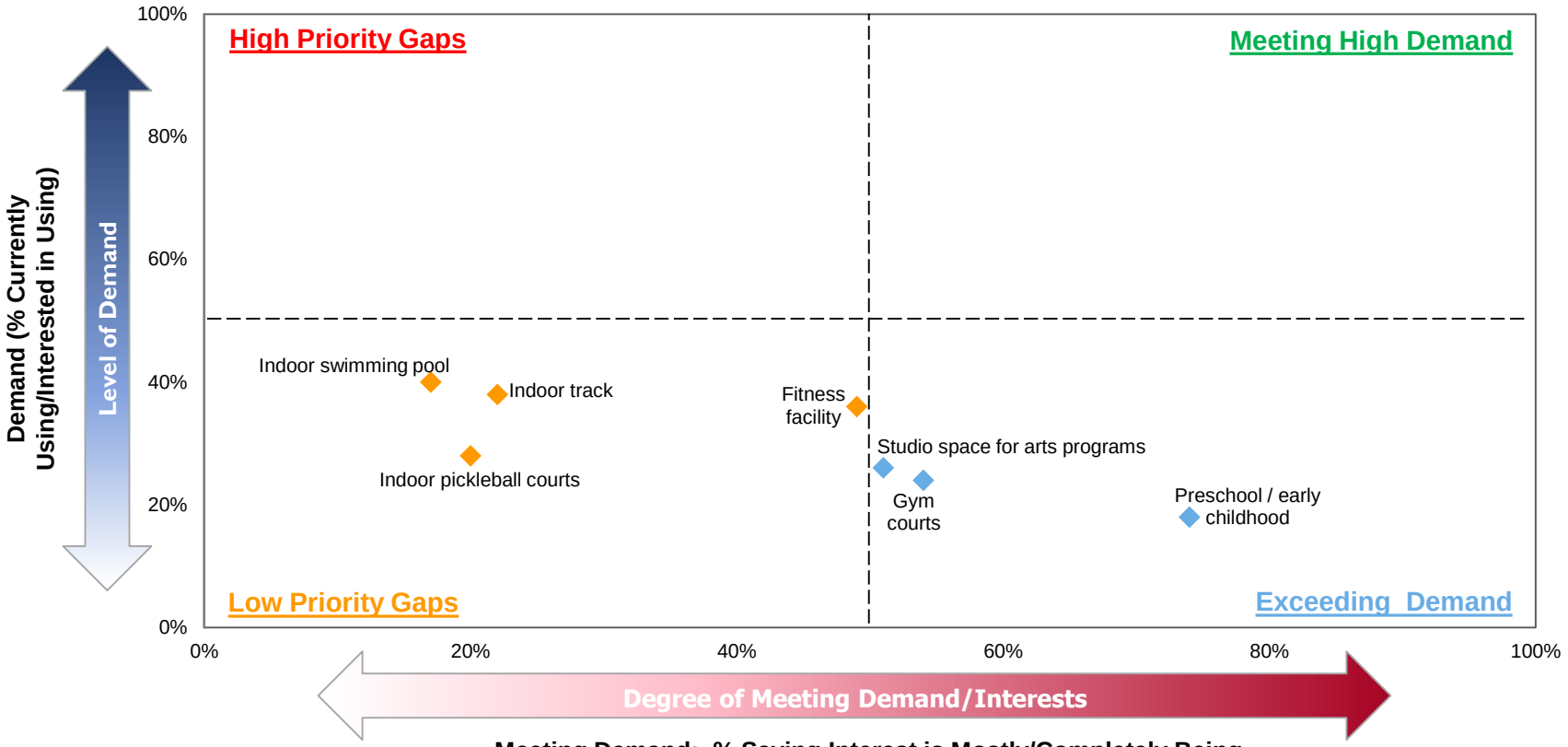
Q15A. Next are the same questions about INDOOR recreational amenities/facilities. Please consider ALL recreation providers within 15 minutes of Glencoe (the Glencoe Park District or any other sources). First, indicate if you or a household member uses or has an interest in each indoor recreational amenity or facility.

Significant Differences: Interest/Demand in Indoor Facilities Overall

	Overall	Most Likely to Express Interest/Gaps/Use
Indoor swimming pool	**40%**	- Ages 35-44 (68%) - Children in household (50%, vs. 34% of those without children), esp. ages 5-11 (62%), 12-17 (52%) - GPD program participants (53%, vs. 25% of non-participants) - Beach passholder (49%)
Indoor walking/jogging track	**38%**	- Women (45%, vs. 31% of men) - No plans to move (44%) - GPD program participant (50%, vs. 26% of non-participants)
Fitness facility (weights, cardio machines, etc.)	**36%**	- Children in household ages 5-11 (50%) - GPD program participants (42%, vs. 30% of non-participants)
Indoor pickleball courts	**28%**	- Ages 55-64 (43%) - GPD program participants (35%, vs. 21% of non-participants)
Studio space for arts programs (ceramics, theater, dance)	**26%**	- Women (33%, vs. 21% of men) - Ages 35-44 (50%) - Lived in Glencoe <5 yrs. (38%) - Have children in household (36%, vs. 19% of those without children), esp. ages 5-11 (51%) - No plans to move (31%) - GPD program participants (37%, vs. 15% of non-participants)
Gym courts for basketball, volleyball, etc.	**24%**	- Ages 35-44 (51%) and 45-54 (43%) - Lived in Glencoe <5 yrs. (43%) - Have children in household (44%, vs. 9% of those without children) - GPD program participant (36%, vs. 11% of non-participants) - Beach passholder (32%)
Preschool/early childhood program space	**18%**	- Under age 35 (49%), 35-44 (43%) - Lived in Glencoe <5 yrs. (32%) - Children in household (33%, vs. 8% of those without children), esp. ages <5 (65%), 5-11 (31%) - GPD program participants (27%, vs. 7% of non-participant)
Other	**6%**	*<no significant differences>*
None of the above	**20%**	- Ages 65+ (32%) - Non-GPD program participants (35%, vs. 7% of program participants)

While none of the indoor facilities are seen as critical to a majority of residents, the biggest "gaps" are an indoor pool, track, and pickleball courts.

- Fitness facilities, studio space, and gym courts are somewhat available currently (mostly meeting demand among half of those interested in each).
- Space for preschool and early childhood programming is seen as readily available among those seeking or using these activities.

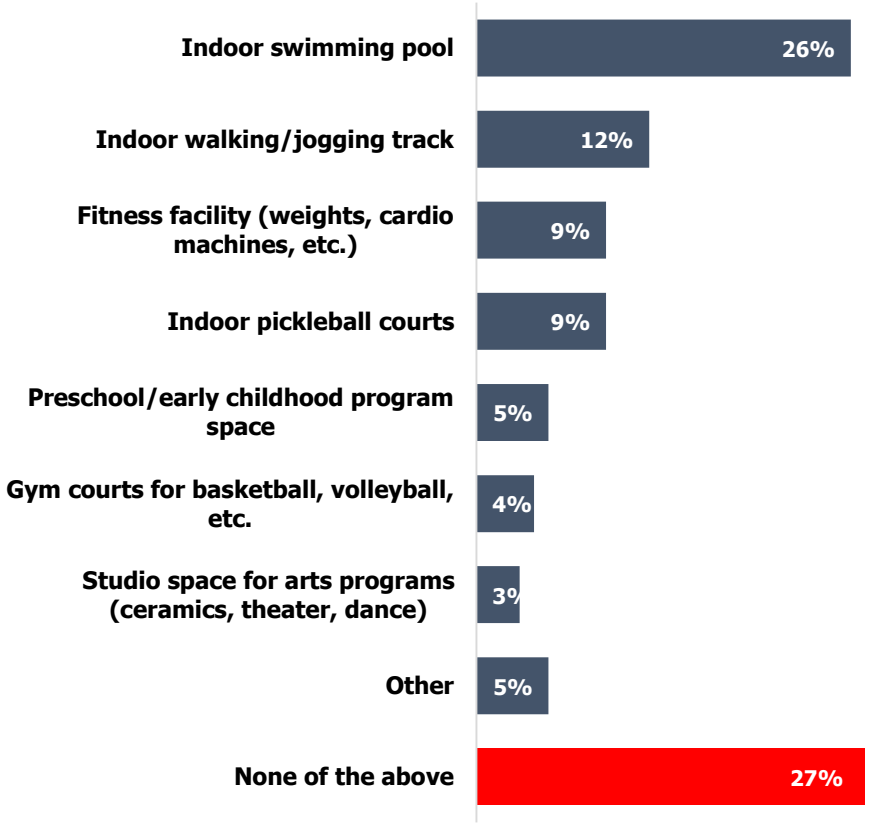


Meeting Demand: % Saying Interest is Mostly/Completely Being Met (scores of 4+ on a 1-5 scale)

When asked which <u>one</u> indoor feature represents a priority, about half of residents are divided between an indoor swimming pool, or nothing at all (interests are met).

- Households in the SW region and residents without children tend to report that "none" of the indoor options tested are a priority for the District.
- Residents aged 35 to 44 are the only group especially interested in an indoor pool (46%, vs. 26% overall). Support is lowest among those aged 45 to 64 (19%).
- There are relatively few differences in preference for the remaining improvements, with some expectations:
  - Younger adults, women, and those with preschoolers tend to place highest importance on space for early childhood program space.
  - Men, ages 45-54, and households with teenagers are most interested in indoor gym space.

Top Priority: Most Important Indoor Facility/ Amenity for GPD to Provide/Expand/Improve



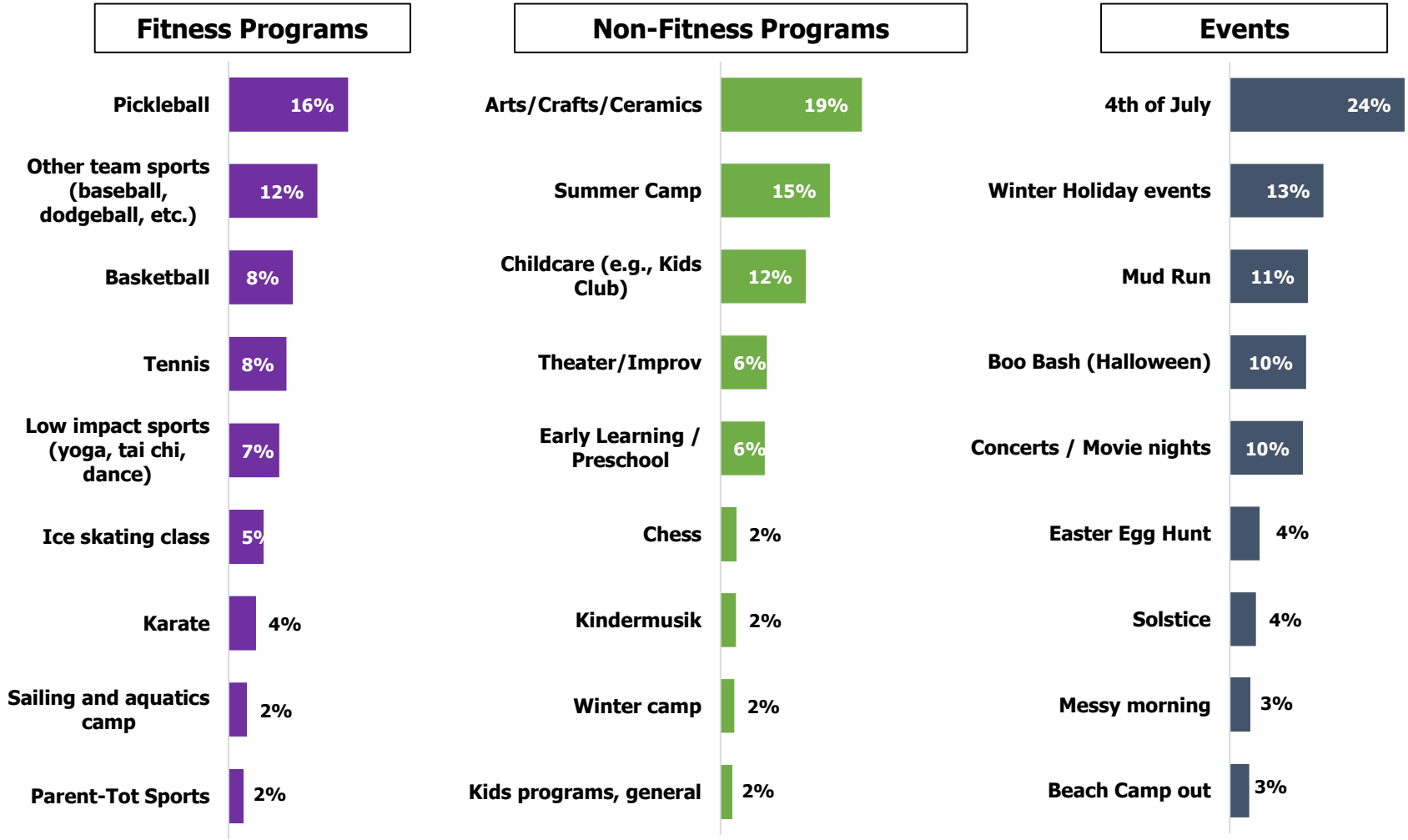
Q16. Knowing that adding any of the facilities above would require a tax increase and either buying more land or taking away existing park or facility space, select the <u>one</u> indoor amenity from the list above that the Park District should prioritize adding or improving.

Significant Differences: Interest/Demand in Indoor Facilities Overall

	Overall	Most Likely to Express Interest/Gaps/Use
Indoor swimming pool	**26%**	- Ages 35-44 (46%)
Indoor walking/jogging track	**12%**	*<no significant differences>*
Fitness facility (weights, cardio machines, etc.)	**9%**	*<no significant differences>*
Indoor pickleball courts	**9%**	*<no significant differences>*
Preschool/early childhood program space	**5%**	- Women (10%, vs. 1% of men) - Under age 35 (33%) - Lived in Glencoe <5 yrs. (14%) - Children in household (12%, vs. 1% of those without children), ages <5 (25%)
Gym courts for basketball, volleyball, etc.	**4%**	- Men (7%, vs. 1% of women) - Ages 45-54 (12%) - Have children in household ages 12-17 (13%)
Studio space for arts programs (ceramics, theater, dance)	**3%**	*<no significant differences>*
Other	**5%**	- Have children in household (8%, vs. 1% of those without children)
None of the above	**27%**	- SW region (39%) - No children in household (34%, vs. 19% of those with children)

V. GPD Program/Event Participation and Gap Assessment

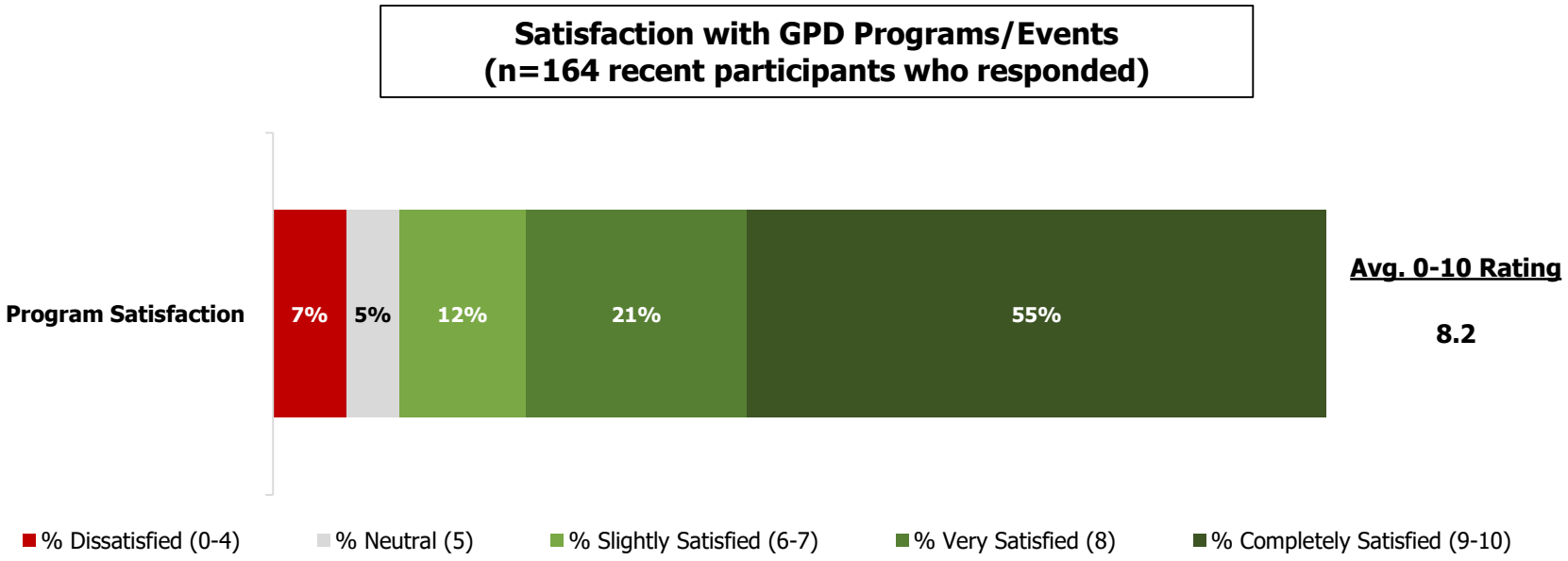
Overall, 53% report someone in their household participating in a GPD program or event in the past year. Among those who offered specifics, the top responses include attending 4th of July activities, arts and crafts programs, and/or pickleball.



Q17. As you may know, the Glencoe Park District provides a wide variety of programs and activities for all ages. Please list below all Glencoe Park District programs/events your household participated in during the past 12 months. (open-ended, top responses)

Nearly nine out of ten who report a household member taking part in GPD programs or events in the past year are satisfied overall (88%), including 55% who are "completely satisfied" (scores of 9+ on a 0-10 scale). By comparison, only 7% are dissatisfied.

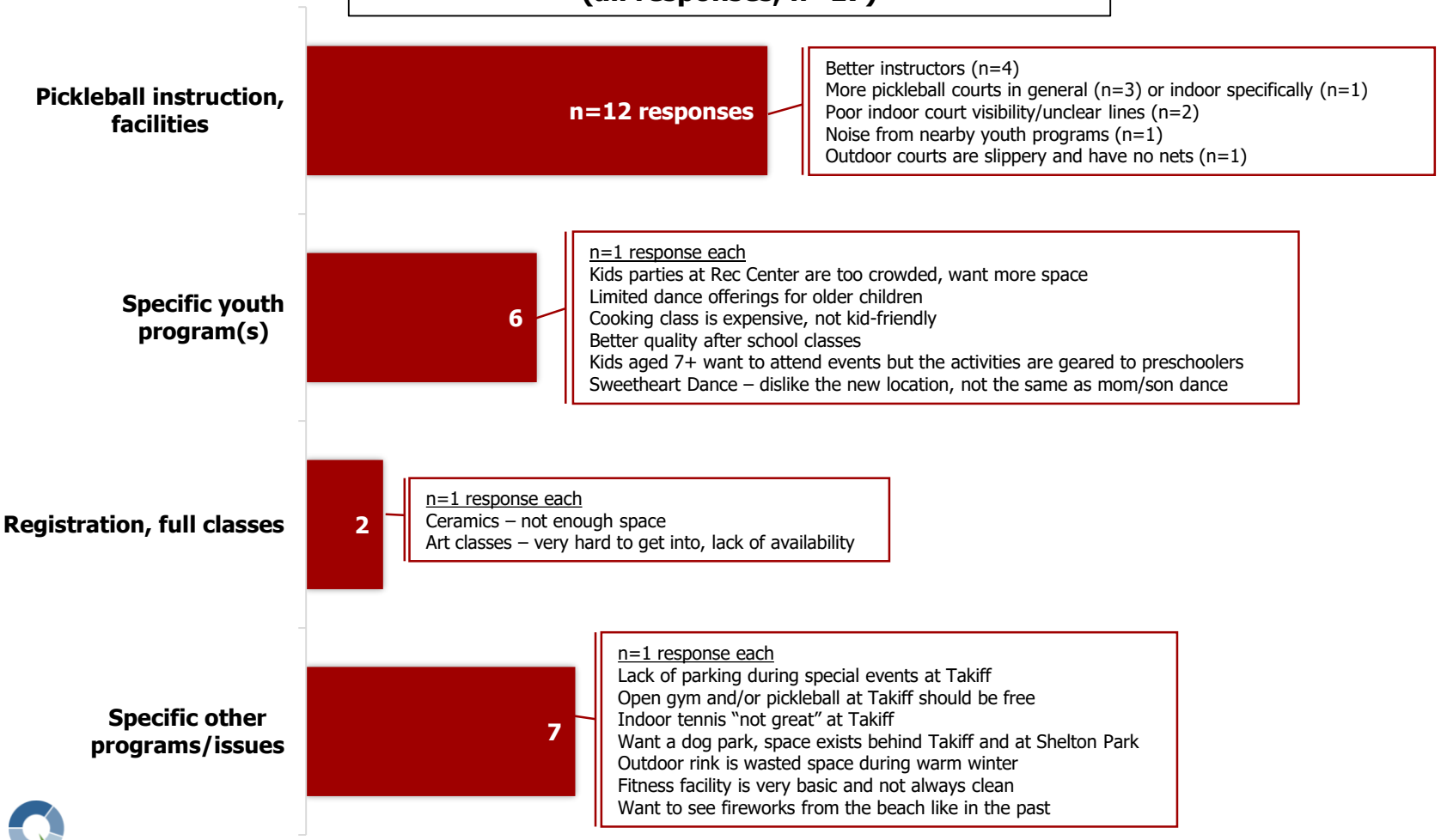
- The average 0-10 rating of 8.2 aligns closely with the District's overall esteem score (8.1 average).
- The highest scores tend to come from ages 35-44 (8.7) and households with young children (8.9 from those with children under age 5).
- Lower than average ratings (though still very positive) tend to come from slightly older adults aged 45-64 (7.7), and both households with no children under age 18 (7.9) or those with teenagers (7.7).



Q18. How would you rate your overall satisfaction with these Park District programs and/or events? (0-10 scale)

Those giving lower satisfaction scores for GPD programs (6 or lower on a 0-10 scale) tend to focus on pickleball-related reasons (mostly regarding instructors and facilities), followed by scattered responses for youth programs. A few express frustration with registration.

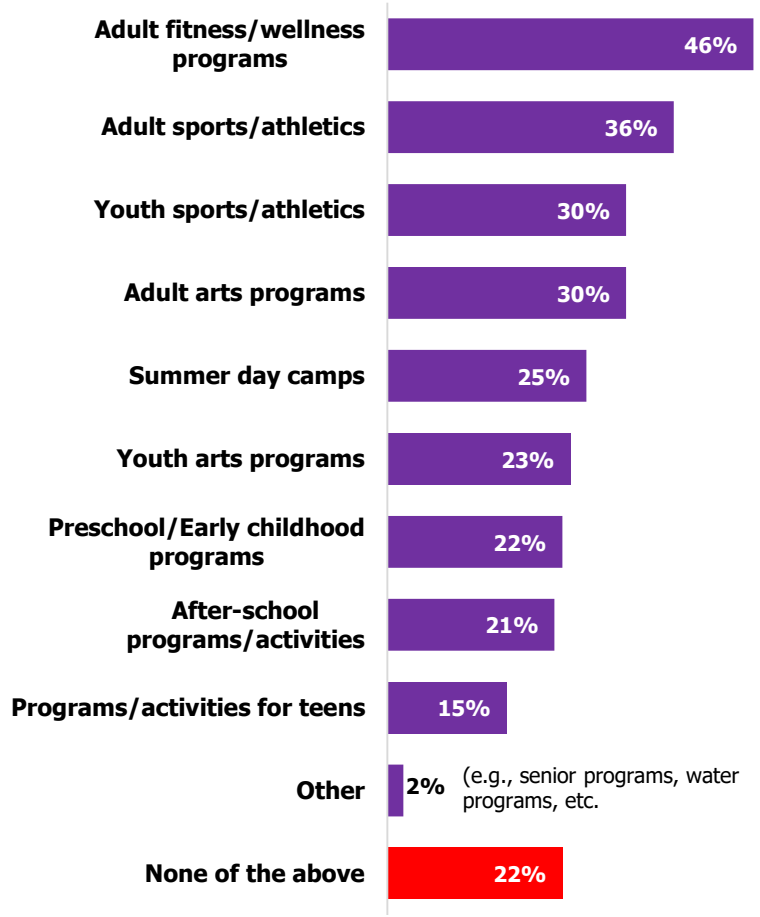
Reasons for Dissatisfaction GPD Programs/Events (all responses, n=17)



Three of the top four programming activities of interest are geared toward adults, especially fitness and wellness programs and sports/athletics. Rounding out the top four areas of interest, equal numbers are interested in youth sports and adult arts programs (30% each).

- The remaining programs in terms of interest or current usage are all youth-related.
- About one in five (22%) report being interested in "none" of the programs or activities tested.
- As shown on the next few pages:
  - Interest in adult fitness and wellness programs is relatively consistent across all subgroups, with the highest interest among current GPD program participants (non-participants are less interested).
  - Adults aged 35 to 54 tend to cite adult sports and athletics as an interest, while those ages 55 to 64 tend to seek adult arts programs.
  - All of the youth-related options appeal to younger households with children of all ages, and especially the newest Glencoe residents.
  - Conversely, the oldest residents (ages 65+) tend to report none of these are of interest (along with men, those without children in the household and non-GPD program participants).

Program/Activity of Interest Among Residents (% "Yes")



Q20A. Indicate if you or a household member uses or has an interest in each type of program.

Significant Differences: Interest/Demand in Programs/Activities Overall

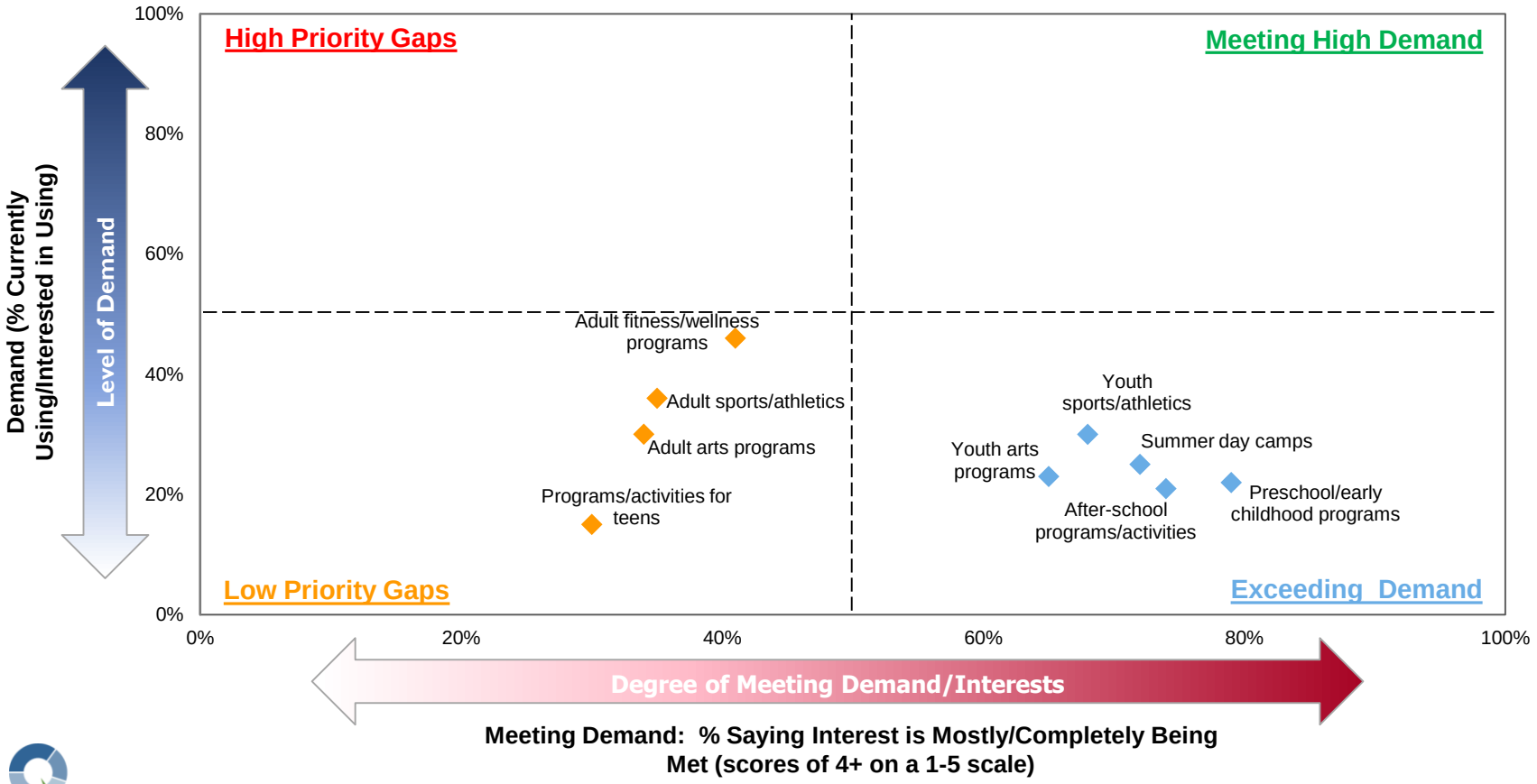
	Overall	Most Likely to Express Interest/Gaps/Use
Adult fitness/wellness programs	**46%**	- GPD program participants (54%, vs. 38% of non-program participants)
Adult sports/athletics	**36%**	- SW region (47%) - Ages 35-44 (49%), 45-54 (51%) - Lived in Glencoe <5 yrs. (54%) - Children in household (47%, vs. 29% of those without children, esp. ages 12-17 (54%) - GPD program participant (47%, vs. 24% of non-participants) - Beach passholder (43%)
Youth sports/athletics	**30%**	- Ages 35-44 (81%), ages 45-54 (57%) - Lived in GPD <5 yrs. (59%), 5-14 yrs. (42%) - Children in household (64%, vs. 5% of those without children), ages <5 (67%), ages 5-11 (85%), ages 12-17 (55%) - GPD program participants (50%, vs. 7% of non-participants) - Beach passholder (45%)
Adult arts programs	**30%**	- Downtown region (43%) - Ages 55-64 (46%)
Summer day camps	**25%**	- Women (31%, vs. 17% of men) - Ages 35-44 (69%), 45-54 (38%) - Lived in Glencoe <5 yrs. (48%) - Have children in household (53%, vs. 4% of those without children), ages <5 (63%), 5-11 (76%), 12-17 (39%) - GPD program participant (42%, vs. 6% of non-participants) - Beach passholder (36%)
Youth arts programs	**23%**	- Ages 35-44 (74%) - Lived in Glencoe <5 yrs. (48%) - Have children in household (52%, vs. 4% of those without children), ages <5 (57%), 5-11 (77%) - GPD program participant (41%, vs. 4% of non-participants) - Beach passholder (37%)

Significant Differences: Interest/Demand in Programs/Activities Overall (cont'd)

	Overall	Most Likely to Express Interest/Gaps/Use
Preschool/Early childhood programs	**22%**	- Under age 35 (65%), ages 35-44 (50%) - Lived in Glencoe <5 yrs. (46%) - Children in household (39%, vs. 11% of those without children), ages <5 (82%) - GPD program participants (31%, vs. 12% of non-participants)
After-school programs/activities	**21%**	- Ages 35-44 (66%), ages 45-54 (38%) - Lived in Glencoe <14 yrs. (34%) - Children in household (47%, vs. 4% of those without children), esp. ages <5 (47%), ages 5-11 (67%), 12-17 (36%) - GPD program participants (35%, vs. 5% of non-participants) - Beach passholders (31%)
Programs/activities for teens	**15%**	- Ages 35-45 (30%), 45-54 (36%) - Lived in Glencoe 5-14 yrs. (29%) - Children in household (30%, vs. 5% of those without children), esp. ages 5-11 (43%), 12-17 (46%) - Program participants (24%, vs. 5% of non-participants) - Beach passholders (31%)
Other	**2%**	*<no significant differences>*
None of the above	**22%**	- Men (31%, vs. 13% of women) - Ages 65+ (40%) - No children in household (31%, vs. 10% of those with children) - Non-GPD program participants (40%, vs. 6% participants) - Non-beach visitor (41%)

For a programming perspective, the GPD is meeting the level of interest/demand for most youth activities and programs, especially for younger children.

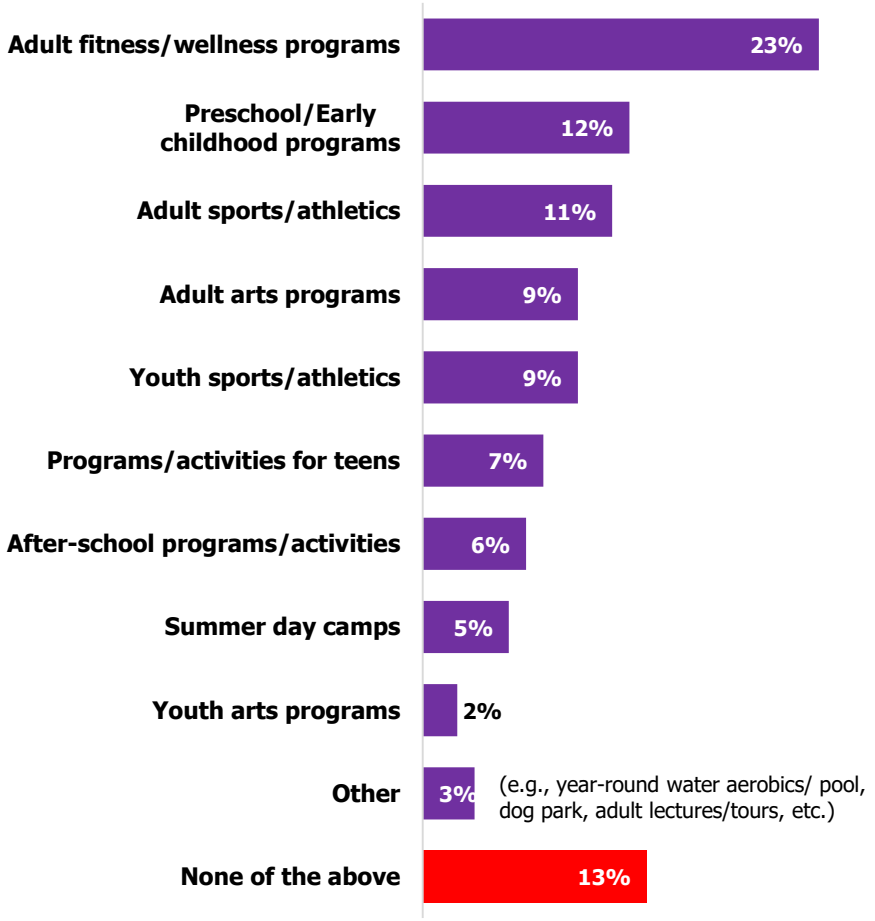
- The biggest "gaps" are centered around options for adults and teens – clear opportunities for the District.
  - This reflects other survey feedback that residents feel the GPD covers the interests of children and young families very well, but less so for older adults, singles, and/or those without children. Similarly, some report that adult programs are often during the day and limit participation among working adults.



Among the program options tested, three of the top four desired priorities continue to focus on activities for adults, especially fitness and wellness options (cited by 23%). Adult sports and/or arts programs are the #1 choice for about half as many respondents.

- While only 22% of residents overall express a desire or usage of pre-K/early childhood programs, these are clearly a priority for these households, as these options rank second among the top GPD priorities.
  - Not surprisingly, those most interested in these youth programs are under age 35, have children under age 5, and moved to Glencoe in the past five years (see next page).
- The adult programs – especially fitness/ wellness and arts programs – are of greatest interest to residents aged 55 to 64.
  - The oldest residents ages 65+ are most likely to say that "none" of these options represent priorities to them (25%, vs. 13% overall).
  - Note, however, that non-GPD program participants tended to express greater #1 interest in adult wellness/fitness activities (33%) than saying that "none" of the options tested are priorities (21%).

Top Priority: Most Important Program/Activity for GPD to Prioritize



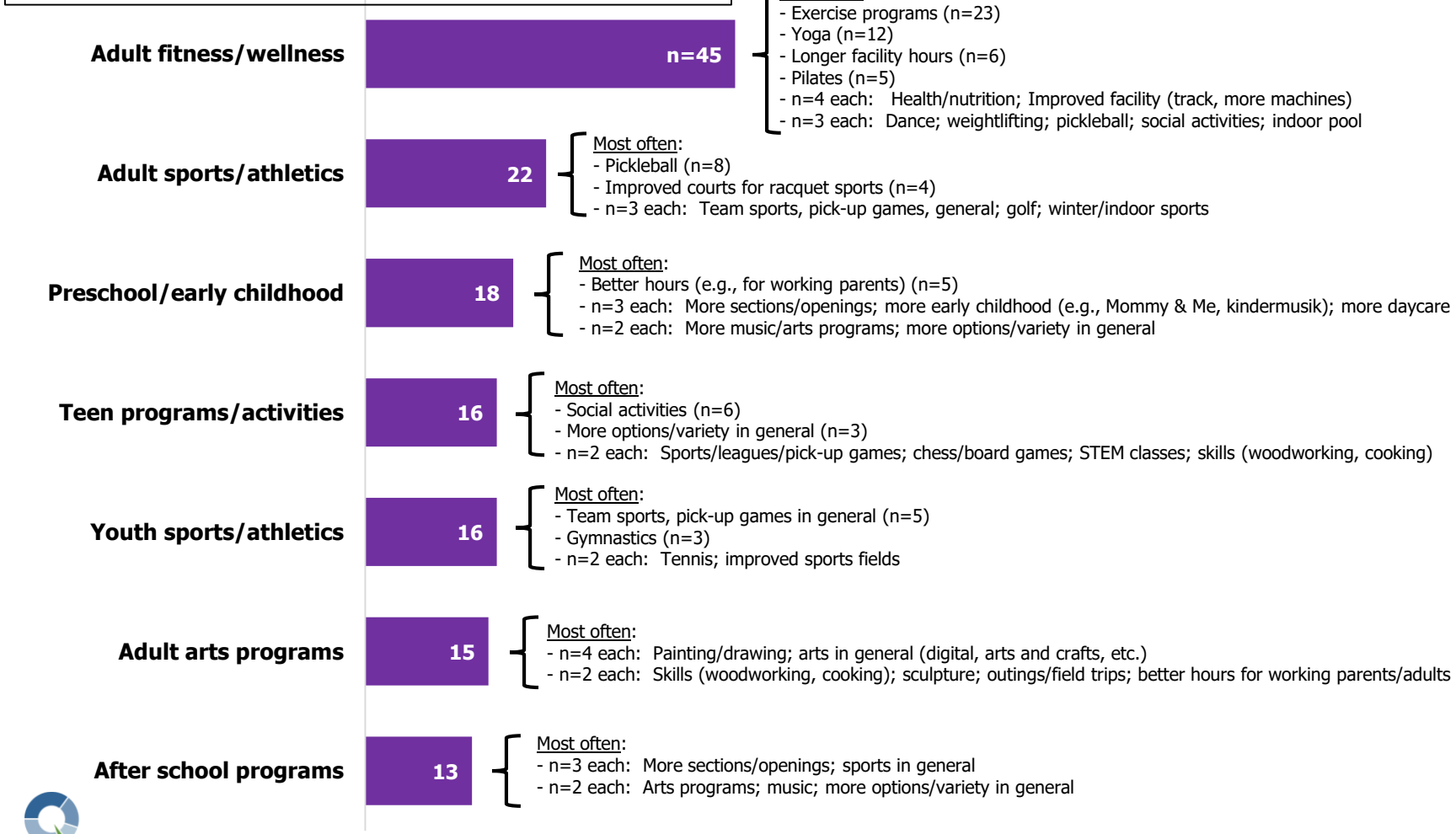
Q21. From the list of programs, select the one type that the Glencoe Park District should prioritize.

Significant Differences: Top Program Priority for GPD

	Overall	Most Likely to Cite as #1 Priority
Adult fitness/wellness programs	**23%**	- Ages 55-64 (49%) - No children in household (39%) - Non-GPD program participants (33%, vs. 17% of program participants)
Preschool/Early childhood programs	**12%**	- Ages under 35 (45%) - Lived in Glencoe <5 yrs. (23%) - Have children in household (19%, vs. 6% of those without children), esp. ages <5 (39%)
Adult sports/athletics	**11%**	- No children in household (17%, vs. 7% of those with children
Adult arts programs	**9%**	- Ages 55-64 (18%)
Youth sports/athletics	**9%**	- Lived in GPD <5 yrs. (20%) - Children in household (14%, vs. 2% of those without children) - GPD program participants (14%, vs. 1% of non-participants)
Programs/activities for teens	**7%**	- Ages 45-54 (20%) - Lived in Glencoe 5-14 yrs. (20%) - Households with children (14%, vs. 1% of those without children), especially ages 5-11 (17%) and 12-17 (28%)
After-school programs/activities	**6%**	- Ages 35-44 (19%) - Lived in Glencoe 5-14 yrs. (14%) - Children in household (13%, vs. 1% of those without children), especially under age 12 (16%) - GPD program participants (9%, vs. 0% of non-participants)
Summer day camps	**5%**	- Households with children (9%, vs. 0% of those without children), especially ages 5-11 (14%)
Youth arts programs	**2%**	*< no statistically meaningful differences >*
None of the above	**13%**	- Ages 65+ (25%) - No children in household (18%, vs. 8% of those with children) - Plans to move within 5 years (36%) - Non-GPD program participants (21%, vs. 8% participants)

Specific suggestions for top-priority programs and activities are shown below. The top request for more adult fitness/wellness usually centers around exercise groups, yoga, Pilates, and more convenient hours/scheduling.

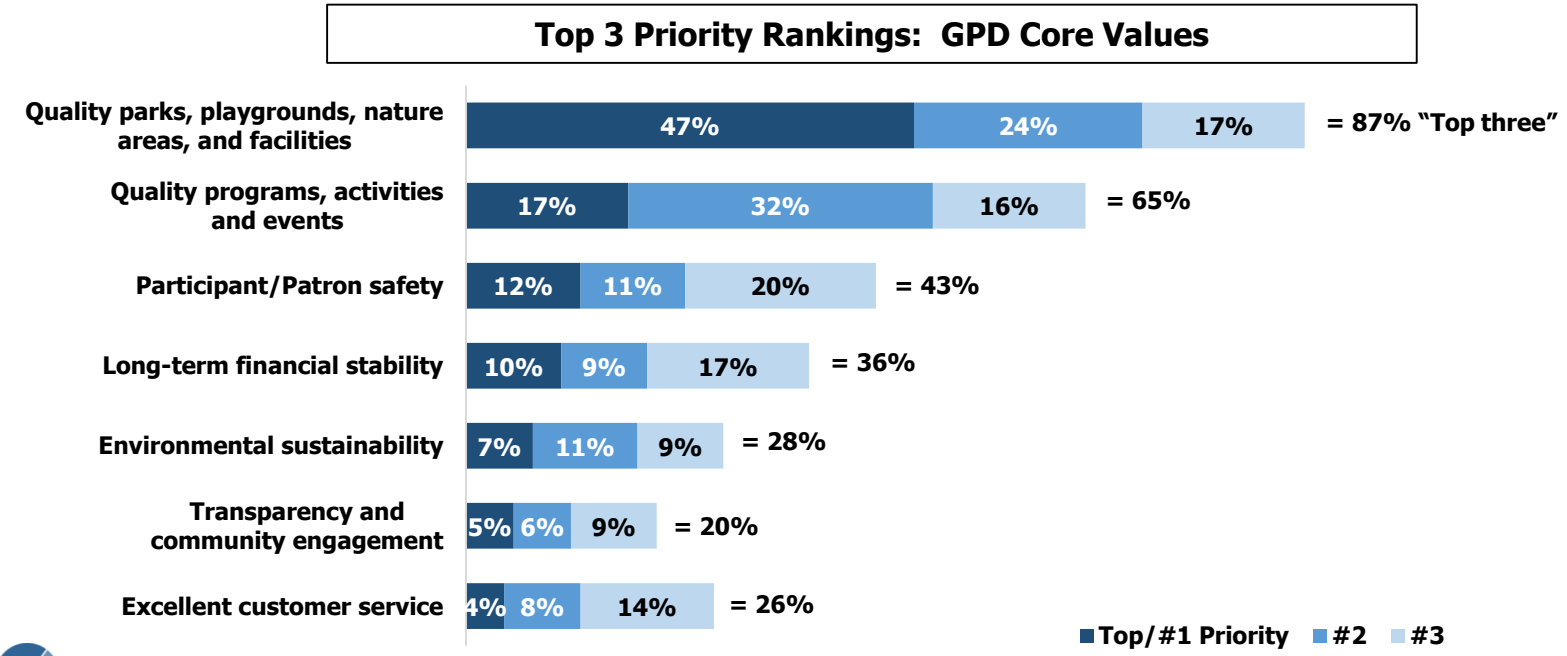
Specific Suggestions for Top Priority GPD Program (top responses, unweighted n of responses)



VI. Assessment of GPD's Seven Core Values

From a list of seven core GPD values, residents by far place the top priority on the District providing "quality parks, playgrounds, nature areas and facilities", including nearly half (47%) who cite this as the #1 priority for the GPD.

- Ranking second is providing "quality programs, activities, and events" (most often cited as the #2 priority).
- The next "tier" of top values include participant safety, and long-term financial stability.
- The remaining goals (environmental sustainability, transparency, and customer service) rank lower by comparison.
  - This is not to suggest that these values are not important. They are just considered less critical than the more highly ranked goals.



Q24. Rank each of the following values for the Glencoe Park District in order of importance to you ('1' is the most important and '7' is the least important).
NOTE: Sum of percentages may not equal total due to rounding

Quality parks/nature areas/facilities are consistently #1 among all groups. Quality programs/ activities along with safety rank highest among women and younger adults. Men are more focused on financial stability, while older adults place priority on environmental sustainability.

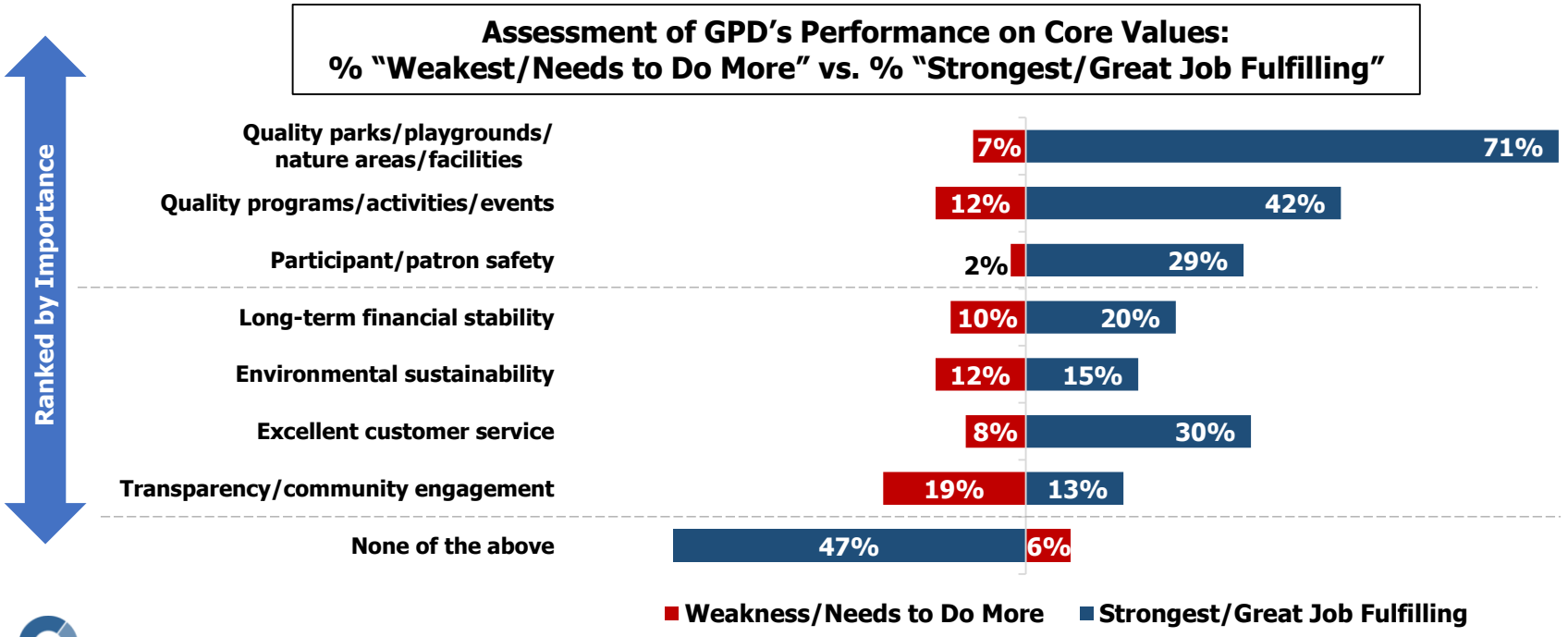
Significant Differences: Average Ranking of GPD Goals from #1 (top priority) to #7 (lower priority)

	Avg. Rank from #1 to #7*	Less Important*	More Important*
Quality parks, playgrounds, nature areas, and facilities	**2.0**	*< no statistically significant differences >*	
Quality programs, activities and events	**3.1**	- Men (3.4) - Ages 65 (3.7) - Lived in Glencoe 30+ yrs. (3.8) - No children in household (3.4) - Non-GPD program participants (3.7)	- Women (2.8) - Ages 35-44 (2.2) - Lived in Glencoe <5 yrs. (2.6) - Children in household (2.7, especially under age 5 (2.5) and ages 5-11 (2.4) - Program participants (2.6)
Participant/patron safety	**4.0**	- Men (4.3) - Ages 55-64 (4.5) - Lived in Glencoe 5-29 yrs. (4.4) - White adults (4.1)	- Women (3.8) - Under age 35 (3.4), 35-44 (3.5) - Lived in Glencoe <5 yrs. (3.1) - Non-white respondents (3.5) - Children in household under age 5 (3.3)
Long-term financial stability	**4.3**	- NW region (4.7) - Women (4.7)	- Lakefront (4.0) - Men (3.8)
Environmental sustainability	**4.7**	- Ages 35-44 (5.6) - Children under age 12 in household (5.3) - GPD program participants (5.0)	- Ages 65+ (4.3) - No children in household (4.4) - Non-program participants (4.4)
Excellent customer service	**4.7**	- Ages 55-64 (5.1)	- Lakefront (4.2) - Under age 35 (4.1), 65+ (4.3) - Lived in Glencoe 30+ yrs. (4.2)
Transparency/community engagement	**5.1**	*< no statistically significant differences >*	

* Lower avg. ranking/score = higher priority

The core values that matter most to residents – quality locations, quality activities/programs, and personal safety – are all clearly seen as strengths for the Glencoe Park District. In addition, nearly half (47%) feel none represent weaknesses for the GPD.

- Residents tend to feel these top three priorities are more "strengths" than "weaknesses/needed improvements" by more than 3:1 margins. They are more divided on the middle tier of core values:
  - While long-term financial stability is seen as a strength vs. a weakness (2:1), only 20% feel it is a GPD strength.
  - About equal numbers rate the District's performance in environmental sustainability as a strength vs. weakness.
  - A slight plurality feels the GPD can do more with transparency and public engagement (highest "weakness" response).
- The District is also seen as performing well on customer service (second lowest-ranked goal).



Q25/Q26. In which of those areas do you think the Park District is [strongest or doing a great job fulfilling?/weakest or needs to do more?]

Residents <u>most</u> likely to seek further improvements from the GPD on core values tend to live in the Lakefront region, have children at home, and are ages 45 to 54.

- For example, all three of these segments tend to cite "excellent customer service" as a core value that needs further attention from the District. Other key takeaways include:
  - More effort on "long-term financial stability" tends to be requested by non-white adults and non-participants in GPD programs.
  - Men are more likely to expect more in terms of "quality parks/playgrounds/nature areas/facilities" than women.

	Overall % "Weakness/ Needs Improvement"	Most likely to give this response:
Transparency/community engagement	**19%**	- Lakefront region (31%)
Environmental sustainability	**12%**	- Households with teenagers (25%) - Glencoe Beach passholders (16%)
Quality of programs, activities events	**12%**	- Ages 45-54 (23%) - Households with teenagers (19%, vs. 2% of those with children < age 5)
Long-term financial stability	**10%**	- Lived in Glencoe 5-14 yrs. (18%) - Ages 45-54 (18%, vs. 3% of those 35-44 and 2% of ages 65+) - Non-white residents (21%) - Non-GPD program participants (16%, vs. 5% of participants)
Excellent customer service	**8%**	- Lakefront (14%, vs. 3% of SW region) - Ages 35 to 54 (12%, vs. 3% of those age 65+) - Children in household (13%)
Quality parks, playgrounds, nature areas, facilities	**7%**	- Lakefront region (13%, vs. 2% SW) - Men (11%, vs. 4% of women) - Non-Glencoe Beach users (21%)
Participant/patron safety	**2%**	*< no statistically meaningful differences >*

VII. GPD Priorities to "Maintain Status Quo" vs. "Pursue Improvements"

Three out of five residents (61%) prefer that the GPD focus on upkeep to its existing parks and assets, as opposed to pursuing new facilities or programs (39%).

- Men and SW residents are especially interested in maintaining the status quo, while women and those in the NW and Downtown areas are more evenly divided (with nearly half favoring consideration of new facilities, programs or activities).

Maintain Current Assets vs. Pursue New Ones

Especially: SW region (73%) and men (70%)

Especially: NW and Downtown regions (49% of each) and women (47%)

- With regard to park features, nearly a 2:1 margin favors adding amenities for passive recreation, as opposed to avoiding these improvements in order to keep these spaces as natural native areas. This response is consistent among all groups (no meaningful differences).

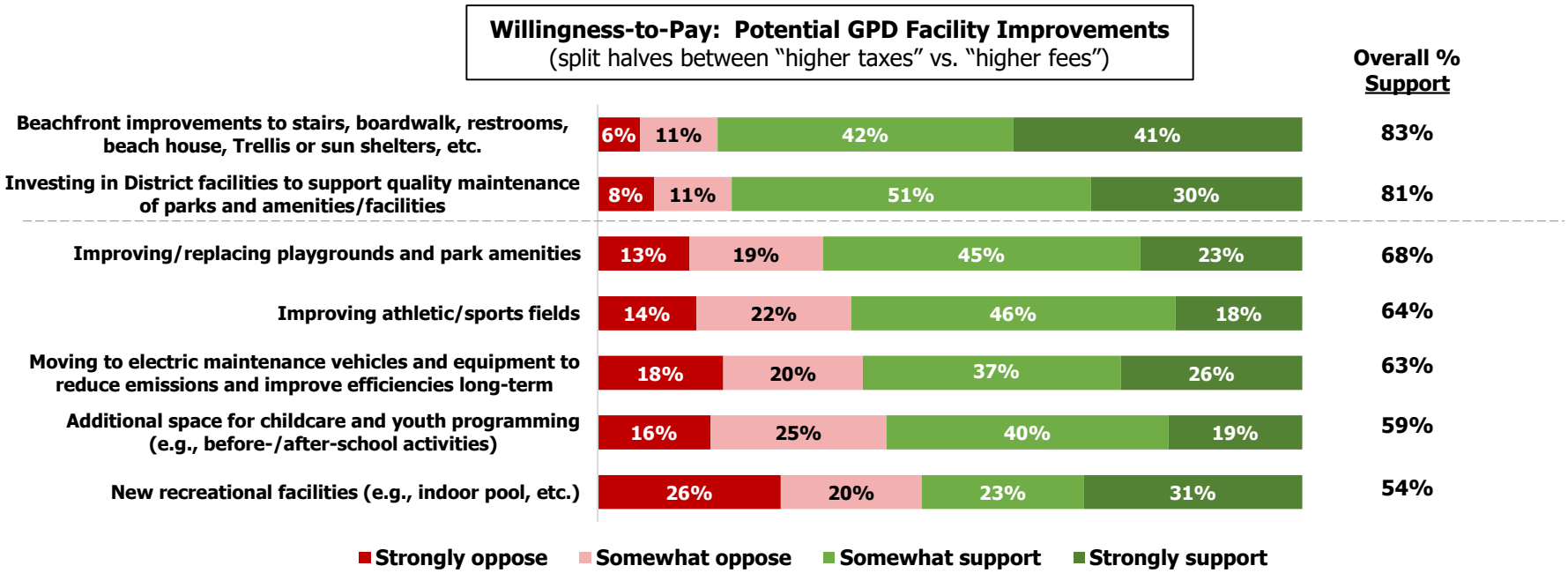
Add Passive Park Amenities vs. Leave Natural

Q28. With which of the following statements do you agree more?
Q29. Regarding parks and open spaces, with which statement do you agree more?

VIII. Potential Improvements and Willingness-to-Pay

Several potential facility improvements were tested in the context that each would mean higher property taxes/fees. Most (54%+) voice support for each, especially for beachfront improvements (83)% and investing in facilities to provide quality maintenance (81%).

- Beachfront improvements garner the most "strong support" at 41%.
- The remaining options receive overall support from about half to two-thirds of residents. For many lower-tier improvements, the levels of "not strong" supporter outnumbers "strong" support by about 2:1 margins, with two exceptions:
  - Moving to EVs and other eco-friendly maintenance options (63% overall support, with 26% "strong" support)
  - New rec facilities such as an indoor pool (lowest total support at 54%, but the second highest "strong" support from 31% overall). In other words, despite lower overall support, a core group is very much in favor of this option.



Q30. Below are potential initiatives that the Glencoe Park District might consider. Knowing that these could mean higher user fees and/or property taxes, please indicate whether you oppose or support each.

Younger adults (ages 35-44) are especially likely to support the top two potential initiatives of beachfront improvements and investments in quality maintenance overall. Not surprisingly recent beach passholders tend to most strongly support the former.

- Recent GPD program participants are most likely to "strongly" support more efficient park/amenity/facility maintenance.

	Most Likely to Oppose		Most Likely to Support	
Beachfront improve-ments	**Overall Opposed (17%)** - Plan to move within 5 years (38%)		**Overall Support (83%)** - Ages 35-44 (93%)	
	Strongly Oppose (6%) - Non-Beach users (17%)	**Somewhat Oppose (11%)** *<no significant differences>*	**Somewhat Support (42%)** - Men (49%, vs. 35% of women) - Non-GPD program participant (49%, vs. 36% of participants) - Beach users/non-passholders (53%) and non-Beach users (61%)	**Strongly Support (41%)** - NW region (55%) - Women (50%, vs. 34%) - Children in household ages 5-11 (56%) - Beach passholder (53%)

	Most Likely to Oppose		Most Likely to Support	
Investing in District facilities to support quality maintenance of parks and amenities/ facilities	**Overall Opposed (19%)** *<no significant differences>*		**Overall Support (81%)** - Ages 35-44 (91%) - Children in household ages 5-11 (90%) - Plans to move within 20 years (92%)	
	Strongly Oppose (8%) *<no significant differences>*	**Somewhat Oppose (11%)** - Downtown region (22%) - White adults (13%, vs. 2% of non-white) - Plans to move within 5 years (32%)	**Somewhat Support (51%)** - Ages 65+ (62%)	**Strongly Support (30%)** - Program participants (37%, vs. 23% of non-participants)

* stairs, boardwalk, restrooms, beach house, Trellis or sun shelters, etc.

Roughly two-thirds support upgrading playgrounds and park amenities, along with sports fields (especially the newest Glencoe residents and those with younger children under the age of 12).

- Residents in the NW area tend to be "strong" supporters of improved playgrounds and parks, while those in the Downtown area are most likely "not strong" opponents.

	Most Likely to Oppose		Most Likely to Support	
Improving/ replacing playgrounds and park amenities	**Overall Opposed (32%)** - Lived in GPD 5-29 yrs. (38%) - No children in household (36%)		**Overall Support (68%)** - Lived in GPD <5 yrs. (81%) - Children in household <5 (84%)	
	Strongly Oppose (13%) *<no significant differences>*	**Somewhat Oppose (19%)** - Downtown region (29%)	**Somewhat Support (45%)** - Ages 65+ (56%)	**Strongly Support (23%)** - NW region (34%) - Ages 35-44 (46%) - Lived in GPD <5 yrs. (34%) - Children in household (32%, vs. 17% of those without children), esp. ages <5 51%, 5-11 (35%)

	Most Likely to Oppose		Most Likely to Support	
Improving athletic/ sports fields	**Overall Opposed (36%)** - Lakefront (43%) - Women (43%, vs. 30% of men) - Non-GPD program participants (47%)		**Overall Support (64%)** - NW region (77%) - Ages 35-44 (76%) - Lived in Glencoe <5 yrs. (79%) - Children in household ages 5-11 (82%)	
	Strongly Oppose (14%) - Non-GPD visitors (55%, vs. 13% of visitors) and non-GPD participants (22%, vs. 8% of program participants)	**Somewhat Oppose (22%)** - White adults (25%, vs. 11% of non-white adults)	**Somewhat Support (46%)** - Lived in Glencoe <5yrs. (58%)	**Strongly Support (18%)** - Children in household (26%, vs. 11% of those with children), esp. ages 5-11 (34%)

About three in five favor moving to eco-friendly maintenance equipment (with 26% "strong" support, especially from the NW and those likely to move within 10 years), along with more space for youth/childcare programs (19% "strong" support, mostly from those under age 45).

- Paying for a move to EVs and more efficient maintenance equipment garners opposition from 38%, about half of whom are "strong" opponents (18% -- especially Lakefront residents and non-participants in GPD programs). The "not strong" opponents tend to be younger, with children, and program participants).

	Most Likely to Oppose		Most Likely to Support	
Moving to electric maintenance vehicles and equipment to reduce emissions and improve efficiencies long-term	**Overall Opposed (38%)** - Lakefront region (51%) - Ages 35-44 (51%) - Plan to move within 5 years (65%)		**Overall Support (63%)** - Northwest region (74%) - Ages 45-64 (71%) - Plan to move within 10 years (77%)	
	Strongly Oppose (18%) - Lakefront region (28%) - Non-GPD program participants (24%, vs. 12% of participants) - Beach users but non-passholders (25%)	**Somewhat Oppose (20%)** - Ages 35-44 (35%) - Children in household ages 5-11 (32%) - GPD program participants (25%, vs. 10% of non-participants) - Beach passholder (24%)	**Somewhat Support (37%)** - Plan to move within 10 years (58%)	**Strongly Support (26%)** *<no significant differences>*

	Most Likely to Oppose		Most Likely to Support	
Additional space for childcare and youth program-ming	**Overall Opposed (41%)** - Ages 55-64 (54%) - Lived in Glencoe 15-29 yrs. (54%) - No children in household (48%) - Non-GPD program participants (49%)		**Overall Support (59%)** - Ages 35-44 (75%) - Lived in Glencoe <5 yrs. (72%) - Has children under age 5 (87%) - GPD program participants (65%)	
	Strongly Oppose (16%) - No children in household (20%) - Non-GPD program participants (21%)	**Somewhat Oppose (25%)** *<no significant differences>*	**Somewhat Support (40%)** - Ages 65+ (51%) - Lived in Glencoe 30+ yrs. (53%)	**Strongly Support (19%)** - Women (26%, vs. 15% of men) - Age <35 (42%), 35-44 (48%) - Children < age 5 (53%), 5-11 (40%)

Residents are most evenly divided on their willingness to pay more for additional recreational facilities (with an indoor pool as an example). A slight majority (54%) are in favor, with 31% "strongly" supportive (especially younger/newer residents with pre-teen children).

- Nearly as many (46%) are opposed, with nearly as many "strong" opponents (26%) and "strong" supporters (31%).
- Overall, the oldest and most long-term Glencoe residents express majority opposition. Non-participation in GPD programs or events is also correlated with "strong" opposition (34% vs. this group, vs. 26% overall).

	Most Likely to Oppose		Most Likely to Support	
New recreational facilities (e.g., an indoor pool)	**Overall Opposed (46%)** - Ages 65+ (58%) - Lived in Glencoe 30+ yrs. (58%) - No children in household (52%) - Non-GPD program participant (56%)		**Overall Support (54%)** - Ages 35-44 (78%) - Lived in Glencoe <15 yrs. (62%) - Children in household (65%), especially ages 5-11 (71%) - GPD program participant (62%) - Beach passholders (62%)	
	Strongly Oppose (26%) - Non-GPD visitor (65%, vs. 25% of visitors) - Non-GPD program participant (34%) - Beach users but non-passholders (35%)	**Somewhat Oppose (20%)** - No children in household (25%)	**Somewhat Support (23%)** *<no significant differences>*	**Strongly Support (31%)** - Ages 35-44 (62%) - Lived in Glencoe <5 yrs. (45%) - Children in household (43%), esp. ages <5 (47%) and ages 5-11 (50%) - GPD program participants (38%) - Beach passholders (38%)

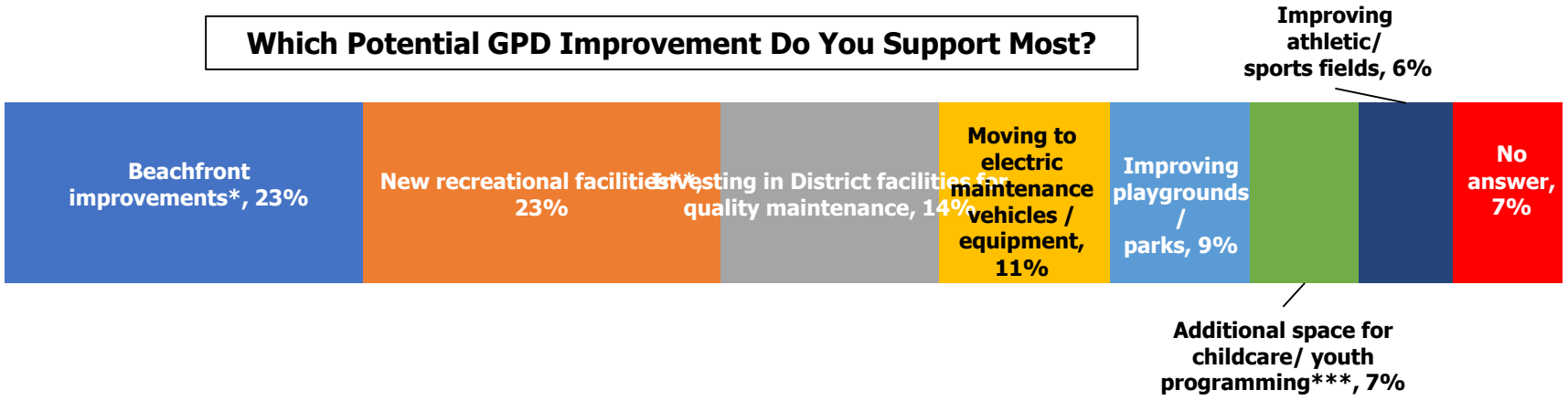
When asked which <u>one</u> option should be the GPD's #1 priority, the top responses are beachfront improvements and new recreational facilities such as an indoor pool (23% each).

- Again, when tested separately (see previous pages), beachfront improvements garnered the most support (83% overall), so it is no surprise that it is one of the top priorities.

  However, seeking more indoor facilities (including a pool) by itself it registered the least support (54%, with 46% opposed). The fact that it is tied for the #1 priority indicates that the fewer residents who support such facilities are very strong or committed in their support and are most likely to "stick" with this over other options as their top choice.

- Among the remaining options, further investment in District facilities for quality maintenance of existing assets (14%) rounded out the top three options. About one in ten most support moving to more efficient vehicles and equipment (11%) and playground improvements (9%). Fewer cite adding youth program space, or sports field improvements.

- Only 7% report that "none" of these are priorities, meaning that 93% identified one option for which they express a willingness-to-pay.



Q31. Please select the <u>one</u> initiative that you support the most, even if it means higher (property taxes/fees).

* (e.g., stairs, boardwalk, restrooms, beach house, Trellis or sun shelters, etc.
** (e.g., indoor pool, etc.)
*** (e.g., before-/after-school activities)

Beachfront improvements tend to be most preferred among 2023 beach passholders (see next page), while indoor facilities (including a pool) tend to be mentioned most often by men, adults aged 35 to 44, and those with children ages 5 to 11.

- Other key differences include:
  - Strongest support from beach passholders for investments in quality maintenance.
  - Support for more EV vehicles and equipment to cut emissions and improve long-term efficiencies tends to come from the oldest adults (ages 65+) and non-program participants (an opportunity for the GPD to address their interests and concerns).
  - Women and especially households with pre-K children tend to seek more space for youth programming.

Significant Differences: Most Supported Potential GPD Improvement

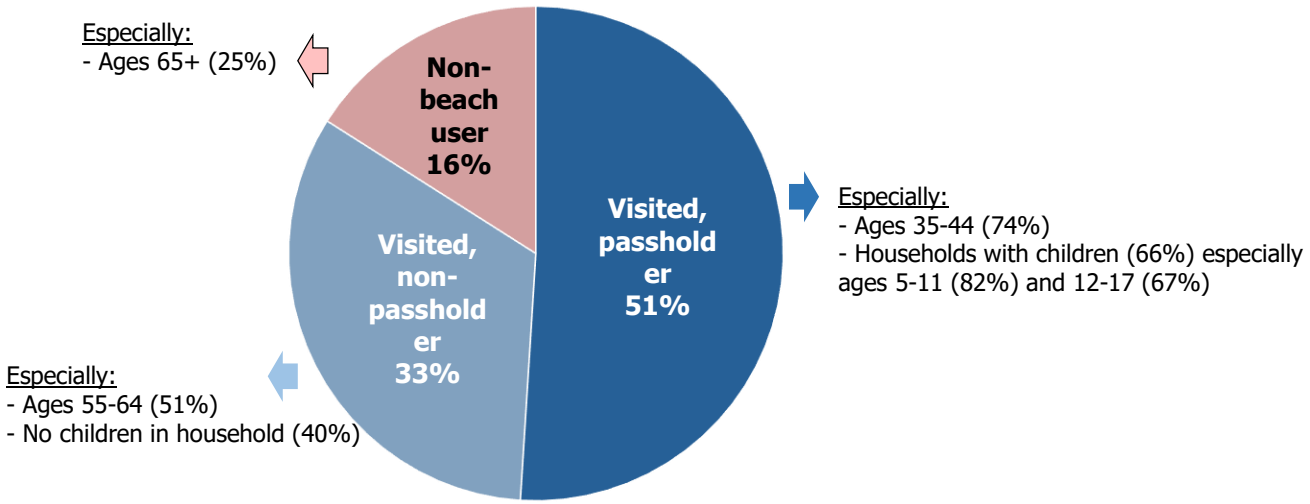
	Overall	Most Likely to Cite as Top Priority
Beachfront improvements to stairs, boardwalk, restrooms, beach house, Trellis or sun shelters, etc.	**23%**	- Glencoe Beach passholders (30%)
New recreational facilities (e g , indoor pool, etc.)	**23%**	- Men (30%, vs. 19% of women) - Ages 35-44 (39%) - Children in household ages 5-11 (37%) - No plans to move (26%) - GPD program participants (28%, vs. 17% non-participants)
Investing in District facilities to support quality maintenance of parks and amenities/facilities	**14%**	- Beach users/non-passholders (21%)
Moving to electric maintenance vehicles and equipment to reduce emissions and improve efficiencies long-term	**11%**	- Ages 65+ (18%) - No children in household (15%, vs. 4% of those with children) - Non-GPD programs participants (15%, vs. 6% of program participants)
Improving/replacing playgrounds and park amenities	**9%**	*< no significant differences >*
Additional space for childcare and youth programming (e g , before-/after-school activities)	**7%**	- Women (12%, vs. 3% of men) - Lived in Glencoe <5 years (15%) - Children in household (14%, vs. 3% of those without children), esp. ages <5 (27%)
Improving athletic/sports fields	**6%**	*< no significant differences >*
No answer	**7%**	- Plans to move within 5 years (23%) - Non-GPD visitor/user (41%, vs. 6% of visitors) - Non-GPD program participant (12%, vs. 4% of participants)

IX. Glencoe Beach Pass/Access Policy

Roughly half report someone in their household owning a Glencoe Beach pass in 2023, especially younger adults with grade school-aged children and teens.

- One in three residents report visiting Glencoe Beach without a pass in the past year. These respondents tended to be older (ages 55-64) and report no children under age 18 at home.
- The remaining 16% did not visit the beach at all in 2023 (including one in four residents aged 65+)

Glencoe Beach Usage (self-reported) in 2023

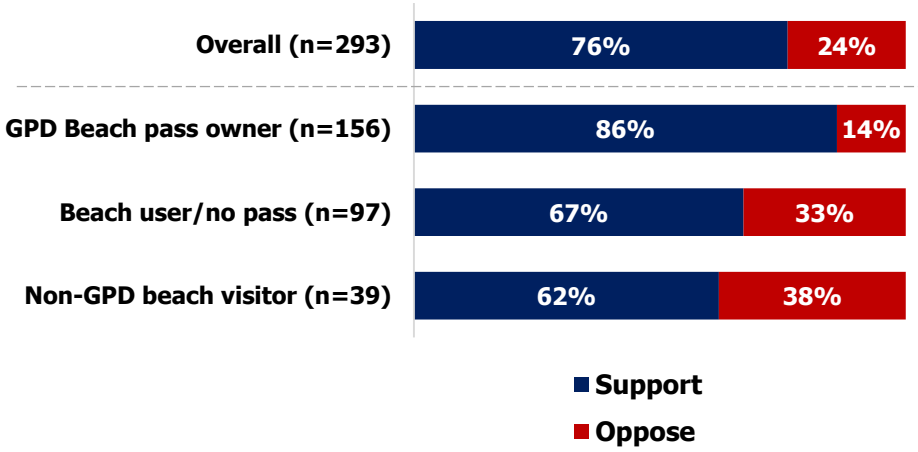


Q32. Did your household purchase a Glencoe Beach pass in 2023?

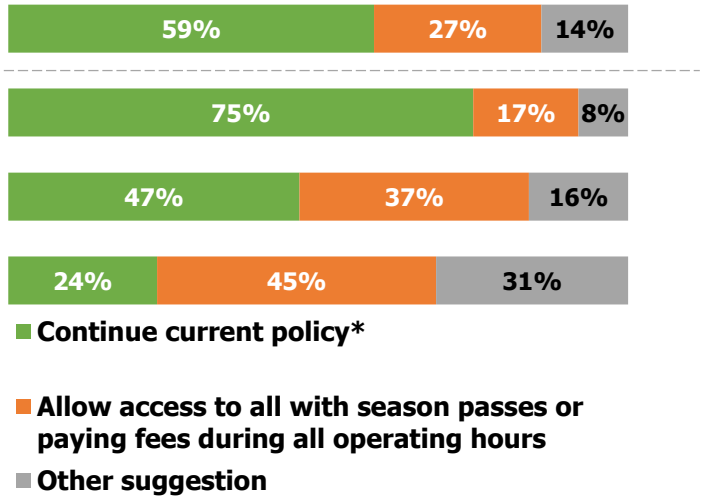
By a 3:1 margin, all residents (and especially 2023 Beach pass holders) support the current policy regarding beach access. Even two-thirds of non-pass holders who used the Glencoe Beach in the past year approve.

- When asked if they prefer the current policy vs. removing restrictions for non-pass (fee-paying) users, most (59%) still prefer the existing policy, though half as many (27%) support the alternative. Note that recent passholders are most in favor of keeping the status quo (75%), whereas non-pass beach users are more evenly divided.
- Overall, 14% (especially non-beach pass holders) offer an alternative suggestion, most often allowing access to Glencoe residents only (n=12 – see next page), not charging any fees to residents (n=8) and/or raising non-resident fees (n=4). Another n=3 feel that those who only walk along or near the beach should have access without a fee.

Support/Oppose Limiting Glencoe Beach to Season Pass Holders on Weekday Mornings, Weekends, and Summer Holidays?



Which Glencoe Beach Access Option Do You Support Most?



*Continue to allow only season pass holders beach access on weekday mornings, weekends, and on holidays, and non-pass holders can pay for admission to the beach all other days/times (the current policy).

Sample Verbatims: Other Suggested Access Policies for Glencoe Beach

Access to Residents Only (n=12)

"Limit access to residents and pass holders during peak periods (no non-residents)."
"Allow access exclusively to Glencoe residents (and their guests) who have a season pass/guest passes."
"I think the current policy is great but would allow residents to purchase admission at those times as well. We can limit the numbers by not allowing non-residents to purchase day passes during those specified times."
"Would like to see passes only available to Glencoe residents."
"Restrict access to beach passes to Glencoe residents only."

No Fees to Residents (n=8)

"We pay taxes. Why the additional toll charge?"
"Glencoe residents should have full access to the beach and should not have to pay for passes like other communities such as Winnetka."
"Free for residents everyday."
"Open access to Glencoe residents free of charge."

Raise Non-Resident Fees (n=4)

"I feel Glencoe residents should have a free or very highly discounted rate and others should be considerably higher (due to fact that residents pay the taxes)."
"Allow access option but hope non-pass holder admission costs can shift to maintain reasonable crowds."

Free Access for Those Walking Near Beach (n=3)

"Daily fees should be available but walkers who do not use beach amenities but pay Glencoe taxes should be permitted to walk up and down to the beach. Providing residency with an ID should be sufficient. Blocking access to Glencoe residents is obnoxious."
"Allow people that are out for a walk access to the beach anytime!"

Access to Pass Holders Only (n=2)

"Only give access to pass holders."

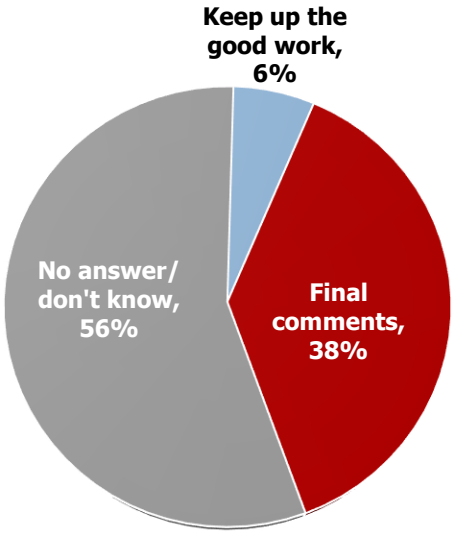
No Answer/Don't Care/Don't Use (n=7)

"Not sure, I do not use the beach."
"NA, didn't go very much."

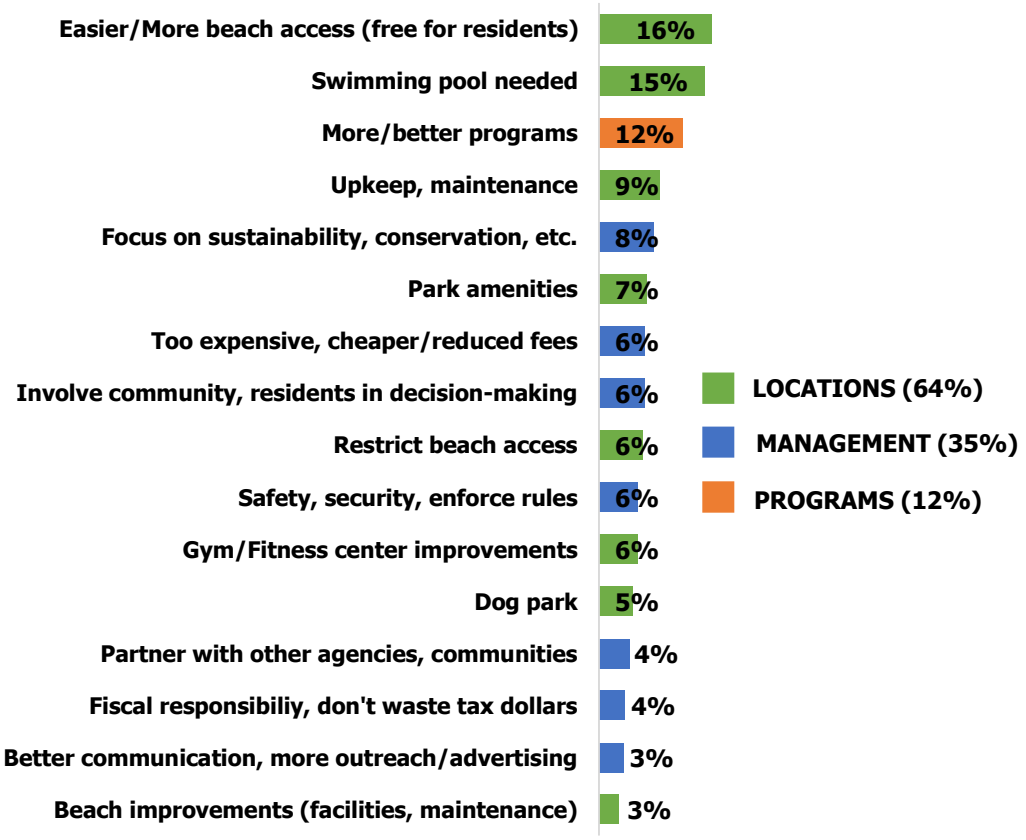
X. Final Comments/Suggestions

In a final open-ended question seeking additional feedback, just over a third gave responses, usually echoing previous comments (most often about expanded beach access for residents, requests for a swimming pool, and/or expanded programming (especially for adults).

Final Comments/Suggestions?



Top Responses



Q35. Aside from your earlier feedback, what else could the Glencoe Park District do to better serve you or your household? Please be specific and provide examples if possible.

Sample Verbatim Comments: Final Comments/Suggestions

Locations/Facilities/Parks (mentioned by 64%)

"Beach access for residents. Should be free like it is in Lake Forest."

"Better beach access and if not offered, senior pass rates."

"Bigger swimming area at the beach. Please make this happen."

"Would love for beach pass holders to get parking around the beach. Make some of the spots for only if you live in the village and have a sticker."

"I feel that non-residents should pay more to access Glencoe Beach. We have the least expensive rates on the North Shore for non-residents and they do not respect the beach as residents do."

"I find it extremely offensive that I have to pay to go to the town beach for which I've already paid ridiculously high taxes. You need to give residents the privilege of enjoying the beach they're paying for ANYTIME for free!! People who don't pay taxes in Glencoe can pay a fee."

"Keep the current policy for beach admission. The experience on weekends is so much better than before this was implemented, much less crowded."

"My son would like to visit the beach when he is able to with his family in the summer."

"More areas to swim on the beach. More shelter areas at the beach or install umbrellas on the sand. More food options on the beach."

"Continue to explore options for indoor swimming either in Village or with relationship to another village."

"An indoor swimming pool would be great."

"Of course we would love an indoor /outdoor pool facility."

"Consider an outdoor pool by the Glencoe Golf Course or the water/beach facility, then limit the number of private pools in Glencoe. It will create a better sense of community."

"An indoor walking path would be nice. We like the reciprocity with Northbrook pools and would like that to continue. We think that the Glencoe Beach should be free for residents."

"Workout space could be better equipped."

"Cleaner spaces."

"Investing in the parks is most important to us because this impacts 100% of residents (regardless of children/age of children) and adds to the value of the community. Parks and green space will always need investment in order to maintain."

"Make the wildflower sanctuary next to South School into usable natural space. Use volunteers to plant; turn it into a garden that students and families can use."

"Some of the new bench swings have no footrests. It is necessary to have swings that have the footrests which allow to propel the swing. Please address this with current and new swings."

"More benches are needed along pathways throughout the village."

"Recycling bins in parks near each trash can."

"Improved sports fields facilities -- bathrooms, concessions, grounds upkeep (specifically baseball)."

"Bathrooms at all parks."

"Create a dog park, possibly on land near the golf course which does not abut private residences."

"Possibly a dog beach access, perhaps where Harbor Street ends at the lake. Many years ago there was public access there."

"Dog friendly spaces."

Sample Verbatim Comments: Final Comments/Suggestions (cont'd)

GPD Admin/Management (mentioned by 35%)

"Don't 'activate' any more open space, whether by benches, tables, or anything else. Once lost, it's gone for ever."

"Attract more birds & butterflies to Everly & all other parks with more flowers, milkweed, bird feeders maintained by the park district."

"Help remove and replace that are exotic with plants that are native. Make an effort to preserve oaks and hickories that need help and plant many varieties of each as we are losing them at an alarming rate."

"Protect public park and adjoining parkway trees from contracted out lawn mower damage at the base of the trees that do not have bark chip protection around their bases."

"Improve some of the landscaping at parks – perennial flowers, etc. Vernon & Jefferson Park. Past years I have done on my own."

"Stop charging for outdoor tennis courts."

"Lowering if not eliminating resident fees for certain amenities such as the Takiff Center gymnasium, Watts, and the Beach, perhaps on certain 'Resident Days.' If roughly 10% of our property taxes go to the GPD, it would be nice to have lower fees or at least some free days for residents to enjoy what they pay for."

"Raise prices significantly for non-residents to help pay for these projects. Glencoe residents pay higher taxes and should get more of a break for buying GPD activities than non-residents."

"Soliciting input from neighbors likely to be impacted by new park district amenities or programs is critical to maintaining village-wide support and good will. A few years ago, the park district began offering pickleball at the Watts tennis courts without informing neighbors. There was clearly a mix-up somewhere, because in all the years we have lived here, the park district has consistently given nearby residents a chance to weigh in before going ahead with activities or facilities that could prove disruptive. We are grateful that pickleball is no longer being played on the tennis courts!"

"Continue this type of outreach. Please read the comments."

"Create a panel of current and former high school and adult athletes to consult on decisions/ideas where appropriate, such as a de facto 'Sports Council' re: athletic-oriented decisions. Too often we have non athletes making decisions for the town that affect athletic matters."

"Maybe create safer parks by having security surveillance around."

"Partner with neighboring districts when possible to offer additional programming opportunities."

"Consider creating alliances with other New Trier Township park Districts for youth sports leagues."

"The survey reveals that 8% of our property taxes go to the Park District. That's a huge budget and looking to spend more money is unnecessary. Focus on maintenance caps and keeping our parks and facilities maintained instead of raising taxes for individual pet projects."

"The Glencoe Park District should STOP dreaming up ways to spend taxpayer money and instead just run the wonderful parks and facilities we already have. We do not need new initiatives for expensive new projects. On the North Shore there are already many indoor pool facilities and other options. Do a better job serving Glencoe residents who use what we have and stop spending our money.

"Please try to better educate the public on current issues, both good and controversial."

"Increase awareness of events with residents."

"Involve the community more in the decision-making process."

Sample Verbatim Comments: Final Comments/Suggestions (cont'd)

Programming/Event Ideas (mentioned by 12%)

"Adult programs, both classes and individual date-specific events, lectures, tours, tastings, entertainment. Offer better pricing, for residents and seniors."

"I think there could be more options for adults that work who want to participate in park district class. Many are during the day when people are working."

"Summer movies, fall concerts, spring fling events for kids, some annual event for which Glencoe becomes epic for. Summer events should consider many families are gone for the summer. So perhaps a back to school or back to summer event makes most sense. We love all things Glencoe!"

"Provide more after school programs because I understand that they fill up/sell out quickly."

"Although I don't have small children anymore, if there is demand for my childcare and after school programs, etc., I would be all for it."

"More programming for seniors."

"Dog classes. Teen events."

"Would love more adult technical/art classes."

"Additional after school and weekend activities would be great."

Appendices:

- Survey Invitation (Postcard)
- Topline Results Including "Public" Survey Responses

SHAPE THE FUTURE OF THE
GLENCOE PARK DISTRICT

PLEASE TAKE OUR SURVEY TO SHARE YOUR OPINIONS:

Website: www.arisurvey.com/s3/Glencoe
Password: XXXXXX

See reverse side for more information.

LET'S PLAY GLENCOE

Your feedback to our survey will help us better **understand your interests** and serve our community!

Whether or not you use our parks, facilities, or programs, your opinions are very important.

We request that an adult completes the anonymous 15-minute survey online in the next few days. Simply go to the website below (or scan the QR code) and enter your password.

www.arisurvey.com/s3/Glencoe
Password: XXXXXX

Your feedback is very valuable!
Thank you for sharing.

aQity Research & Insights (an independent research firm) has been asked by the Glencoe Park District to conduct this survey. If you have questions, please call 847-424-4171, x212.

aQity Research & Insights Inc.
1330-B Sherman Avenue
Evanston, IL 60201

2024 COMMUNITY SURVEY:
TOPLINE RESULTS

n=301 responses from a random sample of Glencoe residents completed between December 1st, 2023 and January 24th, 2024, was weighted to match US Census data for Glencoe by region, age, gender, race and ethnicity, and percentage of households with children.

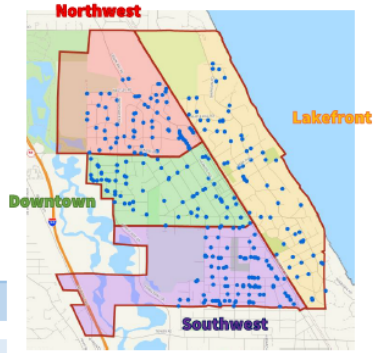
n=47 responses from an online survey available to the public completed between February 7th and March 8th, unweighted.

***NOTE:** responses reported in total n when overall response <30.*

***NOTE:** Due to rounding, percentages may not total (with differences of ±1%)*

Region of household address
(not asked; based on mailing address)

	Random (weighted)	Public (unweighted)
Northwest	21%	21%
Downtown	23%	34%
Southwest	29%	30%
Lakefront	27%	13%
Live outside of GPD	0%	2%



1. How many years have you lived within the Glencoe Park District boundaries?

	Random (weighted)	Public (unweighted)
Less than 5 years	24%	37%
5-14 years	26%	37%
15-29 years	26%	11%
30+ years	24%	15%
Mean	*18.8 years*	*11.9 years*
Median	*14.0 years*	*7.5 years*

2. Please rate your overall opinion of the Glencoe Park District. (0-10 scale)

	Random (weighted)	Public (unweighted)
Highest regard (9-10)	48%	43%
Great (8)	26%	21%
Good (6-7)	16%	15%
Neutral (5)	5%	13%
Poor (0-4)	5%	9%
Mean	*8.1*	*7.7*
Unfamiliar	*4%*	*0%*

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3. What do you <u>like most</u> about the Glencoe Park District, or what does it do particularly well?

See data file for list of open-ended responses

4. What do you/your household dislike about the Park District, or what could it do better or improve most?

See data file for list of open-ended responses

5. About what percent of your property taxes do you think goes to the Glencoe Park District? Please provide your best estimate <u>without</u> checking your tax bill or any other information.

	Random (weighted)	Public (unweighted)
3% or less	30%	23%
4-7%	30%	26%
8% (ACTUAL)	4%	6%
9+%	35%	45%
Mean	7.9%	8.6%
Median	5.0%	7.5%

6. Please indicate the Glencoe Park District parks, playgrounds, and nature areas that you or household members visited in the last 12 months/past year. *(multiple responses)*

	Random (weighted)	Public (unweighted)
Glencoe Beach	85%	87%
Lakefront Park	73%	77%
Watts Park	54%	77%
Friends Park	51%	62%
Connect Glencoe Trail	48%	30%
Kalk Park	47%	49%
Duke Park	37%	60%
Shelton Park	30%	32%
Woodlawn Park	29%	49%
Takiff Center Playground	26%	49%
Vernon Playground	24%	30%
Everly Wildflower Sanctuary	22%	4%
Melvin Berlin Park	21%	26%
West Park	21%	28%
Veteran's Memorial Park	15%	15%
Ravine Bluffs Park	12%	11%
Dietz Bird Sanctuary	11%	6%
Astor Park	10%	13%
Old Elm Park	10%	21%
Women's Library Club Park	8%	11%
North Field	7%	13%
Milton Playground	5%	15%
Have not visited any	4%	0%

7. From the list above, please select the one park, playground, or nature area you use <u>most often</u>.

	Random (weighted)*	Public (unweighted)
Glencoe Beach	24%	19%
Connect Glencoe Trail	14%	4%
Lakefront Park	12%	11%
Friends Park	9%	11%
Watts Park	8%	11%
Shelton Park	4%	0%
Duke Park	4%	13%
Vernon Playground	4%	2%
Melvin Berlin Park	4%	2%
Woodlawn Park	3%	6%
West Park	3%	6%

**All other locations are 2% or less*

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8. Below, please indicate any Glencoe Park District outdoor and/or indoor facilities that you or any household members have visited in the last 12 months/past year. *(multiple responses)*

	Random (weighted)	Public (unweighted)
Glencoe Beach	***78%***	***83%***
Swimming beach	72%	72%
Playground	45%	57%
Trellis/sun shelters	31%	40%
Concessions	22%	9%
Boating beach	19%	11%
Boat house	14%	9%
Halfway House	14%	9%
Other	3%	0%
Takiff Center	***52%***	***77%***
Gymnasium	25%	40%
Studios for ceramics, theater, music	15%	43%
Fitness studio/center	14%	23%
Early childhood playground	14%	26%
Community rooms for recreation	14%	34%
Preschool classrooms/facility	13%	30%
Rental rooms for private events	9%	17%
Other	5%	11%
Weinberg Family Rec Center	***46%***	***64%***
Outdoor ice rinks	35%	53%
Pickleball courts	18%	17%
Indoor spaces (Kids Club, etc.)	9%	19%
Other	2%	2%
Have not visited any	13%	9%

9. Of the specific locations above, which do you use <u>most often</u>?

	Random (weighted)*	Public (unweighted)
Swimming beach	43%	26%
Playground	9%	5%
Pickleball courts	8%	9%
Outdoor ice rinks	8%	14%
Gymnasium	4%	2%
Fitness studio/center	3%	12%
Boating beach	3%	0%
Studios for ceramics, theater, music	3%	5%
Preschool classrooms/facility	3%	12%

**All other locations are 2% or less*

10. Please rate your overall satisfaction with the Glencoe parks, playgrounds, nature areas, and facilities that you have recently visited.

	Random (weighted)	Public (unweighted)
Overall experience		
Extremely satisfied (9-10)	61%	63%
Very satisfied (8)	22%	17%
Somewhat satisfied (6-7)	9%	11%
Neutral (5)	4%	4%
Dissatisfied (0-4)	4%	4%
Mean	*8.5*	*8.5*
Median	*9.0*	*9.0*
Cleanliness, maintenance, and upkeep		
Extremely satisfied (9-10)	62%	62%
Very satisfied (8)	17%	16%
Somewhat satisfied (6-7)	14%	9%
Neutral (5)	3%	4%
Dissatisfied (0-4)	4%	9%
Mean	*8.5*	*8.3*
Median	*9.0*	*9.0*

	Random (weighted)	Public (unweighted)
Access (parking, paths, entrances/exits)		
Extremely satisfied (9-10)	61%	71%
Very satisfied (8)	18%	9%
Somewhat satisfied (6-7)	13%	7%
Neutral (5)	5%	11%
Dissatisfied (0-4)	4%	2%
Mean	*8.5*	*8.7*
Median	*9.0*	*9.0*
Safety		
Extremely satisfied (9-10)	72%	69%
Very satisfied (8)	15%	11%
Somewhat satisfied (6-7)	7%	9%
Neutral (5)	4%	7%
Dissatisfied (0-4)	2%	4%
Mean	*8.9*	*8.6*
Median	*9.0*	*9.0*
Service provided by Park District staff		
Extremely satisfied (9-10)	57%	56%
Very satisfied (8)	17%	16%
Somewhat satisfied (6-7)	10%	7%
Neutral (5)	13%	18%
Dissatisfied (0-4)	3%	4%
Mean	*8.3*	*8.1*
Median	*9.0*	*9.0*

11. If you are dissatisfied with any Glencoe Park District park, playground, nature area, or facility, please indicate which one(s) and why.

See data file for list of open-ended responses

12. If you have <u>not</u> visited a Glencoe Park District park, playground, nature area, or facility recently, why not? *(multiple responses)*

	Random (weighted) (n=7)	Public (unweighted)
Unfamiliar with Park District parks/facilities	n=4	n=0
Use other facilities for recreation/activities	n=3	
Do not have kids or kids are grown	n=3	
Nothing of interest offered	n=2	
Dislike the Park District, bad experience	n=1	
Cost/Fees are too high	n=1	
Too busy/don't have time	n=1	
Other	n=1	

13A. Indicate if you or a household member uses or has an interest in each outdoor recreational amenity or facility. *(multiple responses)*

	Random (weighted)	Public (unweighted)
Outdoor walking and biking paths	90%	89%
Swimming beach	68%	64%
Open space with amenities (benches, paths)	65%	60%
Natural areas (e.g., native prairies)	64%	64%
Playgrounds	50%	57%
Athletic/Sports fields	44%	45%
Outdoor ice rink	42%	38%
Outdoor tennis courts	38%	36%
Outdoor pickleball courts	35%	28%
Splash pads and spray grounds	31%	45%
Other	7%	11%
None of the above	3%	2%

13B. How well is each outdoor recreational amenity or facility currently being met by all providers?

	Random (weighted)	Public (unweighted)
A. Outdoor walking and biking paths		
Top 2 Box (4-5)	**85%**	**78%**
Completely met (5)	53%	49%
Mostly met (4)	32%	39%
Neutral (3)	11%	12%
Barely met (2)	4%	0%
Not at all being met (1)	0%	0%
Mean	*4.3*	*4.3*
Median	*5.0*	*4.0*
B. Natural areas (e.g., native prairies)		
Top 2 Box (4-5)	**78%**	**77%**
Completely met (5)	46%	40%
Mostly met (4)	32%	37%
Neutral (3)	15%	13%
Barely met (2)	5%	0%
Not at all being met (1)	1%	10%
Mean	*4.2*	*4.0*
Median	*4.0*	*4.0*
C. Athletic/Sports fields		
Top 2 Box (4-5)	**77%**	**n=15**
Completely met (5)	38%	n=7
Mostly met (4)	39%	n=8
Neutral (3)	16%	n=5
Barely met (2)	4%	n=1
Not at all being met (1)	3%	n=0
Mean	*4.1*	*4.0*
Median	*4.0*	*4.0*

(CONTINUED) **13B. Next, how well is each outdoor recreational amenity or facility currently being met by all providers?**

	Random (weighted)	Public (unweighted)
D. Playgrounds		
Top 2 Box (4-5)	**90%**	**n=26**
Completely met (5)	57%	n=20
Mostly met (4)	33%	n=6
Neutral (3)	8%	n=1
Barely met (2)	2%	n=0
Not at all being met (1)	0%	n=0
Mean	*4.5*	*4.7*
Median	*5.0*	*5.0*
E. Splash pads and spray grounds		
Top 2 Box (4-5)	**65%**	**n=13**
Completely met (5)	40%	n=5
Mostly met (4)	25%	n=8
Neutral (3)	18%	n=4
Barely met (2)	11%	n=3
Not at all being met (1)	6%	n=1
Mean	*3.8*	*3.6*
Median	*4.0*	*4.0*
F. Outdoor tennis courts		
Top 2 Box (4-5)	**87%**	**n=13**
Completely met (5)	45%	n=9
Mostly met (4)	42%	n=4
Neutral (3)	11%	n=3
Barely met (2)	2%	n=0
Not at all being met (1)	0%	n=0
Mean	*4.3*	*4.4*
Median	*4.0*	*5.0*
G. Outdoor pickleball courts		
Top 2 Box (4-5)	**64%**	**n=9**
Completely met (5)	29%	n=4
Mostly met (4)	35%	n=5
Neutral (3)	16%	n=3
Barely met (2)	14%	n=1
Not at all being met (1)	6%	n=0
Mean	*3.7*	*3.9*
Median	*4.0*	*4.0*
H. Swimming beach		
Top 2 Box (4-5)	**84%**	**n=28**
Completely met (5)	58%	n=16
Mostly met (4)	26%	n=12
Neutral (3)	12%	n=0
Barely met (2)	2%	n=0
Not at all being met (1)	2%	n=1
Mean	*4.4*	*4.5*
Median	*5.0*	*5.0*

(CONTINUED) **13B. Next, how well is each outdoor recreational amenity or facility currently being met by all providers?**

	Random (weighted)	Public (unweighted)
I. Outdoor ice rink		
Top 2 Box (4-5)	**92%**	**n=16**
Completely met (5)	65%	n=12
Mostly met (4)	27%	n=4
Neutral (3)	5%	n=2
Barely met (2)	2%	n=0
Not at all being met (1)	1%	n=0
Mean	*4.5*	*4.6*
Median	*5.0*	*5.0*
J. Open space with amenities (benches, paths)		
Top 2 Box (4-5)	**86%**	**n=25**
Completely met (5)	53%	n=16
Mostly met (4)	33%	n=9
Neutral (3)	12%	n=2
Barely met (2)	2%	n=0
Not at all being met (1)	1%	n=1
Mean	*4.4*	*4.4*
Median	*5.0*	*5.0*

14. From the list above, select the one outdoor amenity that the Glencoe Park District should prioritize.

	Random (weighted)	Public (unweighted)
Outdoor walking and biking paths	20%	13%
Natural areas (e g , native prairies)	13%	11%
Athletic/Sports fields	6%	17%
Playgrounds	4%	17%
Splash pads and spray grounds	8%	13%
Outdoor tennis courts	4%	0%
Outdoor pickleball courts	9%	7%
Swimming beach	9%	13%
Outdoor ice rink	1%	0%
Open space with amenities (benches, paths)	8%	7%
Other	6%	7%
None of the above	13%	9%

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15A. Indicate if you or a household member uses or has an interest in each *indoor* recreational amenity or facility.
(multiple responses)

	Random (weighted)	Public (unweighted)
Indoor swimming pool	40%	49%
Indoor walking/jogging track	38%	36%
Fitness facility (weights, cardio machines, etc.)	36%	28%
Indoor pickleball courts	28%	19%
Studio space for arts programs (ceramics, theater, dance)	26%	19%
Gym courts for basketball, volleyball, etc.	24%	17%
Preschool/early childhood program space	18%	21%
Other	6%	9%
None of the above	20%	15%

15B. Next, how well is each *indoor* recreational amenity or facility currently being met by all nearby providers?

	Random (weighted)	Public (unweighted)
A. Indoor walking/jogging track		
Top 2 Box (4-5)	**22%**	**n=3**
Completely met (5)	11%	n=1
Mostly met (4)	10%	n=2
Neutral (3)	17%	n=2
Barely met (2)	19%	n=3
Not at all being met (1)	43%	n=9
Mean	*2.3*	*2.0*
Median	*2.0*	*1.0*
B. Fitness facility (weights, cardio machines, etc.)		
Top 2 Box (4-5)	**49%**	**n=4**
Completely met (5)	26%	n=0
Mostly met (4)	23%	n=4
Neutral (3)	25%	n=4
Barely met (2)	12%	n=1
Not at all being met (1)	14%	n=0
Mean	*3.4*	*3.9*
Median	*3.0*	*5.0*
C. Indoor pickleball courts		
Top 2 Box (4-5)	**20%**	**n=4**
Completely met (5)	10%	n=0
Mostly met (4)	11%	n=4
Neutral (3)	28%	n=4
Barely met (2)	23%	n=1
Not at all being met (1)	29%	n=0
Mean	*2.5*	*3.3*
Median	*2.0*	*3.0*

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(CONTINUED) **15B. Next, how well is each *indoor* recreational amenity or facility currently being met by <u>all nearby providers</u>?**

	Random (weighted)	Public (unweighted)
D. Gym courts for basketball, volleyball, etc.		
Top 2 Box (4-5)	**54%**	**n=4**
Completely met (5)	24%	n=0
Mostly met (4)	30%	n=4
Neutral (3)	23%	n=2
Barely met (2)	13%	n=3
Not at all being met (1)	10%	n=0
Mean	*3.5*	*3.0*
Median	*4.0*	*3.0*
E. Preschool/early childhood program space		
Top 2 Box (4-5)	**74%**	**n=8**
Completely met (5)	50%	n=6
Mostly met (4)	23%	n=2
Neutral (3)	10%	n=1
Barely met (2)	3%	n=1
Not at all being met (1)	12%	n=0
Mean	*4.0*	*4.3*
Median	*5.0*	*5.0*
F. Indoor swimming pool		
Top 2 Box (4-5)	**17%**	**n=5**
Completely met (5)	10%	n=2
Mostly met (4)	6%	n=3
Neutral (3)	13%	n=0
Barely met (2)	12%	n=5
Not at all being met (1)	59%	n=13
Mean	*2.0*	*2.0*
Median	*1.0*	*1.0*
G. Studio space for arts programs (ceramics, theater, dance, etc.)		
Top 2 Box (4-5)	**51%**	**n=9**
Completely met (5)	22%	n=1
Mostly met (4)	29%	n=4
Neutral (3)	22%	n=3
Barely met (2)	17%	n=0
Not at all being met (1)	10%	n=1
Mean	*3.4*	*3.4*
Median	*4.0*	*4.0*

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16. Knowing that adding any of the facilities above would require a tax increase and either buying more land or taking away existing park or facility space, select the one indoor amenity from the list above that the Park District should prioritize adding or improving.

	Random (weighted)	Public (unweighted)
Indoor swimming pool	26%	43%
Indoor walking/jogging track	12%	13%
Fitness facility (weights, cardio machines, etc.)	9%	3%
Indoor pickleball courts	9%	8%
Preschool/early childhood program space	5%	5%
Gym courts for basketball, volleyball, etc.	4%	5%
Studio space for arts programs (ceramics, theater, dance)	3%	0%
Other	5%	5%
None of the above	27%	20%

17A. Have you or any members of your household participated in any Glencoe Park District activities in the past 12 months?

	Random (weighted)	Public (unweighted)
Yes	53%	72%
No	47%	28%

17. Please list below all Glencoe Park District programs/events your household participated in <u>during the past 12 months</u>.

See data file for list of open-ended responses

18. Please rate your overall opinion of the programs/events you participated in. (0-10 scale)

	Random (weighted)	Public (unweighted)
Extremely satisfied (9-10)	55%	61%
Satisfied (8)	21%	24%
Somewhat satisfied (6-7)	12%	12%
Neutral (5)	5%	3%
Dissatisfied (0-4)	7%	0%
Mean	*8.2*	*8.7*
Median	*9.0*	*9.0*

19. If you are dissatisfied with a Glencoe Park District program or event, which one(s) and why?

See data file for list of open-ended responses

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20A. Indicate if you or a household member uses or has an interest in each type of program. *(multiple responses)*

	Random (weighted)	Public (unweighted)
Adult fitness/wellness programs	46%	36%
Adult sports/athletics	36%	26%
Youth sports/athletics	30%	49%
Adult arts programs	30%	34%
Summer day camps	25%	47%
Youth arts programs	23%	34%
Preschool/Early childhood programs	22%	32%
After-school programs/activities	21%	43%
Programs/activities for teens	15%	26%
Other	2%	4%
None of the above	22%	13%

20B. Next, how well is each type of program currently being met by all providers?

	Random (weighted)	Public (unweighted)
A. Preschool/Early childhood programs		
Top 2 Box (4-5)	**79%**	**n=14**
Completely met (5)	53%	n=11
Mostly met (4)	27%	n=3
Neutral (3)	9%	n=0
Barely met (2)	8%	n=0
Not at all being met (1)	3%	n=1
Mean	*4.2*	*4.5*
Median	*5.0*	*5.0*
B. Youth sports/athletics		
Top 2 Box (4-5)	**68%**	**n=16**
Completely met (5)	31%	n=6
Mostly met (4)	38%	n=10
Neutral (3)	23%	n=6
Barely met (2)	6%	n=0
Not at all being met (1)	3%	n=1
Mean	*3.9*	*3.9*
Median	*4.0*	*4.0*
C. Youth arts programs		
Top 2 Box (4-5)	**65%**	**n=13**
Completely met (5)	32%	n=7
Mostly met (4)	33%	n=6
Neutral (3)	31%	n=3
Barely met (2)	3%	n=0
Not at all being met (1)	1%	n=0
Mean	*3.9*	*4.3*
Median	*4.0*	*4.0*

	Random (weighted)	Public (unweighted)
D. After-school programs/activities		
Top 2 Box (4-5)	**74%**	**n=17**
Completely met (5)	32%	n=10
Mostly met (4)	42%	n=7
Neutral (3)	21%	n=2
Barely met (2)	2%	n=1
Not at all being met (1)	3%	n=0
Mean	*4.0*	*4.3*
Median	*4.0*	*4.5*
E. Summer day camps		
Top 2 Box (4-5)	**72%**	**n=18**
Completely met (5)	40%	n=9
Mostly met (4)	32%	n=9
Neutral (3)	23%	n=3
Barely met (2)	1%	n=0
Not at all being met (1)	3%	n=1
Mean	*4.0*	*4.1*
Median	*4.0*	*4.0*
F. Programs/activities for teens		
Top 2 Box (4-5)	**30%**	**n=9**
Completely met (5)	0%	n=6
Mostly met (4)	30%	n=3
Neutral (3)	40%	n=1
Barely met (2)	15%	n=0
Not at all being met (1)	15%	n=2
Mean	*2.9*	*3.1*
Median	*3.0*	*3.5*

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(CONTINUED) **20B. Next, how well is each type of program currently being met by all providers?**

	Random (weighted)	Public (unweighted)
G. Adult sports/athletics		
Top 2 Box (4-5)	**35%**	**n=7**
Completely met (5)	12%	n=1
Mostly met (4)	24%	n=6
Neutral (3)	32%	n=1
Barely met (2)	19%	n=2
Not at all being met (1)	13%	n=1
Mean	*3.0*	*3.4*
Median	*3.0*	*4.0*
I. Adult fitness/wellness programs		
Top 2 Box (4-5)	**41%**	**n=11**
Completely met (5)	17%	n=4
Mostly met (4)	23%	n=7
Neutral (3)	29%	n=3
Barely met (2)	17%	n=1
Not at all being met (1)	13%	n=1
Mean	*3.1*	*3.8*
Median	*3.0*	*4.0*

	Random (weighted)	Public (unweighted)
H. Adult arts programs		
Top 2 Box (4-5)	**34%**	**n=7**
Completely met (5)	16%	n=1
Mostly met (4)	19%	n=6
Neutral (3)	29%	n=2
Barely met (2)	28%	n=0
Not at all being met (1)	9%	n=0
Mean	*3.0*	*3.9*
Median	*3.0*	*4.0*

21. From the list of programs, select the <u>one</u> type that the Glencoe Park District should prioritize.

	Random (weighted)	Public (unweighted)
Adult fitness/wellness programs	23%	12%
Preschool/Early childhood programs	12%	7%
Adult sports/athletics	11%	7%
Adult arts programs	9%	0%
Youth sports/athletics	9%	12%
Programs/activities for teens	7%	15%
After-school programs/activities	6%	15%
Summer day camps	5%	12%
Youth arts programs	2%	2%
Other	3%	2%
None of the above	13%	15%

22. When thinking about the option that you circled for the previous question, what specific types of activities would you like those programs to offer or provide?

See data file for list of open-ended responses

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23. About 8% of your property taxes goes to the Glencoe Park District. Thinking about the parks, open areas, facilities, and programs that the District provides, please rate the overall value that the Park District represents given its share of property taxes.

	Random (weighted)	Public (unweighted)
Excellent (9-10)	40%	51%
Great (8)	17%	13%
Good (6-7)	22%	13%
Average (5)	13%	13%
Poor (0-4)	8%	11%
Mean	*7.5*	*7.8*
Median	*8.0*	*9.0*

24. Rank the core values for the Glencoe Park District in order of importance to you.

	Random (weighted)			Public (unweighted)		
	Top Choice	Top 3	Avg. Rank	Top Choice	Top 3	Avg. Rank
Quality parks, playgrounds, nature areas, and facilities	47%	87%	2.0	43%	89%	2.0
Quality programs, activities, and events	17%	65%	3.1	23%	73%	2.8
Participant/Patron safety	12%	43%	4.0	13%	53%	3.5
Long-term financial stability	10%	36%	4.3	13%	26%	4.6
Environmental sustainability	7%	28%	4.7	5%	26%	5.0
Transparency and community engagement	5%	20%	5.1	5%	25%	4.6
Excellent customer service	4%	26%	4.7	2%	18%	5.0

25. In which of those value areas do you think the Park District is strongest or doing a great job fulfilling?
(multiple responses)

	Random (weighted)	Public (unweighted)
Quality parks/playgrounds, nature areas, facilities	71%	64%
Quality programs, activities, and events	42%	51%
Excellent customer service	30%	28%
Participant/Patron safety	29%	28%
Long-term financial stability	20%	32%
Environmental sustainability	15%	13%
Transparency and community engagement	13%	21%
None of the above	6%	2%

26. In which of those areas do you think the Park District is weakest or needs to do more?
(multiple responses)

	Random (weighted)	Public (unweighted)
Transparency and community engagement	19%	19%
Environmental sustainability	12%	15%
Quality programs, activities, and events	12%	11%
Long-term financial stability	10%	9%
Excellent customer service	8%	11%
Quality parks/playgrounds, nature areas, facilities	7%	4%
Participant/Patron safety	2%	6%
None of the above	47%	45%

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27. The Glencoe Park District is committed to creating an environment that respects and celebrates the differences of all community members by providing access and opportunities to everyone, regardless of social/financial/ethnic background, religion, gender, age, sexual orientation, or physical/emotional/intellectual ability.
Do you believe that your household is properly represented and included within the Park District and its offerings?

	Random (weighted)	Public (unweighted)
Yes	87%	87%
No	13%	13%

27A. [IF NO TO Q22] Why not? Again, your responses are completely anonymous so please help us by providing specific ideas or improvements.

See data file for list of open-ended responses

28. With which of the following statements do you agree more?

	Random (weighted)	Public (unweighted)
The Glencoe Park District should focus on maintaining and improving its current parks, open areas, facilities, and programs	61%	53%
The Glencoe Park District should offer new facilities, programs, or activities as the community's interests and desires change	39%	47%

29. With which of the following statements do you agree more?

	Random (weighted)	Public (unweighted)
Focus on improving amenities for passive park usage (e.g., benches, trash cans, landscaping, etc.)	65%	68%
Avoid installing these amenities and keep parks/open space as natural as possible (e.g., natural prairies, no mowing, etc.)	35%	32%

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30. Below are potential initiatives that the Glencoe Park District might consider. Knowing that these could mean higher user fees and/or property taxes, please indicate whether you oppose or support each.

	Random (weighted)	Public (unweighted)
Improving athletic/sports fields		
SUPPORT	**64%**	**70%**
Support strongly	*18%*	*22%*
Support, not strongly	*46%*	*48%*
OPPOSE	**36%**	**30%**
Oppose, not strongly	*22%*	*20%*
Oppose strongly	*14%*	*10%*
Improving/replacing playgrounds and park amenities		
SUPPORT	**68%**	**73%**
Support strongly	*23%*	*33%*
Support, not strongly	*45%*	*40%*
OPPOSE	**32%**	**27%**
Oppose, not strongly	*19%*	*25%*
Oppose strongly	*13%*	*2%*
Investing in District facilities to support quality maintenance of parks and amenities/facilities		
SUPPORT	**81%**	**93%**
Support strongly	*30%*	*35%*
Support, not strongly	*51%*	*59%*
OPPOSE	**19%**	**7%**
Oppose, not strongly	*11%*	*7%*
Oppose strongly	*8%*	*0%*
Moving to electric maintenance vehicles and equipment to reduce emissions and improve efficiencies L-T		
SUPPORT	**63%**	**80%**
Support strongly	*26%*	*30%*
Support, not strongly	*37%*	*50%*
OPPOSE	**37%**	**20%**
Oppose, not strongly	*20%*	*13%*
Oppose strongly	*18%*	*7%*

	Random (weighted)	Public (unweighted)
Beachfront improvements to stairs, boardwalk, restrooms, beach house, Trellis, or sun shelters, etc.		
SUPPORT	**83%**	**93%**
Support strongly	*41%*	*48%*
Support, not strongly	*42%*	*46%*
OPPOSE	**17%**	**7%**
Oppose, not strongly	*11%*	*4%*
Oppose strongly	*6%*	*2%*
New recreational facilities (e.g., indoor pool, etc.)		
SUPPORT	**54%**	**65%**
Support strongly	*31%*	*37%*
Support, not strongly	*23%*	*28%*
OPPOSE	**46%**	**35%**
Oppose, not strongly	*20%*	*11%*
Oppose strongly	*26%*	*24%*
Additional space for childcare and youth programming (e.g., before-/after-school activities)		
SUPPORT	**59%**	**63%**
Support strongly	*19%*	*15%*
Support, not strongly	*40%*	*48%*
OPPOSE	**41%**	**37%**
Oppose, not strongly	*25%*	*26%*
Oppose strongly	*16%*	*11%*

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31. Please select the one initiative you support most, even if it means higher property taxes and/or fees.

	Random (weighted)	Public (unweighted)
Beachfront improvements to stairs, boardwalk, restrooms, beach house, Trellis or sun shelters, etc.	23%	18%
New recreational facilities (e.g., indoor pool, etc.)	23%	31%
Investing in District facilities to support quality maintenance of parks and amenities/facilities	14%	18%
Moving to electric maintenance vehicles and equipment to reduce emissions and improve efficiencies long-term	11%	11%
Improving/replacing playgrounds and park amenities	9%	4%
Additional space for childcare and youth programming (e.g., before-/after-school activities)	7%	7%
Improving athletic/sports fields	6%	11%
None selected	7%	0%

32. Did your household purchase a Glencoe Beach pass in 2023?

	Random (weighted)	Public (unweighted)
Yes	53%	68%
No	47%	32%

33. As you may know, the Glencoe Beach is limited to season pass holders on weekday mornings, weekends, and on holidays during the summer. Do you oppose or support this policy?

	Random (weighted)	Public (unweighted)
Support	76%	30%
Oppose	24%	70%

34. The Glencoe Park District is assessing options for Glencoe Beach access for next summer. Please select the option you support most.

	Random (weighted)	Public (unweighted)
Continue to allow only season pass holders beach access on weekday mornings, weekends, and on holidays, and non-pass holders can pay for admission to the beach all other days/times (the current policy)	59%	55%
Allow access to all with season passes or paying admission fees during all operating hours	27%	30%
Other suggestion*	14%	15%

** Coding of "other" responses in progress; see final analysis for results.*

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35. Aside from your earlier feedback, what else could the Glencoe Park District do to better serve you or your household? Please be specific and provide examples if possible.

See data file for list of open-ended responses

DEMOGRAPHICS:

36. In what year were you born?
(age shown below)

	Random (weighted)	Public (unweighted)
Under 35	11%	0%
35-44	17%	47%
45-54	19%	22%
55-64	23%	7%
65 or older	30%	24%
Mean	*55 years*	*51 years*
Median	*57 years*	*46 years*

37. Please note your gender.

	Random (weighted)	Public (unweighted)
Male	46%	37%
Female	52%	63%
Prefer to self-describe	2%	0%

38. Including yourself, do you have any household members...

	% Yes	
	Random (weighted)	Public (unweighted)
...under age 5?	18%	30%
... ages 5 to 11?	20%	52%
... ages 12 to 17?	19%	22%
... ages 18 to 64?	71%	63%
... ages 65+?	36%	28%

39. Which of the following identifies your race or ethnicity? *(multiple responses)*

	Random (weighted)	Public (unweighted)
White / Caucasian	92%	96%
Asian	8%	4%
Black / African American	1%	0%
Other	7%	4%

40. Are you of Hispanic, Latino, or Spanish ethnicity?

	Random (weighted)	Public (unweighted)
Yes	3%	7%
No	97%	93%

41. When do you expect to move away from Glencoe?

	Random (weighted)	Public (unweighted)
Within the next year	0%	0%
Within the next 5 years	8%	2%
Within the next 10 years	13%	9%
Within the next 20 years	9%	13%
No plans to move away from Glencoe	70%	77%

SUPPLEMENT C

PARKS CONDITIONS ASSESSMENT

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN

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PARK MATRIX

	ACREAGE			FACILITIES					SPORTS FIELDS								WATER-BASED FACILITIES						OTHER			NATURE	
	Acres - Owned	Acres - Leased / Managed	TRAILS (mi)	Drinking Fountains	Picnic Shelter / Gazebo	Picnic Area	Playground	Restrooms	Ballfield	Basketball	Fitness Station	Frisbee Golf (holes)	Pickleball / Tennis	Pickleball / Ice Rink	Sand Volleyball	Soccer	Tennis	Beach	Boating / Sailing	Swimming	Splash Pad	Ice Rink	Sledding	Interpretive Elements	Parking	Park Signage	Rain Garden	Designated Natural Area
MINI PARKS																											
Astor Place Park	0.23					1	1																	1	1		
Milton Park	1.60		0.10			1	1																	1			
Old Elm Park	1.30			1		1	1																	1	1		
Vernon Playground	0.71		0.05	1		1	1																	1	1		
Total Mini Park Acres	3.84																										
NEIGHBORHOOD PARKS																											
Friends Park	0.56			2		1	1																	1	1		
Melvin Berlin Park	4.50			1	1	1		1	1								4							1	2		
Shelton Park	7.90		0.39	1	1	1	1	1			1		2				2							1	1	1	
West Park	4.20			1				1	2				2				1						1	1	1		
Total Neighborhood Park Acres	17.16																										
COMMUNITY PARKS																											
Duke Park	3.00		0.15	1		1	1	1													1			1	1		
Henry J. Kalk Park	2.60		0.10	1	1	1				1														1	1		
Lakefront Park	3.50		0.10	1		1	1										3							1	2		
North Field	11.60		0.23	2			1		1															3			
Watts Park	10.40		0.27	1				1	1	2		9	4			1	2					1		1			
Weinberg Family Recreation Center														6								2					
Woodlawn Park	1.30		0.10	1		1	1																	1	1	1	
Total Community Park Acres	32.40																										
REGIONAL PARKS																											
Glencoe Beach	4.60		0.35	1	5	1	1	2							1			1		1	1				1			
Perlman Boating Beach	1.10					1		1										1	1									
Total Regional Acres	5.70																										
DESIGNATED NATURAL AREAS																											
Clara Dietz Bird Sanctuary	0.94		0.12																						1			1
Robert Everty Wildflower Sanctuary	3.78		0.2																						1		1	1
Total Natural Area Acres	4.72																										
SPECIAL USE																											
Breakwater Sculpture Park	1.60		0.08																					1	1			
Metra Train Station		9.20																							1			
Ravine Bluffs Park	1.17		0.05																						1	1		
Veterans Memorial Park	1.90		0.15																						1	1		
Total Special Use Acres	13.87																										
UNDEVELOPED PARKS																											
Park 3N	1.30		0.05																						1			
Park 6N	1.75		0.08	1																					1			
Park 3S	0.70																								1			
Park 4S	1.02																								1			
Park 9S	0.19																								1			
Park 10S	1.75																								1		1	
Park 13S (2-4)	3.04																								1			
Park 14S (1-2)	1.80																								1			
Park 18S (2)	0.56																											
Park 19S	1.10																											
Park 20S	1.10																								1			
Park 21S (2) - 22S	2.69																								1			
Park 26S	0.27																								1			
Women's Library Club Park	0.57					1																			1			
Total Undeveloped Park Acres	17.84																										
PARKWAYS																											
Green Bay Greenway		3.82																							1			
Park 11N		0.76																										
Park 12N		0.33																										
Park 13N		1.03																										
Park 14N		1.60																										
Park 25S		0.06																							1			
Park 11S		0.22																										
Park 18S (1)		0.22																							1			
Park 21S (1)	0.17																											
Park 2S	0.50																								1			
Total Parkway Acres	4.89																										
PARK DISTRICT TOTALS																											
	100.42		2.57	16	8	14	11	8	5	3	1	9	8	6	1	1	12	2	1	1	2	2	1	2	39	15	4	2
SCHOOL DISTRICT AMENITIES																											
Central School							1			1	1					1									1			
South School							1																		1			
West School							1			1.5			2			1	2								1			
Total School District Acres	0.00																										
COMBINED TOTALS																											
	100.42		2.57	16	8	14	14	8	5	5.5	2	9	10	6	1	3	14	2	1	1	2	2	1	2	42	15	4	2

Past IDNR Useful Life Criteria

PARK CLASSIFICATIONS

MINI PARKS
Service Area - 0.25 miles

Mini Parks provide walkable, drop-in recreation opportunities. Appropriate elements in these parks include playgrounds, picnic areas, and seating. These parks are located in residential areas, and their service areas do not include residents who must cross a planning area boundary to access the park. These parks typically serve residents within a 0.25-mile walkable distance. 0.5 acres of Mini Park open space is desired per 1,000 residents.

NEIGHBORHOOD PARKS
Service Area - 0.5 miles

Neighborhood Parks provide places for informal active and passive recreation and community gathering spaces. Elements in these parks often include playgrounds, picnic areas, and sports fields. Neighborhood Parks are located in residential areas and typically serve residents within a 0.5-mile walkable distance. 2 acres of Neighborhood Park open space is desired per 1,000 residents.

REGIONAL PARKS
Service Area - 2 miles

Regional Parks provide region-wide recreation needs. These spaces may have recreation activities such as swimming and boating and include larger sport complexes or large natural areas. Regional Parks typically serve residents within a 2 mile distance, though they are enjoyed by surrounding communities as well. There is no established level of service standard for Regional Parks.

COMMUNITY PARKS
Service Area - 1 mile

Community Parks focus on meeting community-wide recreation needs. Elements in these parks often serve the community as gathering places and provide general athletics. Such elements include playgrounds, pavilions, trails and path systems, and multiple sport courts and fields. Community Parks are viewed as destinations and typically require travel by automobile for programmed recreation. Community Parks typically serve residents within a 1 mile distance. 7.5 acres of Community Park open space is desired per 1,000 residents.

DESIGNATED NATURAL AREAS
Service Area - 2 miles

Designated Natural Areas are defined as conservation and wildlife areas. These areas are designed to preserve ecosystems and habitats. Designated Natural Areas typically serve residents within a 2 mile distance, and while there are not established level of service standards, these sites protect natural features and add value to the community.

SPECIAL USE PARKS
Service Area - 2 miles

Special Use Parks provide community-wide recreation needs. These parks are designed as single-use recreation spaces that include amenities such as memorials, sculptures, historic buildings, and railways. Special Use Parks typically serve residents within a 2 mile distance. There is no established level of service standard for Special Use Parks.

UNDEVELOPED PARKS
Service Area - None

Undeveloped Parks are not currently developed with amenities. In the Glencoe park system, they provide public open space with lawn and tree canopy. There is no established service area or level of service standard for Undeveloped Parks.

PARKWAYS
Service Area - None

Parkways are found along Green Bay Road or a triangle between streets. Most have no recreation features but provide lawn and tree canopy. There is no established service area or level of service standard for Parkways.

LEVEL OF SERVICE EVALUATION

LEVEL OF SERVICE EVALUATION - All Public Spaces

Public Space Type	GLENCOE PARK DISTRICT		IAPD / NRPA		Total Acreage
	Acreage	Level of Service (acres per 1,000 residents)	Recommended Acreage	Level of Service (acres per 1,000 residents)	
Mini Park	3.84	0.43	4.42	0.5	-0.58
Neighborhood Park	17.16	1.94	17.70	2.00	-0.54
Community Park	32.40	3.66	66.37	7.50	-33.97
Regional Park	5.70	0.64	No Standard	No Standard	5.70
Designated Natural Areas	4.72	0.53	No Standard	No Standard	4.72
Special Use	13.87	1.57	No Standard	No Standard	13.87
Undeveloped Park	17.84	2.02	No Standard	No Standard	17.84
Parkway	4.89	0.55	No Standard	No Standard	4.89
Totals	100.42	11.35	88.49	10.00	11.93

2022 Population: 8,849

LEVEL OF SERVICE EVALUATION - Mini, Neighborhood, and Community Parks

Public Space Type	GLENCOE PARK DISTRICT		IAPD / NRPA		Total Acreage
	Acreage	Level of Service (acres per 1,000 residents)	Recommended Acreage	Level of Service (acres per 1,000 residents)	
Mini Park	3.84	0.43	4.42	0.5	-0.58
Neighborhood Park	17.16	1.94	17.70	2.00	-0.54
Community Park	32.40	3.66	66.37	7.50	-33.97
Totals	53.40	6.03	88.49	10.00	-35.09

FACILITY NEEDS ANALYSIS

Glencoe Park District Facilities Compared to State Standards

	GLENCOE PARK DISTRICT		ILLINOIS FACILITY AVERAGE		Glencoe Meets Average
	Existing Total Facilities	Existing Facilities (per 1,000 residents)	Total Facilities Recommended for Glencoe	State Average Facilities (per 1,000 residents)	
FACILITIES					
Picnic Shelter / Gazebo	8	0.90	1.82	0.2060	Exceeds
Playground	11	1.24	3.57	0.4035	Exceeds
SPORTS FIELDS					
Ballfield	5	0.57	2.26	0.2552	Exceeds
Basketball	3	0.34	2.21	0.2500	Exceeds
Frisbee Golf	9	1.02	0.07	0.0080	Exceeds
Soccer	1	0.11	1.57	0.1779	Does not Meet
WATER-BASED FACILITIES					
Splash Pad	2	0.23	0.26	0.0292	Exceeds

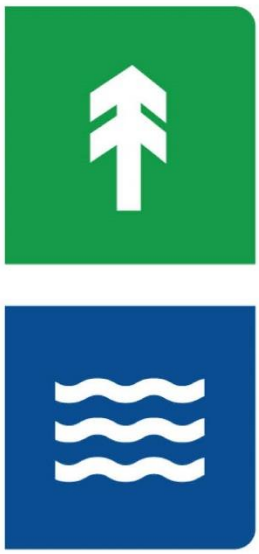
Glencoe Park District & School District Facilities Compared to State Standards

	GLENCOE PARK DISTRICT		ILLINOIS FACILITY AVERAGE		Glencoe Meets Average
	Existing Total Facilities	Existing Facilities (per 1,000 residents)	Total Facilities Recommended for Glencoe	State Average Facilities (per 1,000 residents)	
FACILITIES					
Picnic Shelter / Gazebo	8	0.90	1.82	0.2060	Exceeds
Playground	14	1.58	3.57	0.4035	Exceeds
SPORTS FIELDS					
Ballfield	5	0.57	2.26	0.2552	Exceeds
Basketball	5.5	0.62	2.21	0.2500	Exceeds
Frisbee Golf	9	1.02	0.07	0.0080	Exceeds
Soccer	3	0.34	1.57	0.1779	Exceeds
WATER-BASED FACILITIES					
Splash Pad	2	0.23	0.26	0.0292	Exceeds

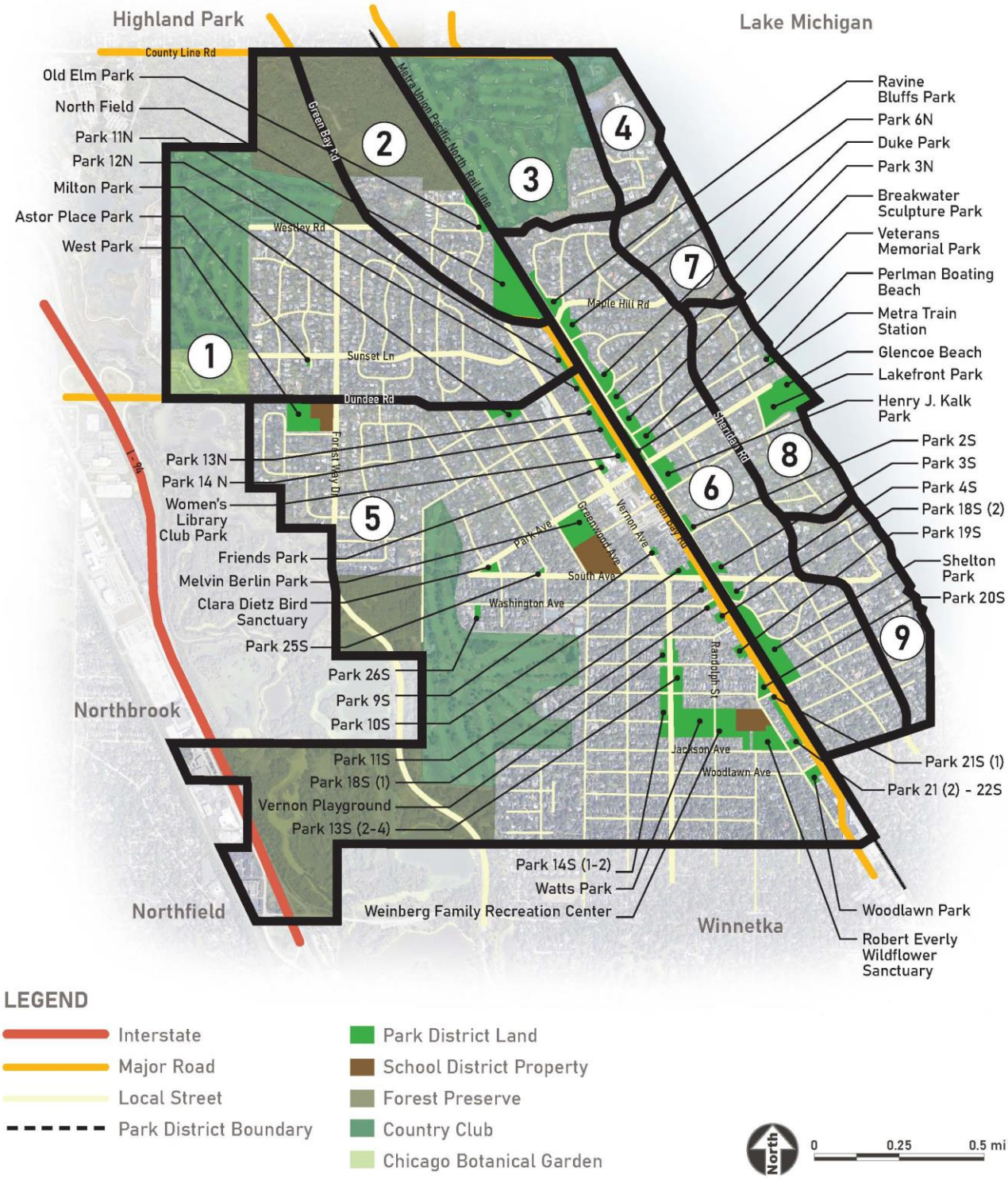
Non-State Standard Glencoe Park District Facilities

	GLENCOE PARK DISTRICT		ILLINOIS FACILITY AVERAGE	
	Existing Total Facilities	Existing Facilities (per 1,000 residents)	Total Facilities Recommended for Glencoe	State Average Facilities (per 1,000 residents)
FACILITIES				
Drinking Fountains	16	1.81	No Standard	No Standard
Picnic Area	14	1.58	No Standard	No Standard
Restrooms	8	0.90	No Standard	No Standard
SPORTS COURTS				
Pickleball - single use	0	0.00	No Standard	No Standard
Pickleball / Tennis - multiuse	8	0.90	No Standard	No Standard
Pickleball - seasonal use	6	0.68	No Standard	No Standard
Sand Volleyball	1	0.11	No Standard	No Standard
Tennis	12	1.36	No Standard	No Standard
WATER-BASED FACILITIES				
Beach	2	0.23	No Standard	No Standard
Boating / Sailing	1	0.11	No Standard	No Standard
Swimming	1	0.11	No Standard	No Standard
Ice Rink	2	0.23	No Standard	No Standard
Sledding	1	0.11	No Standard	No Standard
OTHER				
Interpretive Elements	2	0.23	No Standard	No Standard
Parking	39	4.41	No Standard	No Standard
Park Signage	15	1.70	No Standard	No Standard
NATURE				
Rain Garden	4	0.45	No Standard	No Standard
Designated Natural Area	2	0.23	No Standard	No Standard

PLANNING & SERVICE AREA MAPS



OVERALL PARK MAP



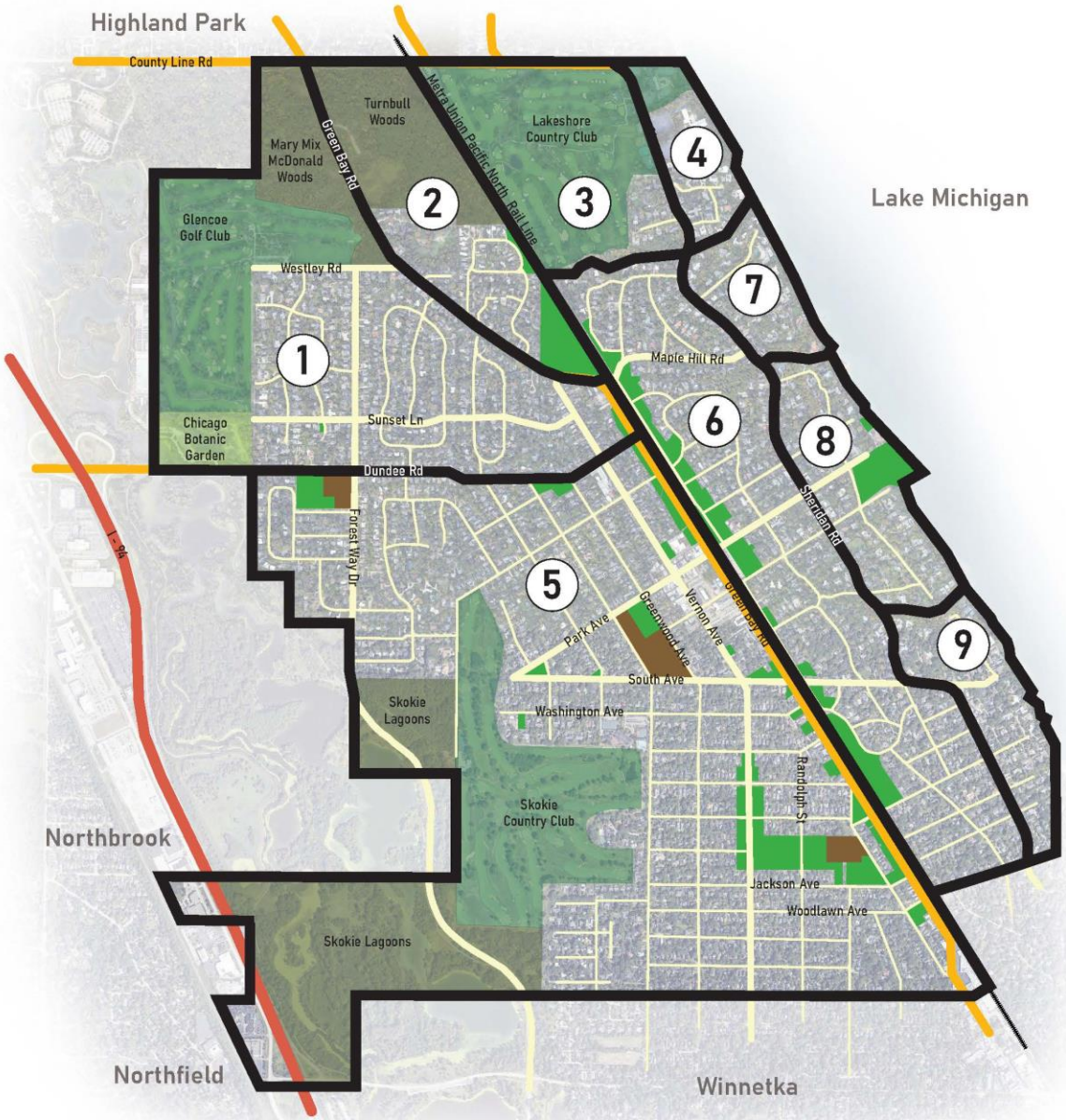
LEGEND

- Interstate
- Major Road
- Local Street
- Park District Boundary
- Park District Land
- School District Property
- Forest Preserve
- Country Club
- Chicago Botanical Garden

North

0 0.25 0.5 mi

PLANNING AREA MAP



LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- ① Planning Area
- Park District Land
- School District Property
- Forest Preserve
- Country Club
- Chicago Botanical Garden

North

0 0.25 0.5 mi

PLANNING AREAS

1 PLANNING AREA 1

This planning area includes primarily single-family residences as well as Forest Preserve areas to the North and Northwest. Forest Preserves include the Mary Mix McDonald Woods. A small portion of the Chicago Botanical Garden and the Glencoe Golf Club are also within this planning area. Park District land in this planning area includes Astor Place Park and Park 11N.

2 PLANNING AREA 2

This planning area includes primarily single-family residences as well as Forest Preserve areas to the North. Forest Preserves include Turnbull Woods. Park District land in this planning area includes Old Elm Park and Takiff Community Center Park.

3 PLANNING AREA 3

This planning area includes primarily single-family residences as well as the Lake Shore Country Club. A portion of the Green Bay Trail runs through this planning area, though there is no Park District land in this planning area.

4 PLANNING AREA 4

This planning area includes primarily single-family residences as well as a portion of the Lake Shore Country Club. There is no Park District land in this planning area.

5 PLANNING AREA 5

This planning area includes primarily single-family residences as well as Forest Preserve areas to the Southwest. Forest Preserves include the Skokie Lagoons. The Skokie Country Club is in this planning area as well as West School, Central School, and South School. Park District land includes West Park, Milton Park, Women's Library Club Park, Friends Park, Clara Dietz Bird Sanctuary, Melvin Berlin Park, Vernon Playground, Watts Park, Robert Everly Wildflower Sanctuary, and Woodlawn Park. Parks 12N, 13N, 14N, 9S, 10S, 11S, 18S(1), 18S(2), 19S, 21S(1), 21S(2)-22S, 13S(2-4), 14S (1-2), and Green Bay Road Park are also included in this planning area.

6 PLANNING AREA 6

This planning area includes primarily single-family residences. A portion of the Green Bay Trail runs through this planning area. Park District land includes Ravine Bluffs Park, Duke Park, Veterans Memorial Park, Henry J. Kalk Park, Metra Train Station, and Shelton Park. Parks 6N, 3N, 2N, 2S, 3S, and 4S are also in this planning area.

7 PLANNING AREA 7

This planning area includes primarily single-family residences. There is no Park District land in this planning area.

8 PLANNING AREA 8

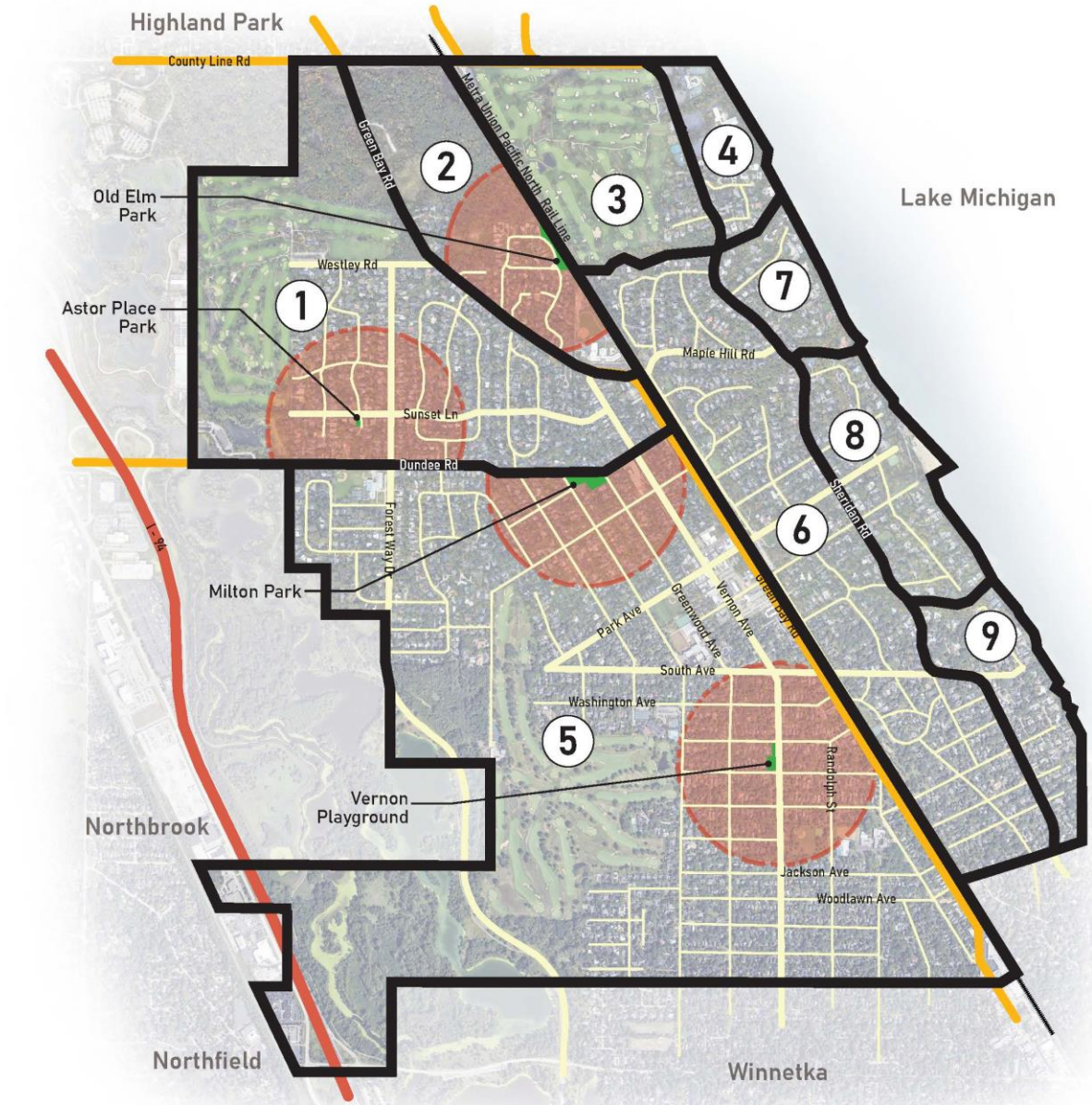
This planning area includes primarily single-family residences. Park District land includes Pearlman Boating Beach, Glencoe Beach, and Lakefront Park.

9 PLANNING AREA 9

This planning area includes primarily single-family residences. There is no Park District land in this planning area.

MINI PARK MAP

SERVICE AREA - 0.25 miles



LEGEND

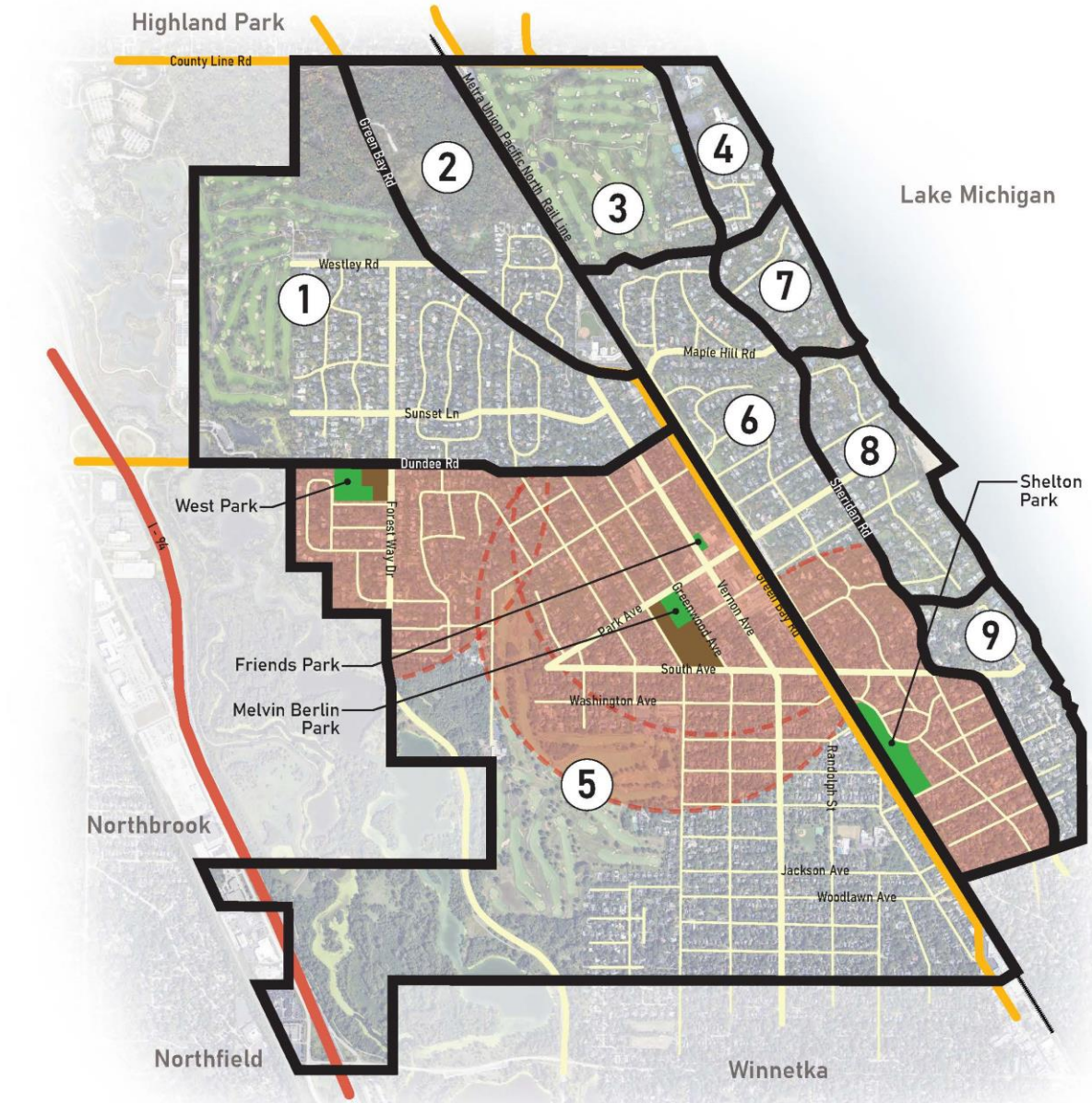
- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- (1) Planning Area
- Service Area

North

0 0.25 0.5 mi

NEIGHBORHOOD PARK MAP

SERVICE AREA - 0.5 miles



LEGEND

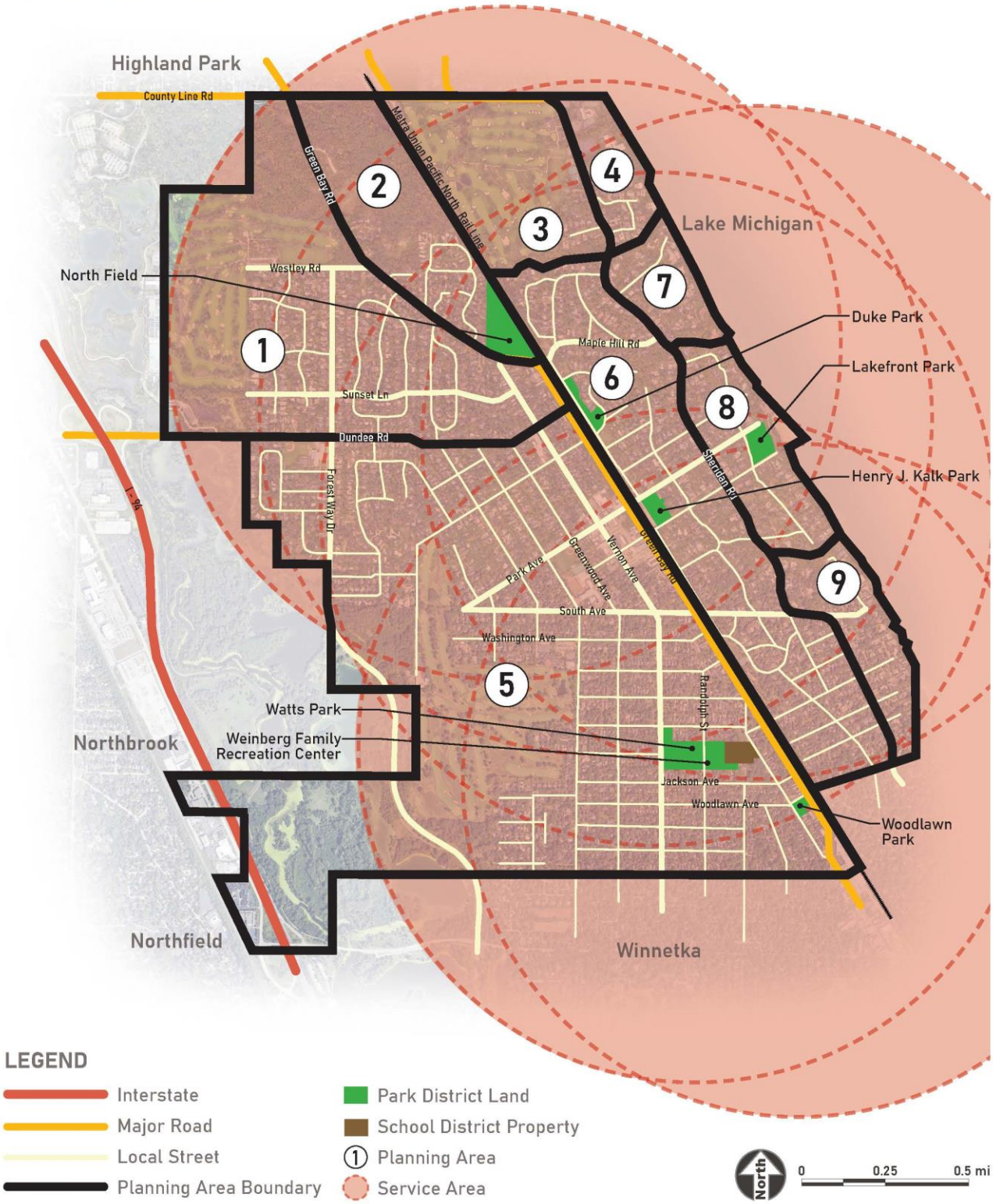
- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- School District Property
- (1) Planning Area
- Service Area

North

0 0.25 0.5 mi

COMMUNITY PARK MAP

SERVICE AREA - 1 mile



LEGEND

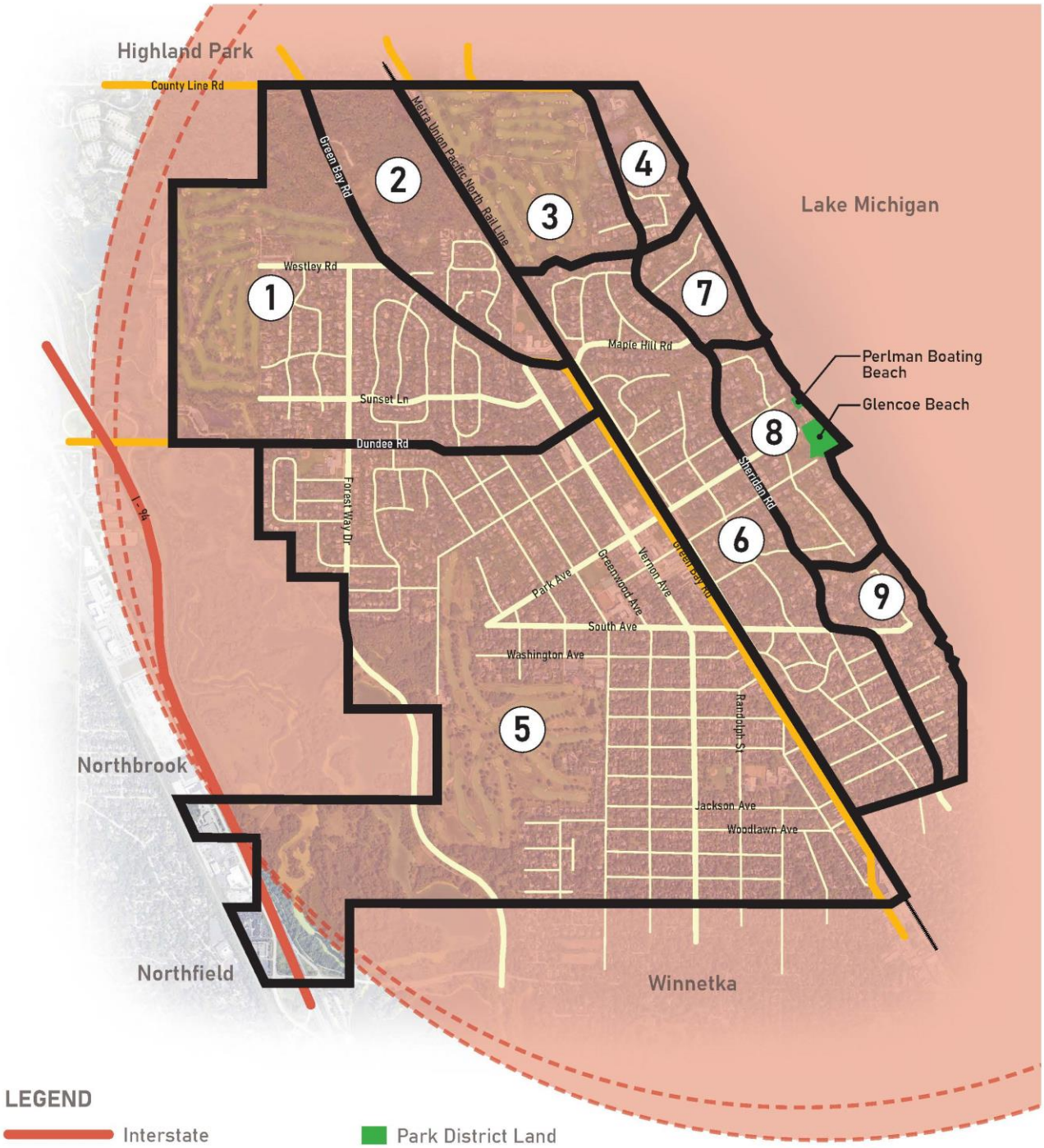
- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- School District Property
- (1) Planning Area
- Service Area

North

0 0.25 0.5 mi

REGIONAL PARK MAP

SERVICE AREA - 2 miles



LEGEND

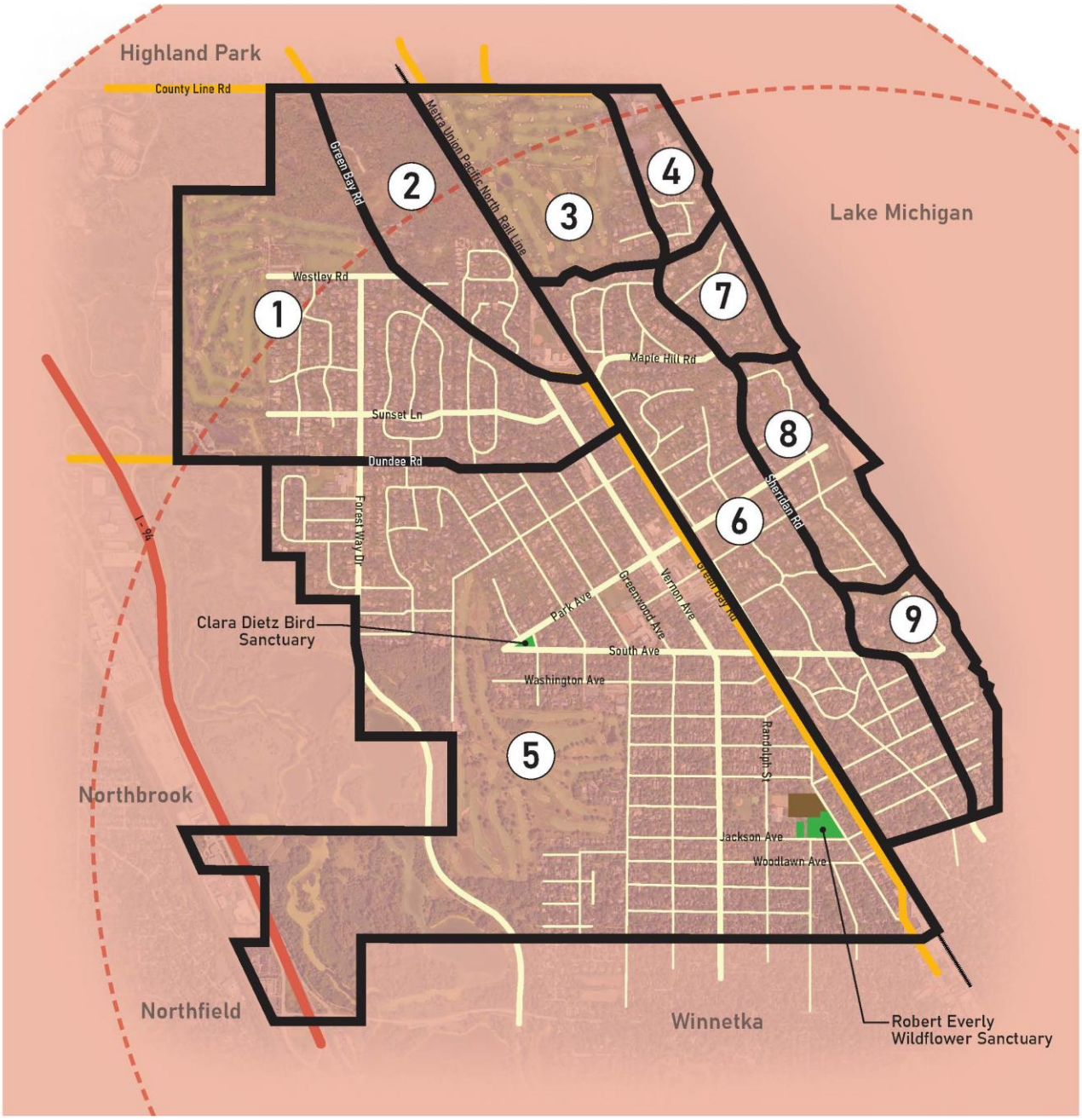
- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- ① Planning Area
- Service Area

North

0 0.25 0.5 mi

DESIGNATED NATURAL AREA MAP

SERVICE AREA - 2 miles



LEGEND

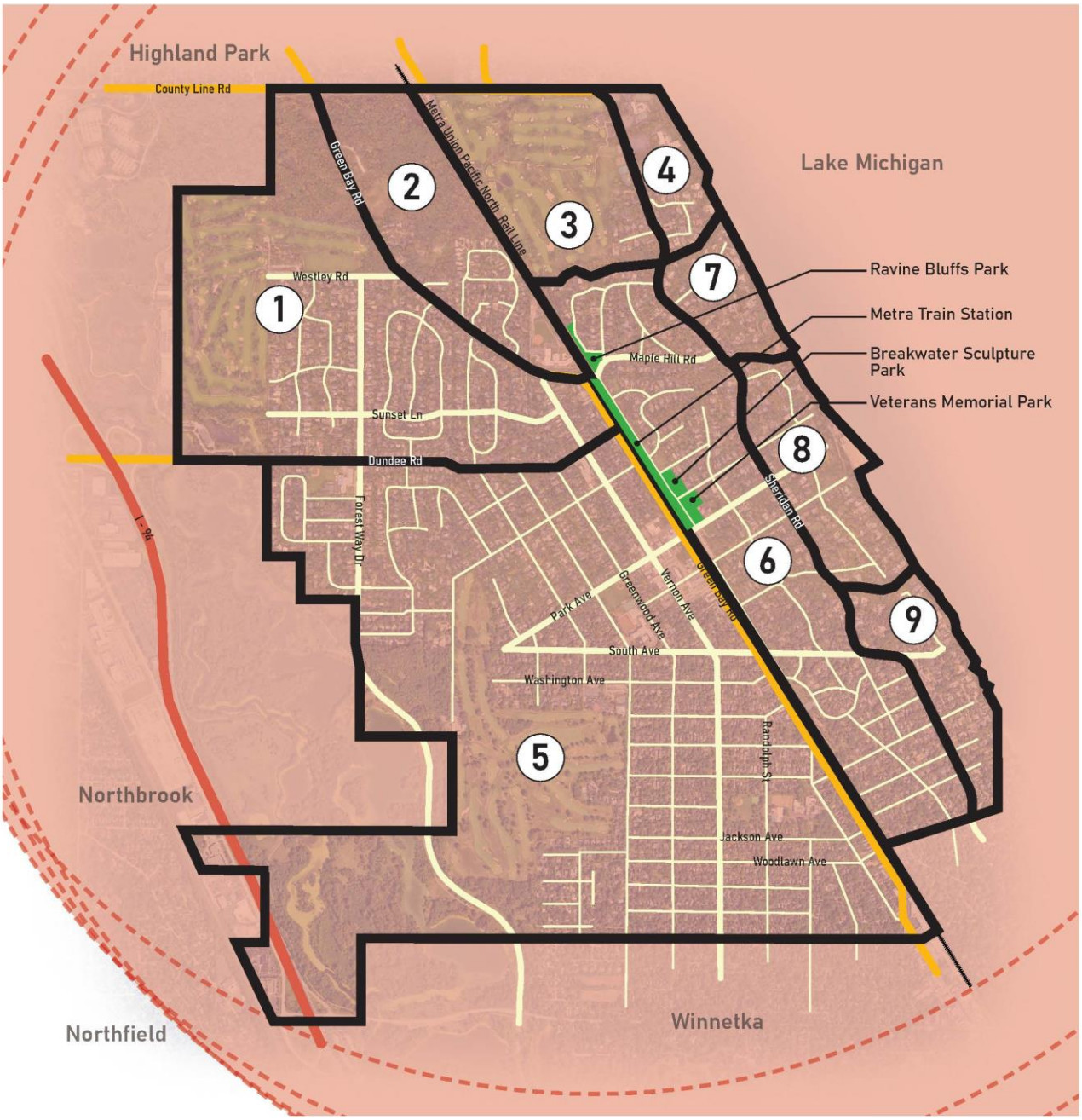
- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- School District Property
- (1) Planning Area
- Service Area

North

0 0.25 0.5 mi

SPECIAL USE

SERVICE AREA - 2 miles



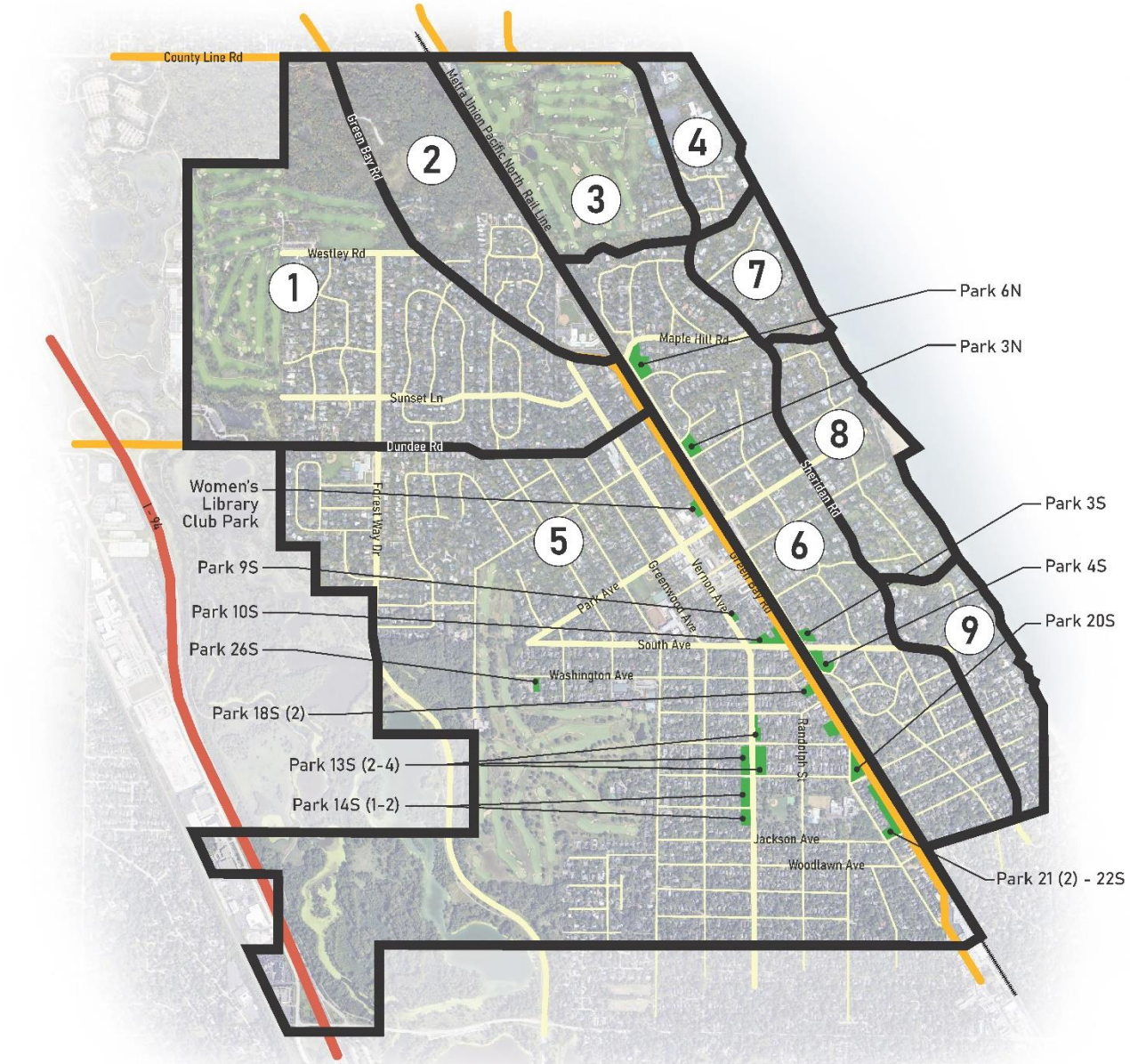
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- ① Planning Area
- Service Area

North

0 0.25 0.5 mi

OPEN PARK SITE MAP



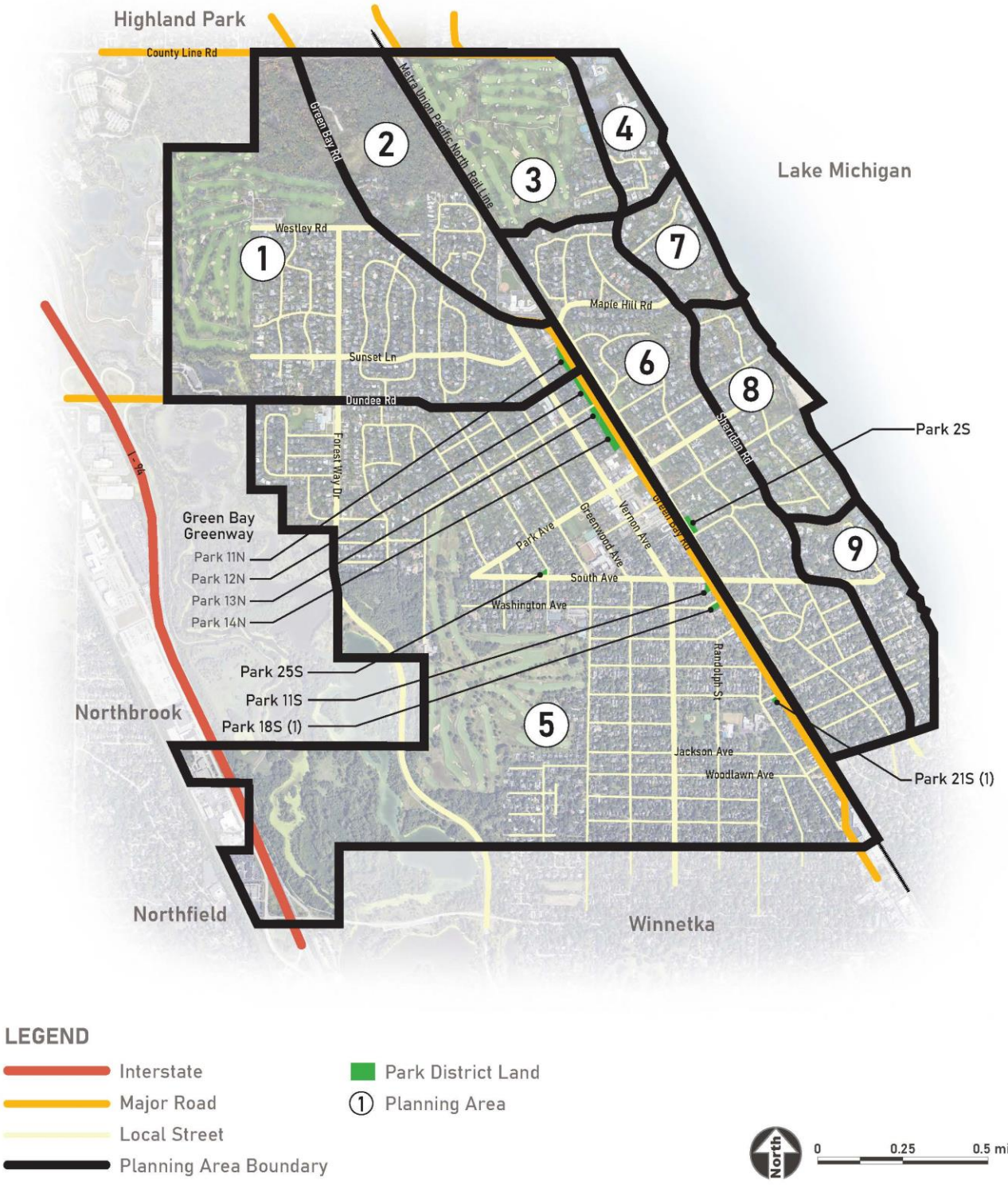
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- (1) Planning Area

North

0 0.25 0.5 mi

PARKWAY MAP



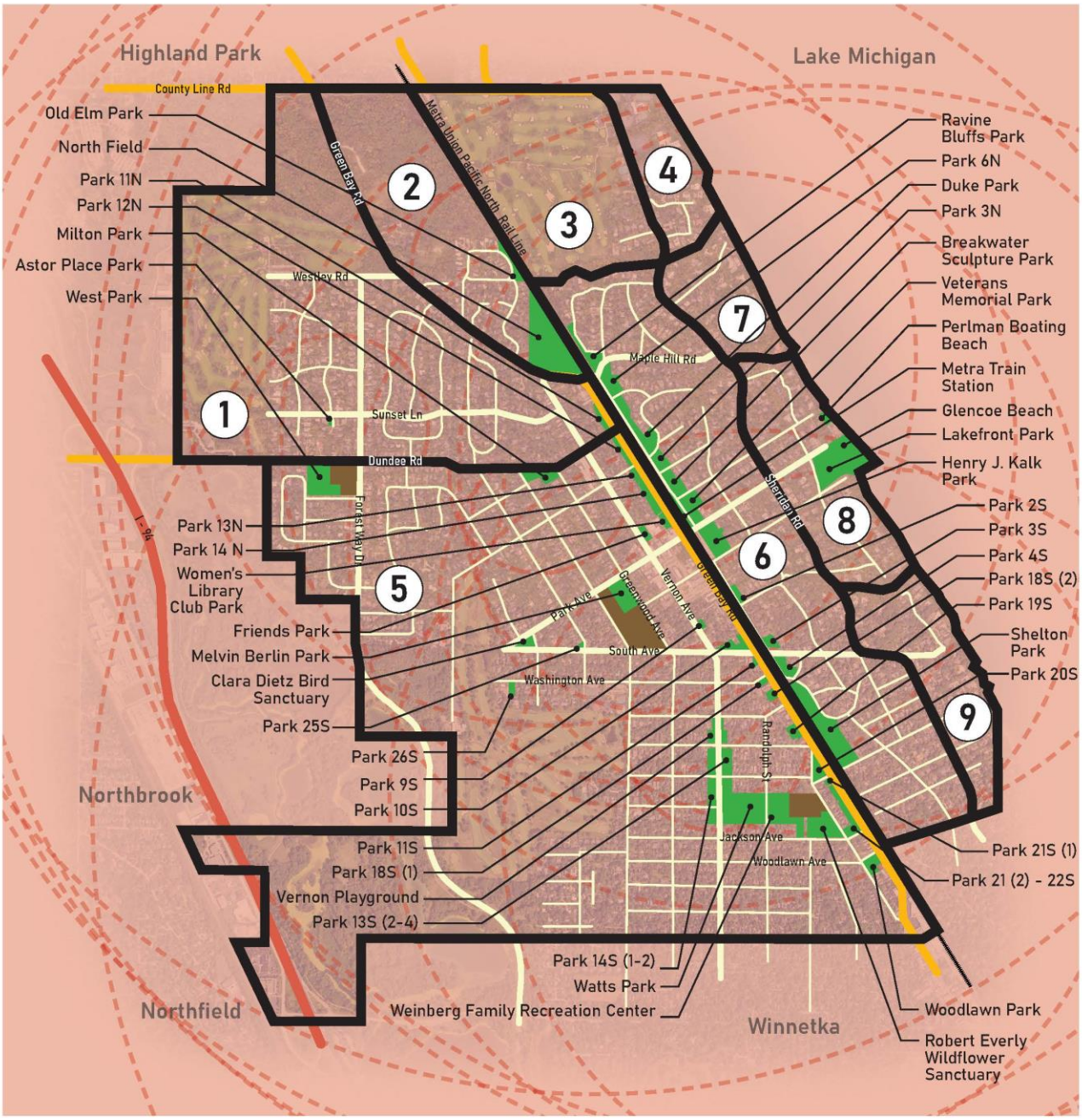
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- (1) Planning Area

North

0 0.25 0.5 mi

OVERALL SERVICE AREA MAP



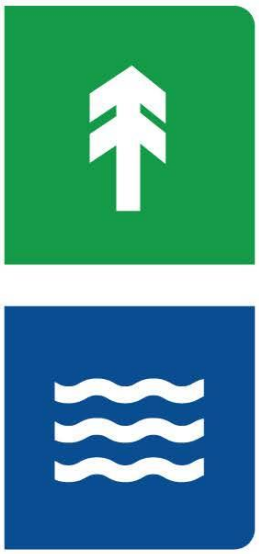
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- School District Property
- (1) Planning Area
- Service Area

North

0 0.25 0.5 mi

AMENITY MAPS



BALLFIELD

Melvin Berlin Park ..... 1 Baseball Field
North Field ..... 1 Baseball/Softball Field
Watts Park ..... 1 Baseball Field
West Park ..... 1 Baseball Field, 1 Tee-ball Field

LEGEND

- Interstate
- Major Road
- Local Street
- Park District Boundary
- Park District Land
- School District Property

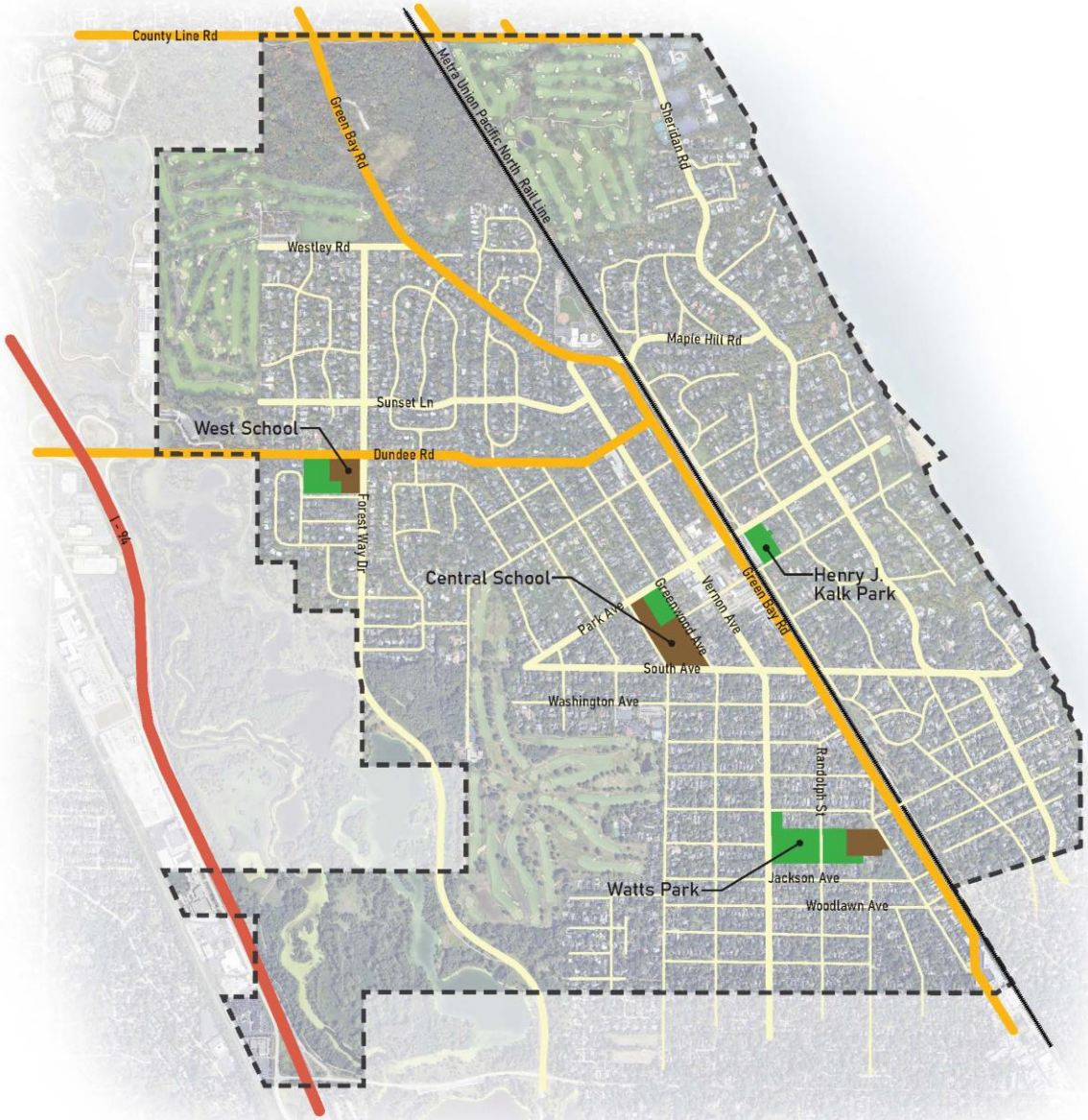
North

0 0.25 0.5 mi

BASKETBALL

PARK DISTRICT
Henry J. Kalk·····1 Court
Watts Park·····2 Court

SCHOOL DISTRICT
Central School·····1 Court
West School·····1.5 Courts



LEGEND

- Interstate
- Major Road
- Local Street
- Park District Boundary
- Park District Land
- School District Property

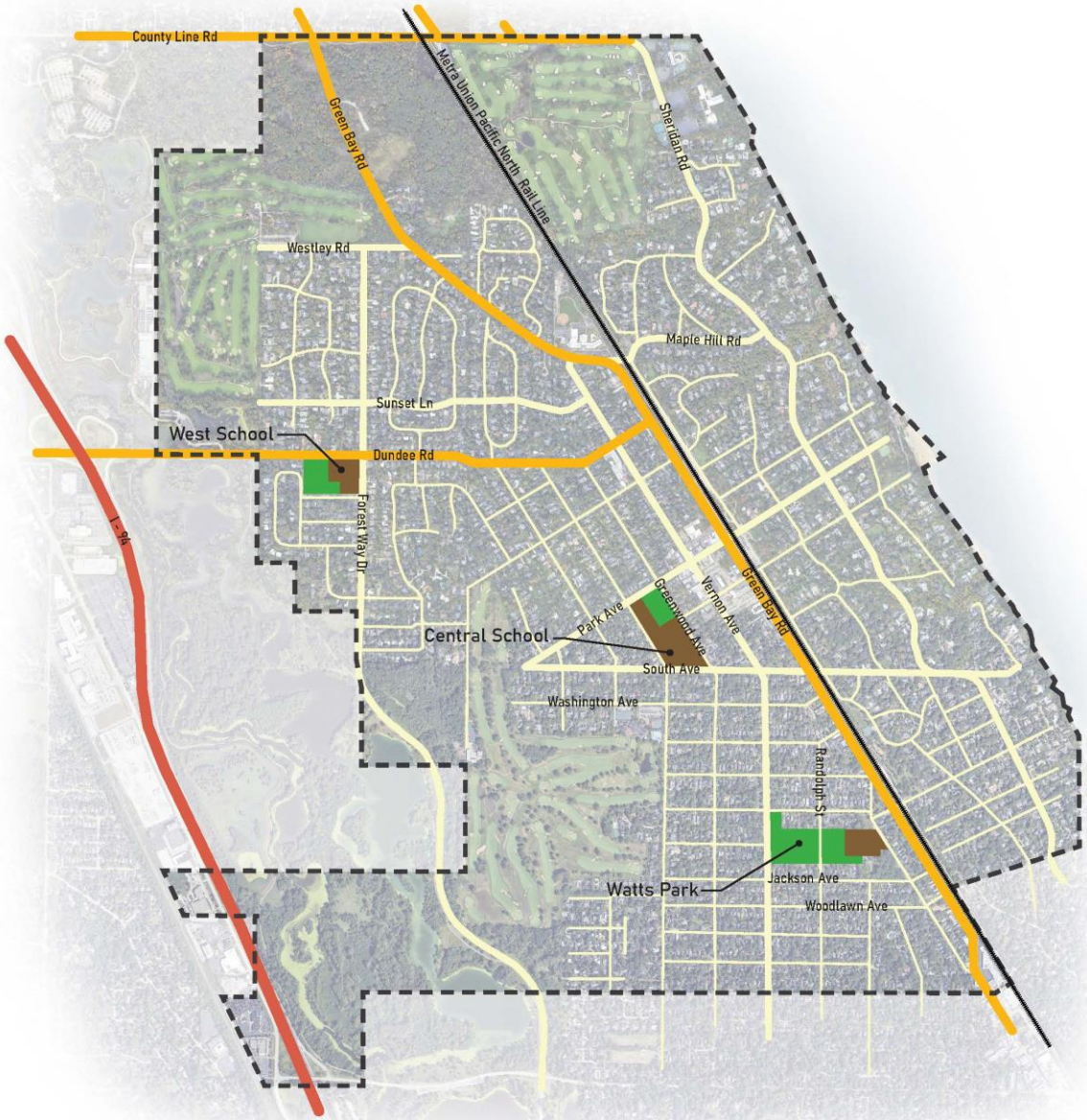
North

0 0.25 0.5 mi

SOCCER

PARK DISTRICT
Watts Park ..... 1 Field

SCHOOL DISTRICT
Central School ..... 1 Field
West School ..... 1 Field



LEGEND

- Interstate
- Major Road
- Local Street
- Park District Boundary
- Park District Land
- School District Property

North

0 0.25 0.5 mi

TENNIS & PICKLEBALL

PARK DISTRICT
Lakefront Park ..... 3 Tennis
Melvin Berlin Park ..... 4 Tennis
Shelton Park ..... 2 Tennis, 2 Pickleball Overlay
Watts Park ..... 2 Tennis, 4 Pickleball Overlay
Weinberg Family Recreation Center ..... 6 Seasonal Pickleball Courts
West Park ..... 1 Tennis, 2 Pickleball Overlay

SCHOOL DISTRICT
West School ..... 2 Tennis, 2 Pickleball Overlay

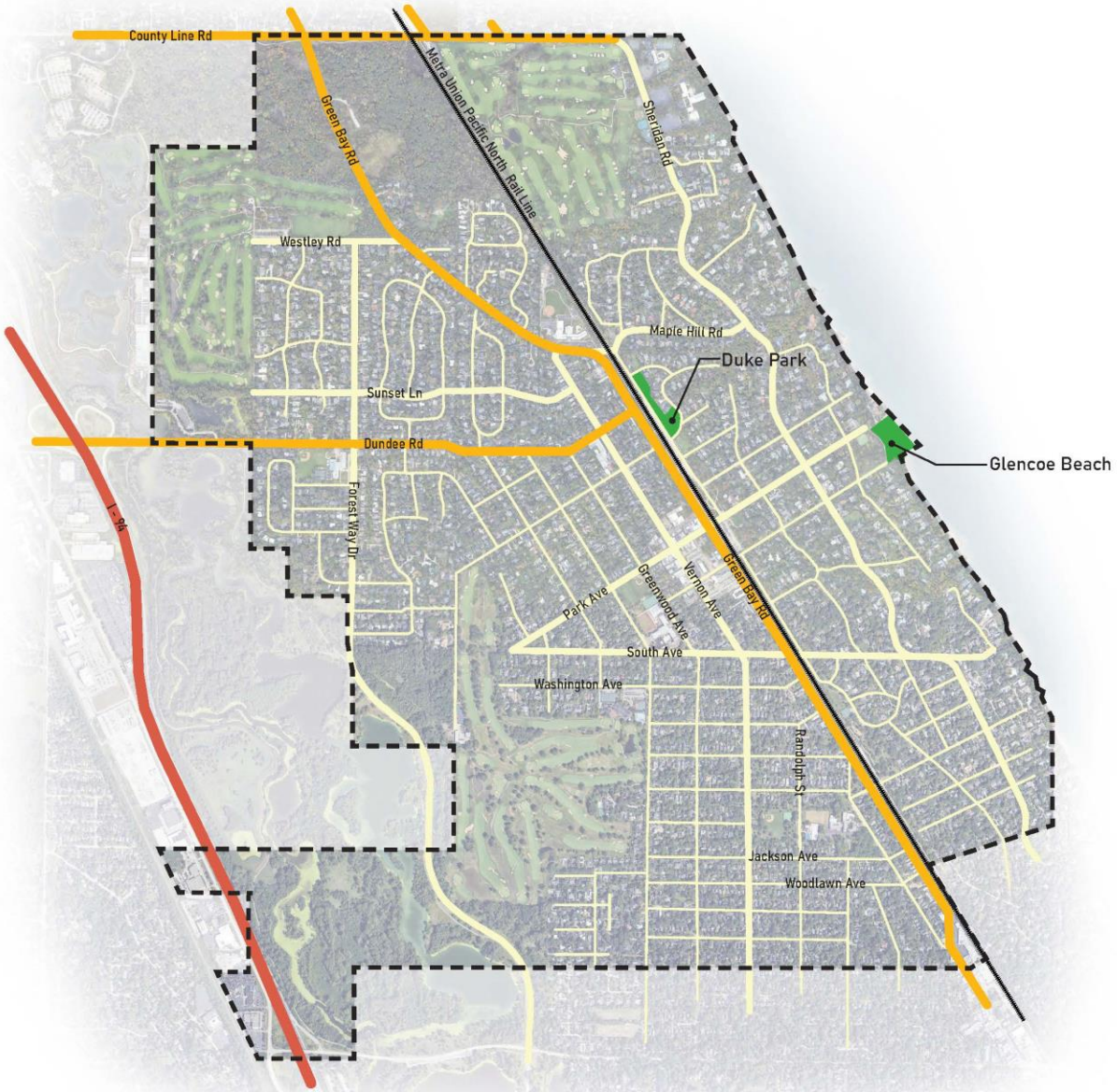
LEGEND

- Interstate
- Major Road
- Local Street
- Park District Boundary
- Park District Land
- School District Property
- Pickleball

North

0 0.25 0.5 mi

SPLASH PADS



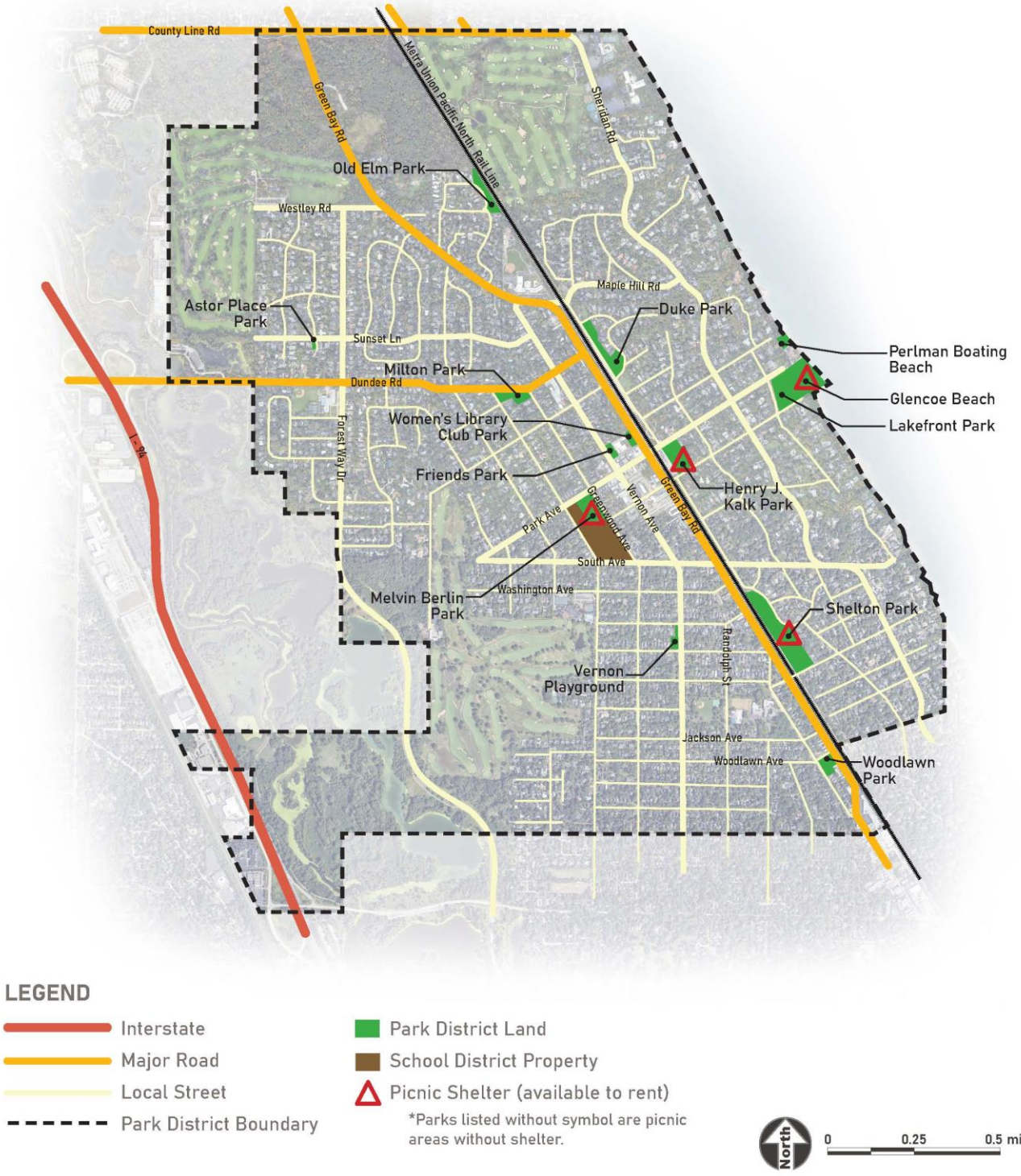
LEGEND

- Interstate
- Major Road
- Local Street
- Park District Boundary
- Park District Land

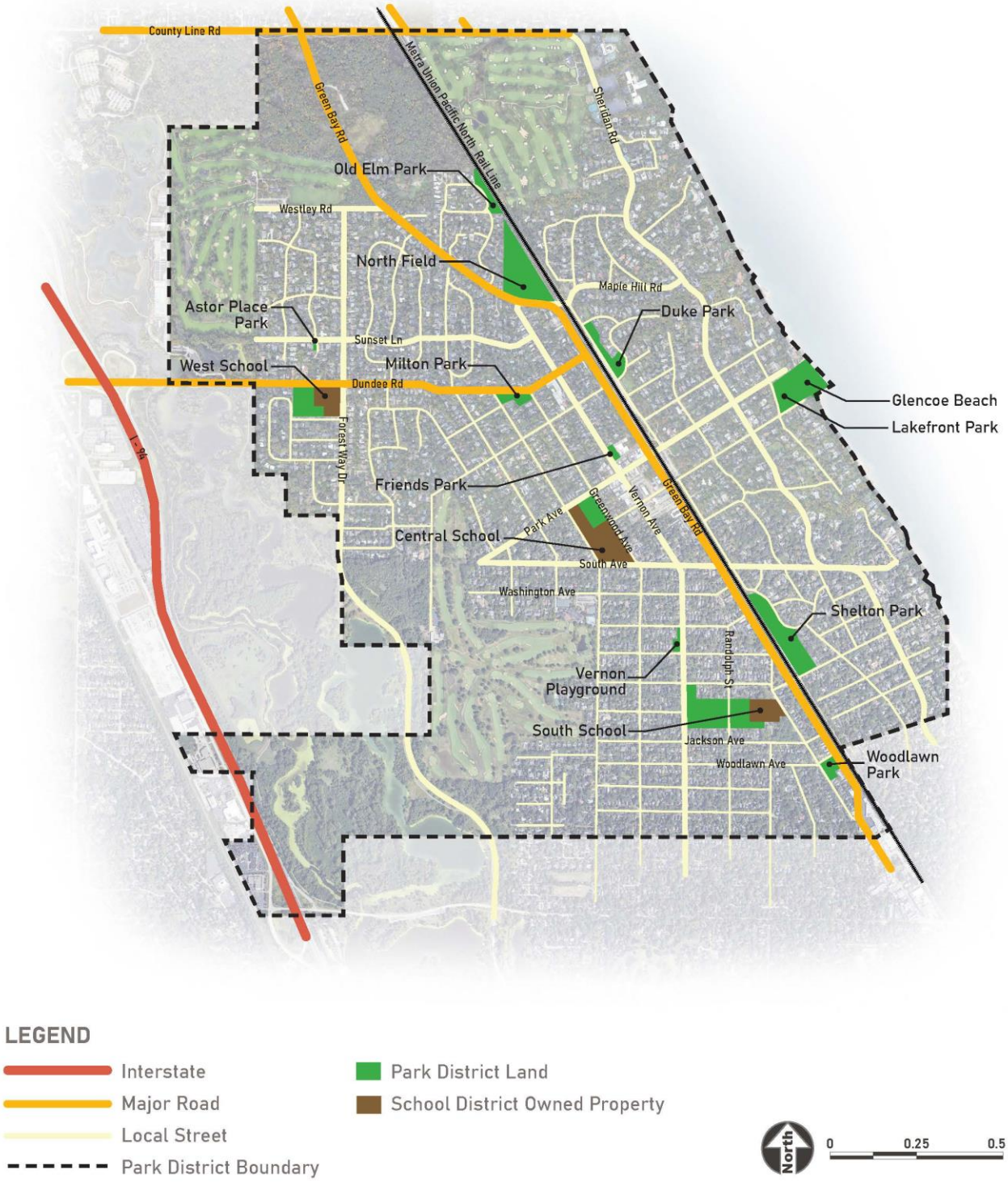
North

0 0.25 0.5 mi

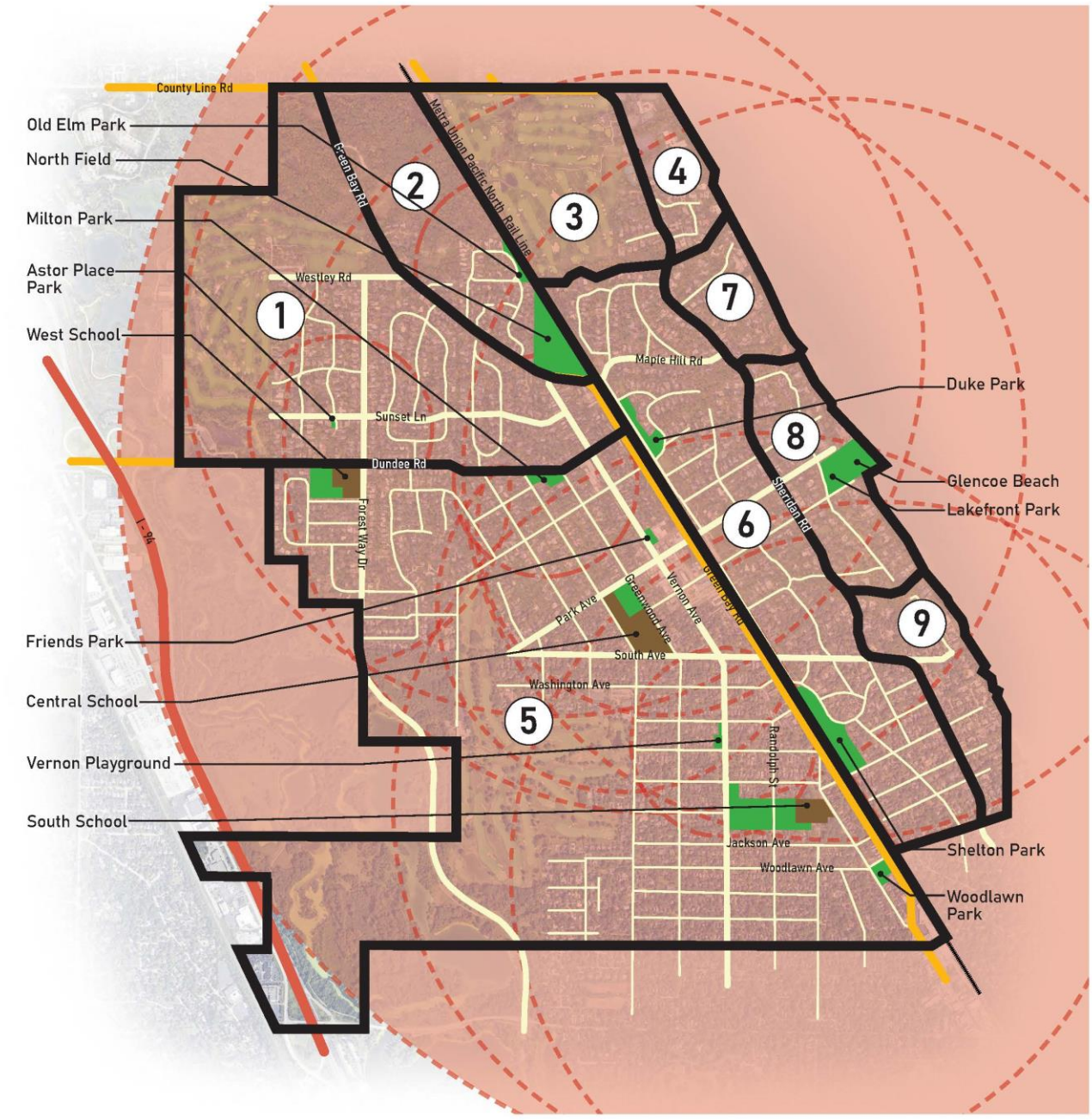
PICNIC AREAS & SHELTERS



PLAYGROUNDS



PLAYGROUNDS WITH SERVICE AREAS



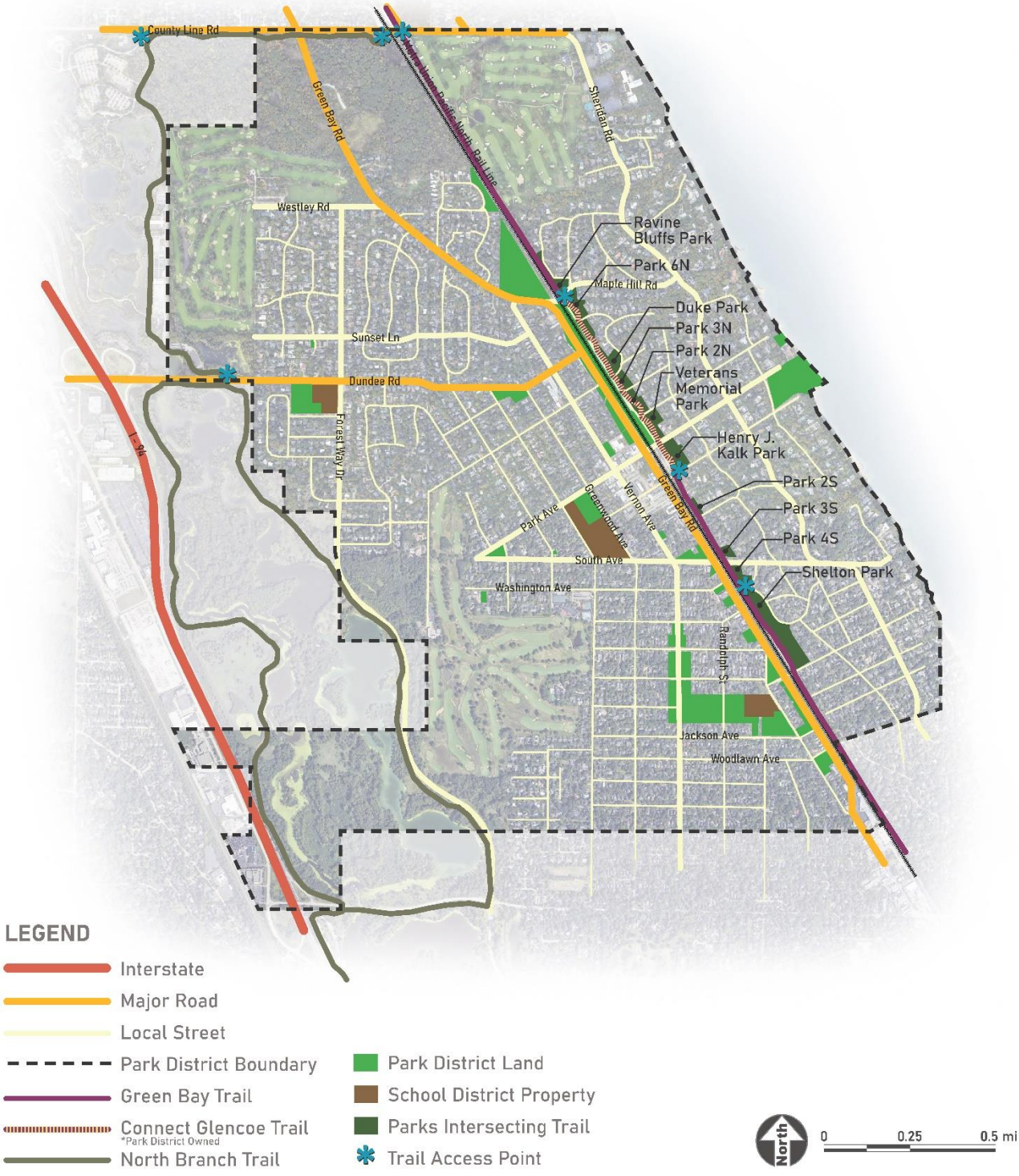
LEGEND

- Interstate
- Major Road
- Local Street
- Planning Area Boundary
- Park District Land
- School District Property
- (1) Planning Area
- Service Area

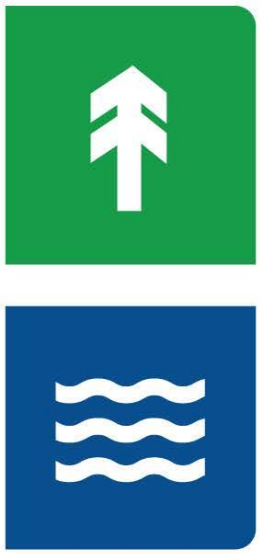
North

0 0.25 0.5 mi

TRAILS


County Line Rd
Green Bay Rd
Union Pacific North Rail Line
Sheridan Rd
Westley Rd
Revine Bluffs Park
Park 6N
Maple Hill Rd
Duke Park
Park 3N
Park 2N
Veterans Memorial Park
Sunset Ln
Dundee Rd
Forest Way Dr
I - 94
Henry J. Kalk Park
Park 2S
Park 3S
Park 4S
Shelton Park
Green Bay Rd
Vernon Ave
Greenwood Ave
Park Ave
South Ave
Washington Ave
Randolph St
Jackson Ave
Woodlawn Ave
LEGEND
Interstate
Major Road
Local Street
Park District Boundary
Green Bay Trail
Connect Glencoe Trail
*Park District Owned
North Branch Trail
Park District Land
School District Property
Parks Intersecting Trail
Trail Access Point
North
0
0.25
0.5 mi

INDOOR FACILITY INVENTORY

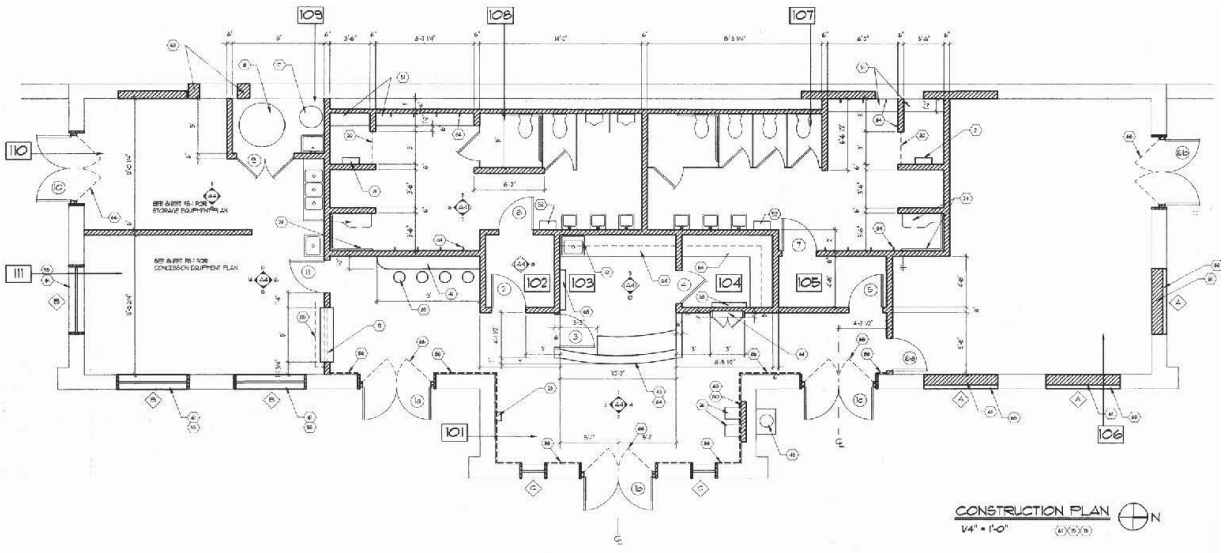


Safran Beach House

160 Hazel Ave · 2,896 Square Feet · Indoor Facility

Year Built: 1928
Year Renovated: 1997, 2003
PIN #: 05051010010000

Safran Beach House was constructed as part of the WPA initiative in the 1930s. The building has historic significance including a plaque from the Village of Glencoe. The exterior has Spanish influences with stucco walls, large arched openings, stone highlights and a clay tile roof. The exterior appearance has effectively remained unchanged since originally constructed.



SITE ANALYSIS

- Limited and steep access
- Adjacent to water treatment plant to north
- Site includes open air trellis, sun shelters, boat storage building, exterior boat storage lockers, and open air boat storage racks
- Historic halfway house shelter located mid-bluff, adjacent to intersecting ramps
- Limited parking at beach level

SITE PROGRAMMING

- Special events
- Recreation programs
- Public locker rooms
- Staff area
- Beach rentals/snacks
- First aid

HEALTH, SAFETY & COMPLIANCE

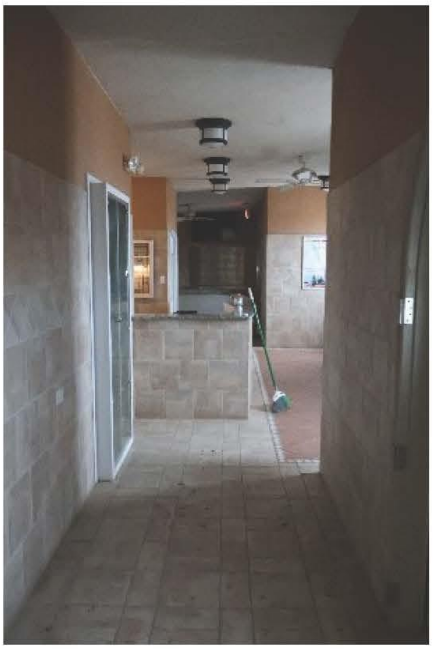
- Generally in compliance with current codes
- ADA site access via lower parking lot
- Currently no family/all-gender restrooms
- No automatic door openers for ADA purposes

FACILITY ANALYSIS

- The building contains a lobby with an information desk, staff break area, an office, men's and women's locker rooms, snack shop, storage and mechanical spaces.
- The interior was renovated in 1997 and at one point had quality finishes that are now dated and deteriorating. This includes tile floors, tile walls and plaster ceilings. The interior of the building is in fair condition.
- The exterior is in generally good condition with only minor discoloring of the stucco finishes. Paint and new windows were installed in 2023.
- The building is partially built into the bluff. This can lead to long term moisture and structural deterioration; however, there is no visual evidence that either has occurred. The building is in remarkably good condition considering its age.

AMENITIES

QTY	SQUARE FEET	AMENITY	CONDITION
2	623	Restrooms	
2	85	Locker Rooms	
1	272	Kitchen / Concessions	
1	53	Offices	
1	466	General	
2	706	Storage	
1	40	Maintenance	
		Banquet / Community	
		Classroom / Multi-purpose	
		Auditorium	
		Dance Room	
		Teen Room	
		Art Room	
		Multi-purpose Rooms	
		Gymnasium	
		Indoor Turf Field	
		Fitness / Weight Room	
		Indoor Track	
		Aquatics	
		Indoor Activity Courts	

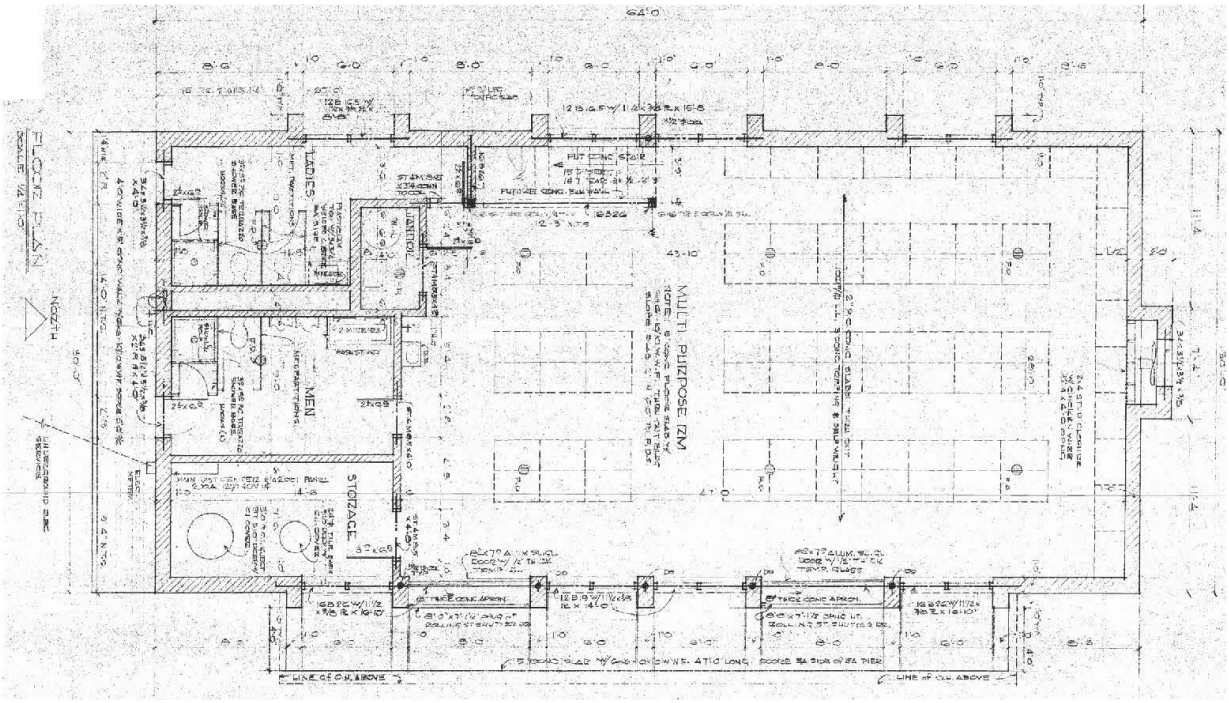


Boat House

15 Park Ave · 1,949 Square Feet · Indoor Facility

Year Built: 1969
Year Renovated: 2005, 2013
PIN #: 05051000100000, 05051000120000

The Boat House is located at Perlman Boating Beach. The building has a large open multi-use recreation space, men's and women's toilets, storage and mechanical space.



SITE ANALYSIS

- Numerous storage lockers for boaters
- Open-air boat storage on beach
- No site access to meet ADA standards
- No on-site adjacent parking

SITE PROGRAMMING

- Recreation programs
- Public toilets
- First aid
- Storage

HEALTH, SAFETY & COMPLIANCE

- Building access and toilet rooms do not meet ADA standards

FACILITY ANALYSIS

- The Boat House is a one-story building constructed with concrete floors, concrete block walls with wood siding and a wood-framed roof structure with asphalt shingles.
- The interior is in fair condition. The exterior is in poor condition, showing signs of deterioration. The roof is in good condition.
- The building is elevated approximately 6" above the exterior grade and therefore is currently not accessible. Toilet rooms do not meet accessibility code.

AMENITIES

QTY	SQUARE FEET	AMENITY	CONDITION
2	263	Restrooms	
		Locker Rooms	
		Kitchen / Concessions	
		Offices	
		General	
1	109	Storage	
1	26	Maintenance	
		Banquet / Community	
1	1,284	Classroom / Multi-purpose	
		Auditorium	
		Dance Room	
		Teen Room	
		Art Room	
		Multi-purpose Rooms	
		Gymnasium	
		Indoor Turf Field	
		Fitness / Weight Room	
		Indoor Track	
		Aquatics	
		Indoor Activity Courts	

Glencoe Youth Services

680 Greenwood Ave · 1,056 Square Feet · Indoor Facility

Year Built: 1959
Year Renovated: N/A
PIN #: 05071150160000

The Glencoe Youth Services building is a former warming house. It contains one large multi-use room, a small office, a single-user toilet room, storage and mechanical space. The building is owned by the Park District and leased to the Glencoe Youth Services non-profit organization.

SITE ANALYSIS

- Adjacent to Central School
- Adjacent to Melvin Berlin Park
- No on-site parking

SITE PROGRAMMING

- Teen center

HEALTH, SAFETY & COMPLIANCE

- Access and toilet room does not meet ADA standards.

FACILITY ANALYSIS

- The Glencoe Youth Center is a one-story building constructed with concrete floors and block walls, a brick exterior and a sloped wood-framed roof with asphalt shingles. The building is in fair condition

AMENITIES

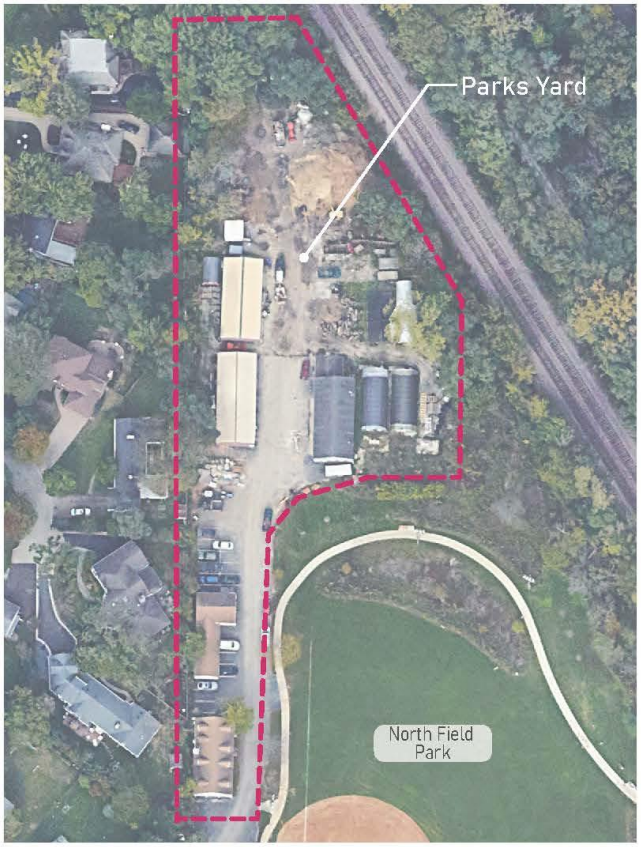
QTY	SQUARE FEET	AMENITY	CONDITION
1	56	Restrooms	
		Locker Rooms	
		Kitchen / Concessions	
1	54	Offices	
		General	
1	42	Storage	
1	18	Maintenance	
		Banquet / Community	
1	728	Classroom / Multi-purpose	
		Auditorium	
		Dance Room	
		Teen Room	
		Art Room	
		Multi-purpose Rooms	
		Gymnasium	
		Indoor Turf Field	
		Fitness / Weight Room	
		Indoor Track	
		Aquatics	
		Indoor Activity Courts	

Parks Yard

999 Green Bay Rd · 11,300 Square Feet · Indoor Facility

Year Built: N/A
Year Renovated: N/A
PIN #: 05063000060000

Parks Yard is the maintenance facility for Glencoe Park District and consists of multiple buildings, including garages, storage, greenhouses and offices. The buildings are generally in poor condition.



SITE ANALYSIS

- Shared site with North Field Park and Takiff Center
- Open air material storage
- Adjacent to residences at West of Parks Yard
- Drainage issues at maintenance yard

SITE PROGRAMMING

- Maintenance yard
- Offices

HEALTH, SAFETY & COMPLIANCE

- Not in compliance with current ADA standards and various other building codes

FACILITY ANALYSIS

- A garage, break room and apartment were built in 1930 and collectively measure 2,700 square feet. This building has three bays, insulated overhead doors for vehicle storage and washing capabilities. There is an employee break room for a staff of seven, complete with kitchen, laundry, and bathroom facilities. The building also contains a parks supervisor office with bathroom and a main fire panel for the entire area.
- A wood shop measuring 1,700 square feet was constructed in approximately 1960. Initially used for cold equipment storage, it was renovated in 1980 as a wood shop with heated equipment storage.
- The first cold storage garage, measuring 2,200 square feet, replaced a smaller cold storage garage in 1985. It has five overhead roller garage doors, shelf storage and a dirt and gravel floor.
- The second cold storage garage, measuring 2,200 square feet, was constructed in 1982. It has three overhead panel garage doors, shelf storage and a dirt and gravel floor.
- The main maintenance garage and office of the Director of Parks and Planning measures 2,500 square feet. Constructed in 1972, this heated garage has three insulated overhead garage doors and a welding area. It is the primary equipment repair area.
- Constructed in 1989, there are two 18'x40' heated greenhouses, two cold storage greenhouses and an area to store grown plants. The condition of these structures is fair to poor. Only one greenhouse is actively used, primarily by affiliate and community groups.

AMENITIES

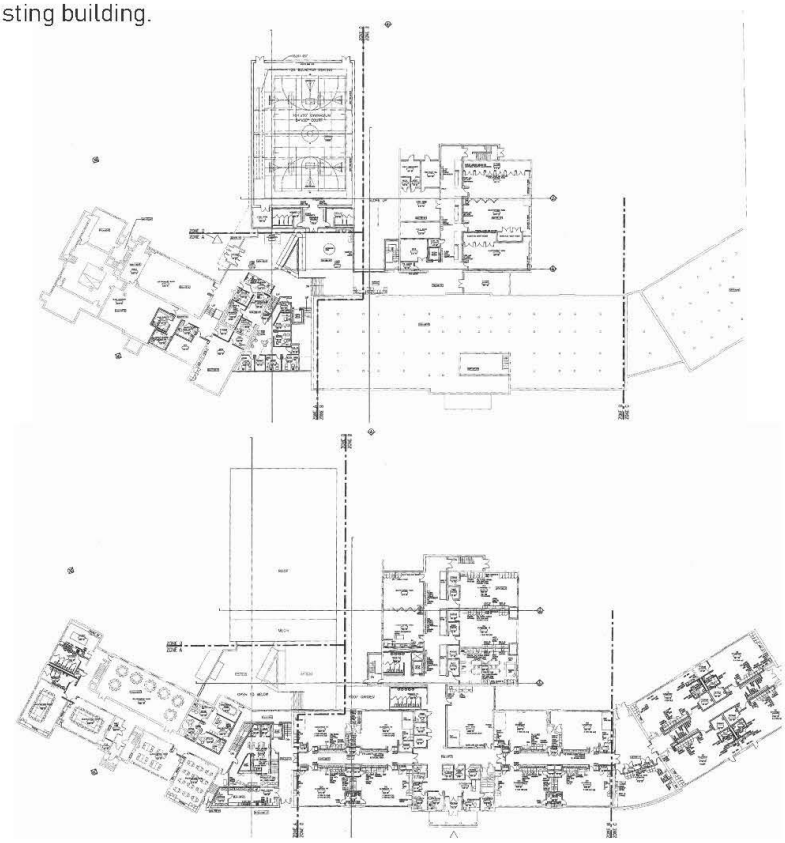
QTY	SQUARE FEET	AMENITY	CONDITION
4		Restrooms	
		Locker Rooms	
1		Kitchen / Concessions	
2		Offices	
		General	
3		Storage	
5		Maintenance Buildings	
		Banquet / Community	
		Classroom / Multi-purpose	
		Auditorium	
		Dance Room	
		Teen Room	
		Art Room	
		Multi-purpose Rooms	
		Gymnasium	
		Indoor Turf Field	
		Fitness / Weight Room	
		Indoor Track	
		Aquatics	
		Indoor Activity Courts	

Takiff Center

999 Green Bay Rd · 80,497 Square Feet · Indoor Facility

Year Built: 1928
Year Acquired: 1985
Year Renovated: 1958, 1960, 2008
PIN #: 05063000060000

This facility was originally constructed as an elementary school. The Park District purchased the building in 1985 and used it primarily as a preschool, District offices and general programming until major renovations and an addition were completed in 2008. The renovations provided for new lobby and gymnasium space, along with renovation of the existing building.



SITE ANALYSIS

- Shared site with North Field Park and Parks Yard

SITE PROGRAMMING

- Childcare
- Community Center
- Recreation Center
- Fitness Center
- Various programs operated out of this facility

HEALTH, SAFETY & COMPLIANCE

- Meets all ADA standards and current building codes

FACILITY ANALYSIS

- The building consists of two levels and includes a preschool, multi-purpose/art rooms, a fitness center, Park District administrative offices and a gymnasium.
- The construction is brick and block exterior walls, concrete floors and flat and sloped roofs. Flat roofs will need to be replaced in the next 5 years. The building is fully sprinklered. The facility is generally up to current building codes, including accessibility.
- While the building is generally in good condition, aging mechanicals will need to continue to be replaced as they approach the end of their useful lives (e.g. boilers, roof-top units, etc.).

AMENITIES

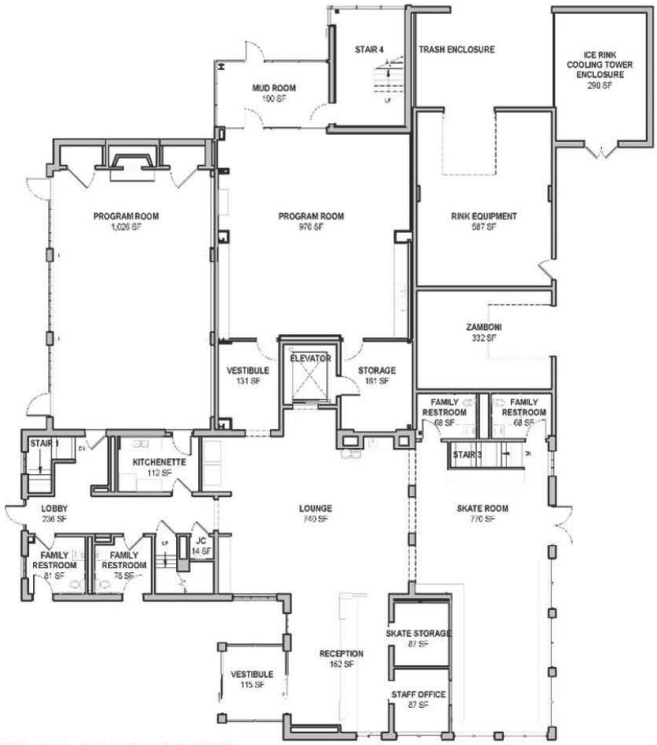
QTY	SQUARE FEET	AMENITY	CONDITION
15	2,472	Restrooms	
2	270	Locker Rooms	
3	1,844	Kitchen / Concessions	
18	2,799	Offices	
6	5,755	General	
36	26,330	Storage	
12	5,226	Maintenance	
		Banquet / Community	
16	16,131	Classroom / Multi-purpose	
		Auditorium	
		Dance Room	
		Teen Room	
2	1,370	Art Room	
10	8,810	Multi-purpose Rooms	
1	7,280	Gymnasium	
		Indoor Turf Field	
1	2,000	Fitness / Weight Room	
		Indoor Track	
		Aquatics	
		Indoor Activity Courts	

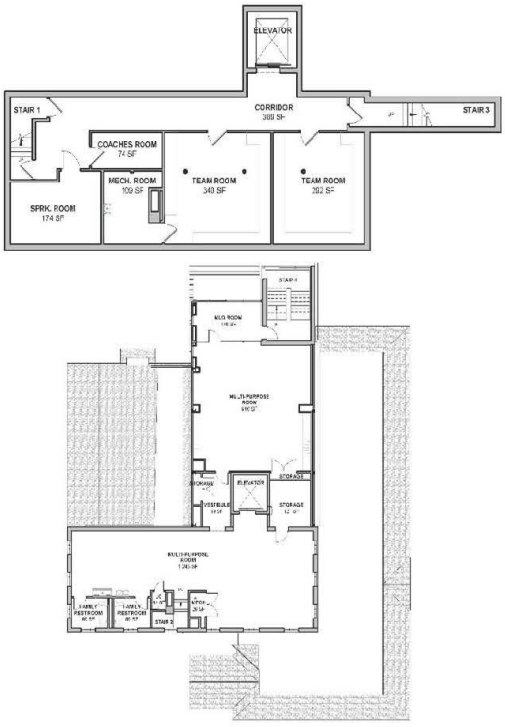
Weinberg Family Recreation Center

305 Randolph St · 13,000 Square Feet · Indoor Facility

Year Built: 1959
Year Renovated: 1972, 2000, 2003, 2023
PIN #: 05074220010000, 05074180110000

This building was originally constructed as Park District offices in 1959 and has undergone several renovations. It is constructed of brick exterior walls and concrete floors and has a steel framed roof.





SITE ANALYSIS

- Located on Watts Park
- Adjacent to South School
- Adjacent to residences
- No on-site parking

SITE PROGRAMMING

- Ice center
- Recreation center
- Various programs operated out of this facility.

HEALTH, SAFETY & COMPLIANCE

- Meets all ADA standards and current building codes

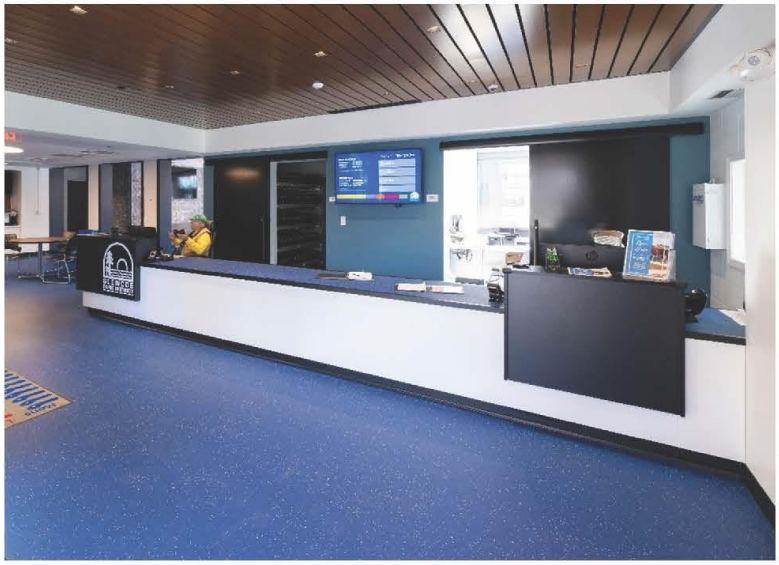
FACILITY ANALYSIS

- The original building consisted of two stories with a basement. It included team locker rooms on the lower level, a skaters' warming room, public toilets, general program room and kitchen on the main level, and an unfinished second floor.
- The facility was expanded in 1972 to include a Zamboni with a garage, new ice rinks and a rink equipment room.
- The building was expanded in 2000 to include a larger lobby, skater lounge/viewing area, skate rental and sharpening area, manager's office, enlarged kitchen and a classroom.
- The facility was expanded in 2023, adding 2,000+ square feet of previously inaccessible program space and addressing ADA concerns.
- The ice rink mechanicals and cooling floor are nearing the end of their useful lives.

Glencoe Park District Comprehensive Plan

AMENITIES

QTY	SQUARE FEET	AMENITY	CONDITION
6	443	Restrooms	
3	706	Locker Rooms	
1	143	Kitchen / Concessions	
1	87	Offices	
1	1,980	General	
6	448	Storage	
7	1,260	Maintenance	
		Banquet / Community	
4	4,244	Classroom / Multi-purpose	
		Auditorium	
1	167	Reception	
		Teen Room	
		Art Room	
		Multi-purpose Rooms	
		Gymnasium	
		Indoor Turf Field	
		Fitness / Weight Room	
		Indoor Track	
		Aquatics	
		Indoor Activity Courts	



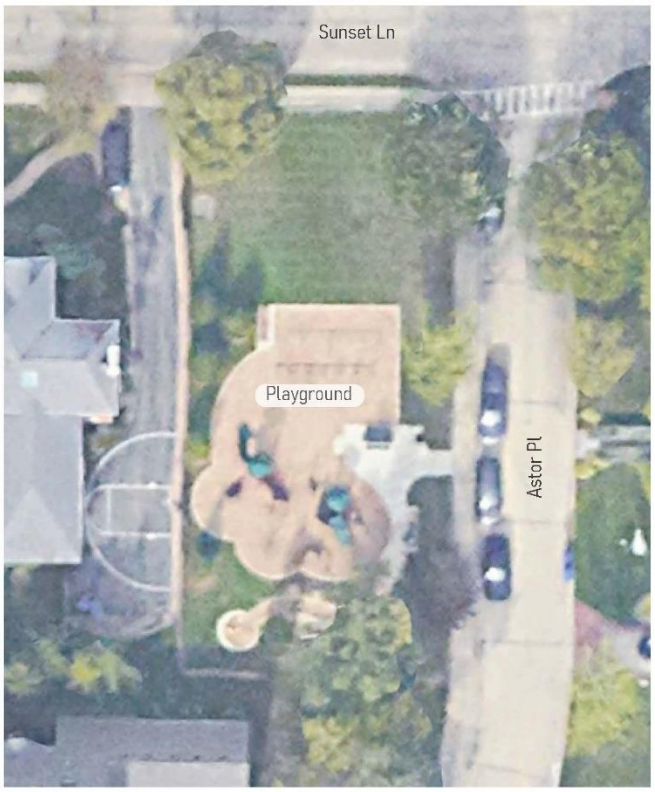
MINI
PARK
INVENTORY

Astor Place Park

Sunset Ln & Astor Pl · 0.23 Acres · Mini Park

Year Acquired: 01/01/1999
PIN # : 04014120630000

Astor Place Park is located in the northwestern part of Glencoe. The park is directly adjacent to single-family residences and is partially screened by vegetation.



PROPERTY LINE:

North

SCALE: 1" = 40'-0"
0 20' 40' 60'

NATURAL FEATURES

- Open lawn space
- Deciduous trees

SITE PROGRAMMING

- None

SITE ANALYSIS

- Children's movable furniture and playhouse create a potential safety issue within playground safety use zones.
- There are no drainage issues.
- Posts of park signage show damage from lawn maintenance equipment.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
1	2017	Picnic Area	Good
1	2017	Playground	Good
		· Independent Play	
		· Play Structures	
		· Sand Play	
		· Swings	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1	2017	Park Signage	Fair

RECOMMENDATIONS

PRIORITY

- Add ornamental planting bed around park signage to prevent further damage to posts ..... High
- Replenish sand surfacing where low ..... Low
- Remove weeds in sand play areas and perform continued maintenance ..... Low

Milton Park

Dundee Rd & Milton Ave · 1.6 Acres · Mini Park

Year Acquired: 01/01/1923
PIN # : 05071060040000, a portion of the right of way, 0507113004000, 0507019004000, 05071060040000

Milton Park features a timber play structure, the last of its kind in the District. A large portion of the park is an unmanaged woodland that screens Dundee Road from the playground and trail.

PROPERTY LINE: ------

North

SCALE: 1" = 150'-0"

0 75' 150' 225'

NATURAL FEATURES

- Open lawn space
- Deciduous and evergreen trees
- Unmanaged natural area with a dense tree canopy and understory plantings
- Ornamental plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- There are no drainage issues throughout the site.
- There is no accessible route to Engineered Wood Fiber (EWF) surfacing at the playground.
- There is no curb at the playground.
- The timber play structure is past its useful life.
- There is some invasive vegetation in the unmanaged natural area.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.08		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
1		Picnic Area	Good
1	2008	Playground	Poor
		· Independent Play	
		· Play Structures	
		· Swings	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Manage the natural area and remove invasive species. ..... Medium
- Consider removing the playground area after it has reached the end of its useful life. ..... Medium
- Develop the park as a picnic area. ..... Low

Old Elm Park

Old Elm Ln & Park Pl · 1.3 Acres · Mini Park

Year Acquired: 01/01/1924
PIN # : 05061020090000

Old Elm Park features a playground in the southern portion of the park, while the rest is occupied by a woodland area. A water retention area is along the railroad and is mostly hidden by tree coverage.

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Tree buffer along railroad
- Unmanaged natural area with invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The sand play area has no play equipment.
- Signage posts are damaged from lawn maintenance equipment.
- Portions of the split wood fence are slanting.
- There is water retention in the northern wooded portion of the park.
- The lawn's picnic table is not ADA compliant.
- There is invasive vegetation in the unmanaged natural area.

Glencoe Park District Comprehensive Plan

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
1	2018	Drinking Fountain	Good
		Picnic Shelter / Gazebo	
Yes		Picnic Area	Good
1	2018	Playground	Good
		· Independent Play	
		· Play Structures	
		· Swings	
		Restroom	
		Baseball / Softball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1	2018	Park Signage	Fair

RECOMMENDATIONS — PRIORITY

- Manage the natural area and remove invasive species. ..... Low
- Add an ornamental planting bed around park signage to prevent damage from lawn maintenance equipment. ..... Low
- Repair the split wood fence. ..... Low
- Make picnic table ADA compliant ..... Medium

Vernon Playground

Vernon Ave & Jefferson Ave · 0.71 Acres · Mini Park

Year Acquired: 01/01/1927
PIN # : 05074080100000, 05074080210000

Vernon Playground is located adjacent to single-family residences, with Park 13S (2-4) and Watts Park to the East and South.

PROPERTY LINE: - - - - -

North

SCALE: 1" = 100'-0"
0 50' 100' 150'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees

SITE PROGRAMMING

- None

SITE ANALYSIS

- The split wood fence is damaged.
- Signage posts are damaged from lawn maintenance equipment.
- Picnic tables in the lawn do not meet ADA standards.
- There are some invasive plants in the planting bed on the western side.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.08		Trails-Multi-Use (miles)	Good
1	2018	Drinking Fountain	Good
		Picnic Shelter / Gazebo	
Yes		Picnic Area	Good
1	2018	Playground	Good
		· Independent Play	
		· Play Structures	
		· Swings	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1		Park Signage	Fair

RECOMMENDATIONS

PRIORITY

- Add an ornamental planting bed around park signage to prevent damage from lawn maintenance equipment. ..... High
- Repair the spit wood fence. ..... Medium
- Connect Vernon Playground to Parks 13S (2-4) and Watts Park with a connected walking trail to create a linear park system along Vernon Avenue. ..... Low
- Make picnic tables ADA compliant. ..... Medium

NEIGHBORHOOD
PARK
INVENTORY

Friends Park

731 Vernon Ave · 0.56 Acres · Neighborhood Park

Year Acquired: 01/01/1923
PIN # : 05072000500000

Friends Park is located in Downtown Glencoe in a high traffic area next to Writers Theatre and near Glencoe Women's Library Club Park. Friends Park receives a high volume of visitors given its downtown location, and the playground design is universally accessible. The park features historic limestone seat wall and flagstone paving, adding to the park's character.

PROPERTY LINE:

North

SCALE: 1" = 100'-0"
0 50' 100' 150'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- High maintenance is needed for perennial beds, where soil erosion creates a mess on paving.
- There are damaged portions of poured-in-place safety surfacing.
- Uneven flagstone paving presents challenges to ADA accessibility.
- Historic limestone seat wall appears weathered.
- Drinking fountains do not match, and one is inaccessible and infrequently used
- The sand play area creates a mess in the surrounding area.

Glencoe Park District Comprehensive Plan

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
2		Drinking Fountain	Good
		Picnic Shelter / Gazebo	
1	2013	Picnic Area	Good
1	2013	Playground	Good/Fair
		· Play Structures	
		· Swings	
		· Independent Play	
		· Sand Play	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1		Park Signage	Good

RECOMMENDATIONS

PRIORITY

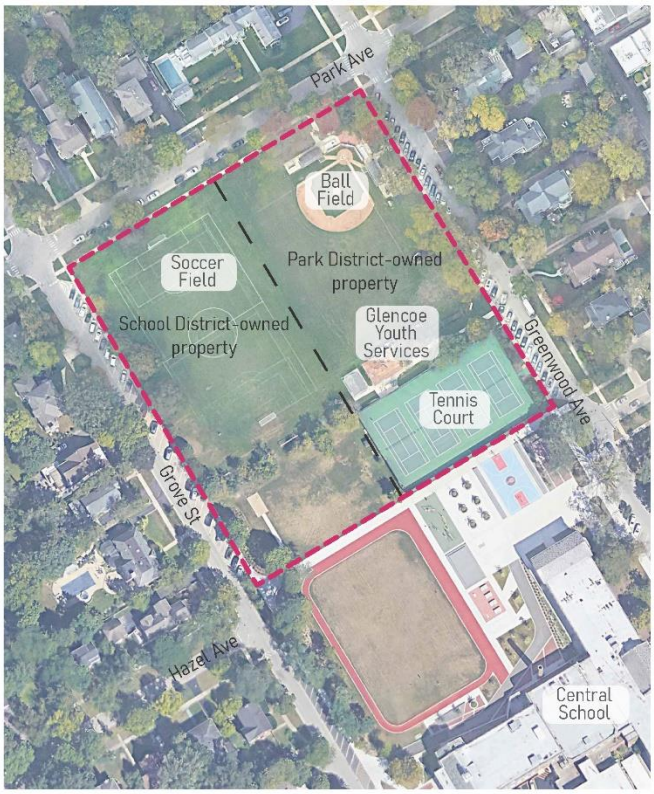
- Add low-maintenance ground covers to perennial beds to fill in empty spots and improve soil erosion. ..... Medium
- Spot repair the damaged portions of existing poured-in-place surfacing. Replace surfacing during next playground renovation. ..... Medium
- Level flagstone paving and fill joints to meet ADA standards. ..... Medium
- Anticipated replacement of playground equipment in 2028. ..... Medium
- Maintain quality of the limestone seat wall. ..... Low
- Consider removal of sand play. ..... Low

Melvin Berlin Park

Greenwood Ave & Park Ave · 4.5 Acres · Neighborhood Park

Year Acquired: 01/01/1959
PIN # : 05071150010000, 05071150050000, 05071150060000, 05071150160000, 05071150180000, 05071150110000, 05071150190000, 05071150170000, 05071150200000, 05071150120000, 05071150040000, 05071150020000

Melvin Berlin Park, formerly known as Central Park, is located adjacent to Central Middle School. The park contains Melvin Berlin Baseball Field along with tennis courts, a rentable picnic shelter, an indoor restroom, a soccer field, and the Glencoe Youth Services building. See the Glencoe Youth Services inventory sheet for more information.



PROPERTY LINE:

North

SCALE: 1" = 200'-0"
0 100' 200' 300'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE ANALYSIS

- There are no drainage issues.
- The temporary batting cage is in decline.
- The baseball dugouts meet ADA standards.

SITE PROGRAMMING

- Affiliate sports programs
- Tennis lessons
- Picnic shelter rental

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
1	2017	Drinking Fountain	Good
1	2017	Picnic Shelter / Gazebo	Good
1	2017	Picnic Area	Good
		Playground	
1	2017	Restroom: Indoor, Seasonal	Good
1	2017	Ball Field	Good
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
1	2008	Soccer Field	Good
4	2024	Tennis Court	Good
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
2	2017	Park Signage	Good

RECOMMENDATIONS

PRIORITY

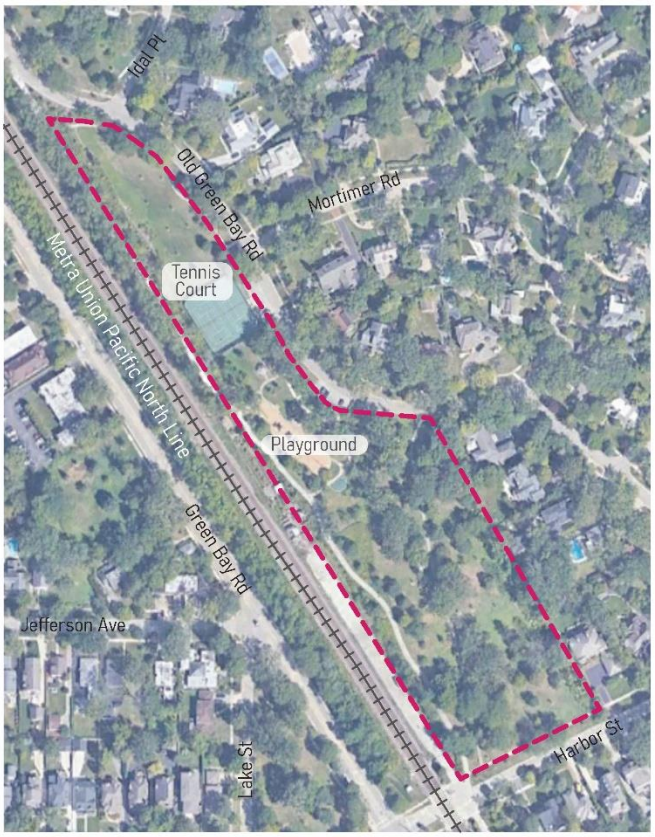
- Replace batting cage net and frame with a permanent structure and consider alternative options to natural turf in the cages. ..... High
- Resurface the tennis court. ..... Medium

Shelton Park

251 Harbor St · 7.9 Acres · Neighborhood Park

Year Acquired: 01/01/1920
PIN # : 1909281040100000

Shelton Park was previously master planned in 2005 through an OSLAD grant. The Green Bay Trail trail runs along the western edge of the site and connects to Shelton Park's pathways. The park has a picnic shelter located near the tennis court that is available to rent, though it is past its useful life expectancy.



NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Tree buffer along railroad
- Ornamental plantings
- Rain garden

SITE PROGRAMMING

- Tennis
- Pickleball
- Picnic shelter rental

SITE ANALYSIS

- The shelter needs a new roof and stain.
- Paved areas near the shelter do not meet ADA standards.
- The sand play area has no play equipment.
- There is no companion seating for benches.
- There are no designated parking stalls that meet ADA standards.
- The bike rack is damaged.
- There is chipped paint on park signage
- The crushed limestone to asphalt trail transition needs repair.

Glencoe Park District Comprehensive Plan

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
1	2016	Drinking Fountain	Good
1	2005	Picnic Shelter / Gazebo	Poor
1	2013	Picnic Area	Good
1	2016	Playground	Good
		· Fitness	
		· Play Structures	
		· Swings	
		· Independent Play	
		· Sand Play	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
2		Pickleball Overlay	Fair
		Sand Volleyball	
		Soccer Field	
2	2001	Tennis Court	Poor
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1		Park Signage	Fair

RECOMMENDATIONS

PRIORITY

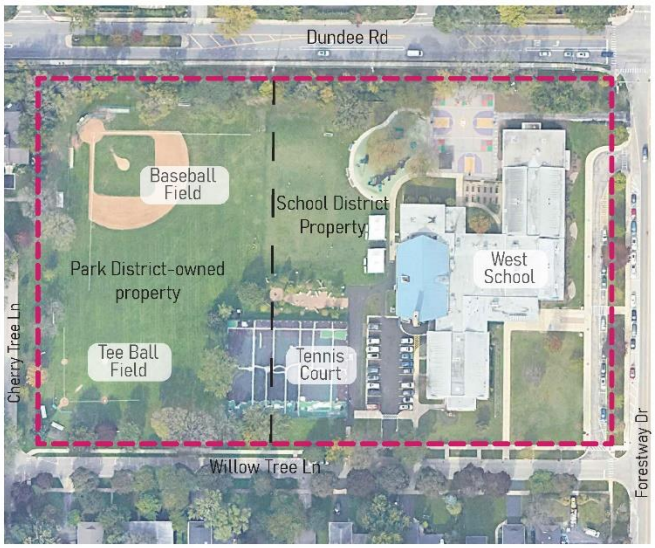
- Repair the shelter and surrounding pavement. ····· High
- Add one ADA compliant parking spot. ····· High
- Develop a site plan to allow for the relocation of Park District greenhouses from Parks Yard to Glencoe Community Garden. Include circulation planning to enhance pedestrian safety, protect greenhouses, and ensure accessible access to the garden and greenhouses. ····· Medium
- Negotiate a lease with the City of Glencoe for an area south of the park to relocate the Park District greenhouses for public use. ····· Medium
- Add companion seating for the benches. ····· Low
- Replace the bike rack. ····· Low
- Repaint the park signage. ····· Low
- Repair the crushed limestone to asphalt trail transition. ····· Low

West Park

Forestway Dr & Dundee Rd · 4.2 Acres · Neighborhood Park

Year Acquired: 01/01/1957
PIN # : 04122000310000

West Park is located adjacent to West School. The park features a baseball field, tee-ball field, tennis courts with pickleball overlay, and a Discovery Garden. The site also includes a playground that is jointly owned by the Glencoe Park District and School District.



NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees

SITE PROGRAMMING

- Baseball
- Tee-ball
- Tennis
- Pickleball

SITE ANALYSIS

- There are drainage issues at the baseball fields.
- There are drainage issues just west of the tennis court.
- The Discovery Garden, bleachers and both ball fields are not ADA compliant.
- The backstops are in poor condition.
- There is no accessible connection to the northwest side of the tennis court gate.
- The restroom enclosure sits at a slant and is too close to the adjacent tree.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
1		Drinking Fountain	Fair
		Picnic Shelter / Gazebo	
		Picnic Area	
1*		Playground*	Good
1		Restroom: Portable, Seasonal	Poor
2	1995	Ball Field	Poor
		· Backstop	
		Basketball Court	
		Frisbee Golf (holes)	
2	2024	Pickleball Overlay	Good
		Sand Volleyball	
		Soccer Field	
1	1994	Tennis Court	Poor
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
1	2018	Interpretive Element	Poor
Yes		Parking: On-Street	Good
1		Park Signage	Good

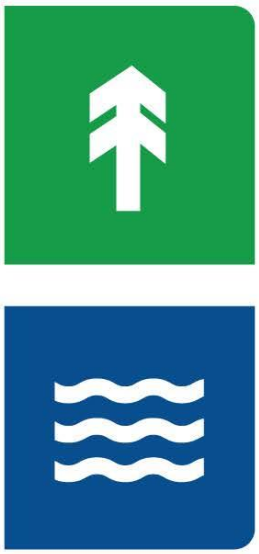
*Playground was jointly funded by School District and Park District.

RECOMMENDATIONS

PRIORITY

- Renovate the tennis courts and include an ADA accessible route to the northwest entrance gate. ..... High
- Renovate the ballfields to address drainage issues and comply with ADA standards. ..... High
- Renovate the Discovery Garden to comply with ADA and PDRMA standards. ..... High
- Repair the restroom enclosure. ..... Low
- Add a rain garden to the area west of the tennis court to address drainage issues. ..... Low

COMMUNITY PARK INVENTORY



Duke Park

Lincoln Dr & Old Green Bay Rd · 3 Acres · Community Park

Year Acquired: 01/01/1915
PIN # : 1909281040100000

Fully renovated in 2020, Duke Park includes a playground with poured-in-place safety surfacing, a splash pad and a hand-cranked train. The Connect Glencoe trail runs along the western edge of the park and features several resting spots with benches and companion seating. This decomposed granite trail connects with the park's paved walk, linking park amenities to the neighborhood sidewalks.

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

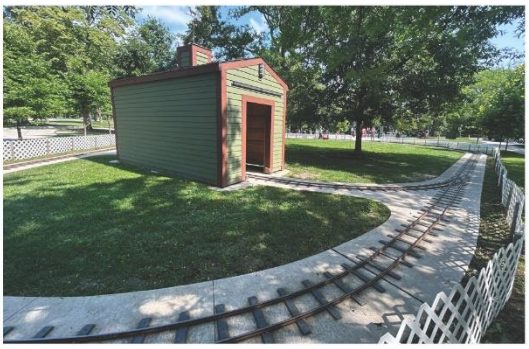
- None

SITE ANALYSIS

- The splash pad drains to the wastewater system, leading to high water costs and concerns about environmental sustainability.
- The picnic tables on the lawn do not meet ADA standards.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.10		Trails-Multi-Use (miles)	Good
1	2020	Drinking Fountain	Good
		Picnic Shelter / Gazebo	
Yes		Picnic Area	Good
1	2020	Playground	Good
		· play structures	
		· swings	
		· embankment slide	
		· independent play	
		· hand-crank train	
		· poured-in-place surfacing	
1		Restroom: Portable, Seasonal	Good
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
1	2020	Splash Pad	Good
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1		Park Signage	Good



RECOMMENDATIONS — PRIORITY

- Replace nozzle of splash pad to a low-flow option and create water reclamation plan. ..... High
- Add a concrete pad underneath the picnic area. ..... Low

Henry J. Kalk Park

Park Ave & Green Bay Rd · 2.6 Acres · Community Park

Year Acquired: 01/01/1912
PIN # : 05072070010000,
05072070050000, 05072070020000
05072070070000, 05072070110000

Henry J. Kalk Park is located adjacent to the Glencoe Metra station in Downtown Glencoe. The park features a rentable gazebo, limestone seating, a full basketball court, picnic tables and a walking path that connects the amenities. Tree canopy covers the southern half of the park, while open lawn space covers the northern half and provides ample room for outdoor events.

PROPERTY LINE:

North

SCALE: 1" = 150'-0"
0 75' 150' 225'

NATURAL FEATURES

- Open lawn space
- Deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- Events
- Gazebo rentals
- Basketball

SITE ANALYSIS

- The park entrance at Park Avenue features limestone seating.
- New ornamental plantings and a tree plan have been completed.
- The basketball court is not used as much as others in the District.
- An ADA-compliant walking path connects amenities.

Glencoe Park District Comprehensive Plan

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.10		Trails-Multi-Use (miles)	Good
1		Drinking Fountain	Good
1	2016	Picnic Shelter / Gazebo	Good
Yes		Picnic Area	Good
		Playground	
		Restroom	
		Ball Field	
1	2011	Basketball Court	Good
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1		Park Signage	Good

RECOMMENDATIONS

PRIORITY

- Maintain and preserve limestone seating at the park entrance at Park Avenue. ..... Low
- Expand the walking path along the northern and eastern portions of the park to create a loop trail throughout the entire site. ..... Low

Lakefront Park

55 Hazel Ave · 3.5 Acres · Community Park

Year Acquired: 01/01/1985
PIN # : 05051010010000

Lakefront Park is located next to Glencoe Beach and offers views of Lake Michigan with its two scenic overlooks at the end of Park Avenue and Hazel Avenue. In 2023, the park was renovated to include a new playground, ADA-compliant walking path, tennis courts, benches and game tables. The park features a diverse tree population.

PROPERTY LINE: - - - - -

North

SCALE: 1" = 250'-0"
0 125' 250' 375'

NATURAL FEATURES

- Open lawn space
- Mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- Tennis
- Special events
- Beach access control / check-in near overlooks

SITE ANALYSIS

- The tennis court is located on top of a water storage facility from Lake Michigan.
- Drainage issues have been observed at the path prior to the 2023 renovation. Further observation is needed to determine if drainage issues persist.

Glencoe Park District Comprehensive Plan

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.10		Trails-Multi-Use (miles)	Good
1	2023	Drinking Fountain	Good
		Picnic Shelter / Gazebo	
Yes		Picnic Area	Good
1	2023	Playground	Good
		· play structure	
		· swings	
		· embankment slide	
		· mount play	
		· artificial turf	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
3	2023	Tennis Court	Good
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
2		Park Signage	Good

RECOMMENDATIONS

PRIORITY

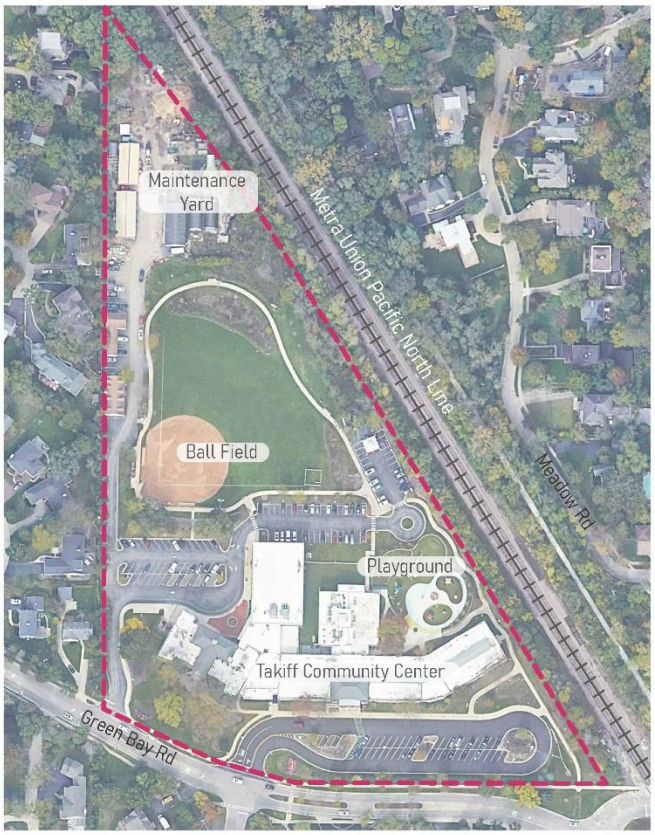
- Maintain the park in its current condition. ..... Low

North Field Park

999 Green Bay Rd · 11.6 Acres · Community Park

Year Acquired: 01/01/1985
PIN # : 05063000060000

North Field Park features a ball field and a daycare and early childhood playground. The park is located adjacent to Takiff Community Center, the administrative and programming hub for the District. Parks Yard, the maintenance yard that serves the whole District, is also onsite and is in need of redevelopment to fit the needs of maintenance staff. See the Parks Yard inventory sheet for more information.



PROPERTY LINE: - - - - -

North

SCALE: 1" = 200'-0"

0 125' 250' 375'

NATURAL FEATURES

- Open lawn space
- Deciduous and evergreen trees
- Bioswales

SITE PROGRAMMING

- Performances and events
- Summer camps
- Youth baseball / softball
- In-house and affiliate organizations
- Preschool program uses playground

SITE ANALYSIS

- There is poor drainage in the maintenance yard.
- The spectator seating at the ball field does not meet ADA standards.
- The dugout does not meet ADA standards.
- The ball field fences and lights are in need of replacement.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.23		Trails-Multi-Use (miles)	Good
2	2023	Drinking Fountain	Good
		Picnic Shelter / Gazebo	
		Picnic Area	
1	2019	Playground	Good
		· play structures	
		· platform with shade	
		· embankment slide	
		· mound play	
		· artificial turf	
		· trike track	
Yes		Restroom: Indoor, Year Round	Good
1		Ball Field	Poor
	1980	· ballfield lighting	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: Off-street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

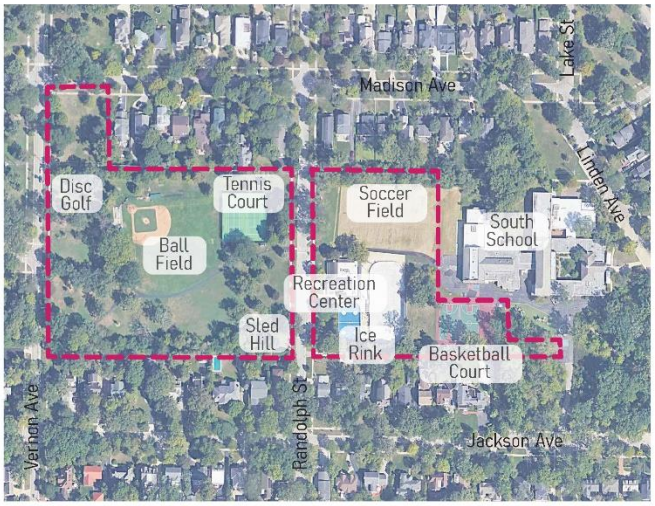
- Add identification signage to park entry. ..... Low
- Ball field improvements ..... High
  - Replace the fencing.
  - Renovate the dugout to be ADA compliant.
  - Add a handrail to the spectator seating.
- Playground improvements ..... Medium
  - Add a new coat of paint to the trike track in the playground.
  - Repair the shingle roof on the trike storage shelter.
  - Repair the solar light post that does not work.

Watts Park

300 Randolph St · 10.4 Acres · Community Park

Year Acquired: 01/01/1924
PIN # : 1909281040100000

Watts Park is located just west of South Elementary School and offers a diverse range of recreational amenities, such as frisbee golf, tennis, pickleball, basketball, baseball and sledding. South School includes a playground. Also onsite is the Weinberg Family Recreation Center, which opened in late 2023 and was funded through a PARC grant. The Center features an ice rink and seasonal pickleball. See the Weinberg Family Recreation Center inventory sheet for more information.



PROPERTY LINE: - - - - -

North

SCALE: 1" = 400'-0"
0 100' 200' 400'

NATURAL FEATURES

- Open lawn space
- Deciduous and evergreen trees

SITE PROGRAMMING

- Affiliate sports programs and day camps
- Basketball
- Soccer
- Tennis
- Pickleball
- Baseball
- Frisbee Golf

SITE ANALYSIS

- There are drainage issues at the ball field.
- The bleachers are not ADA compliant.
- The dugout is not ADA compliant.
- The tennis court surfacing is cracked.
- The basketball court surfacing is chipped.
- The turf grass at the sledding hill is patchy.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.27		Trails-Multi-Use (miles)	Good
1		Drinking Fountain	Good
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
1		Restroom: Portable, Seasonal	Good
1	2008	Ball Field	Poor
2	2023	Basketball Court	Good
9	2000	Frisbee Golf (holes)	Good
4		Pickleball Overlay	
		Sand Volleyball	
1		Soccer Field	Good
2	2024	Tennis Court	Good
		Boating / Sailing	
		Ice Rink	
1		Sledding	Poor
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Replace the bleachers and renovate the dugout to meet ADA standards. ..... High
- Add park signage at entry points. ..... Medium
- Regrade the ball field. ..... Medium
- Resurface the tennis courts. ..... Medium
- Resurface the basketball courts. ..... Medium
- Extend the walking path to connect all amenities. ..... Low
- Consider connecting Watts Park to nearby Park 14S (1&2), Park 13S (2-4) and Jefferson Park to create a linear park system along Vernon Avenue ..... Medium

Woodlawn Park

Year Acquired: 01/01/1929
PIN # : 05171080340000, 05171080010000, 05171080350000, 05171080030000, 05171080040000, 05171080050000, 05171080060000, 05171080170000

Woodlawn Ave & Green Bay Rd · 1.3 Acres · Community Park

Woodlawn Park is located along Green Bay Road and Woodlawn Avenue. Its playground was installed in 2018, along with a native plant area in the northeast section of the park. A Pace bus shelter sits on this site, though it is not Park District-owned.

PROPERTY LINE: - - - - - -

North

SCALE: 1" = 100'-0"
0 50' 100' 150'

NATURAL FEATURES

- Open lawn space
- Deciduous and evergreen trees
- Native plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- The mature oaks onsite need a plan for the future.
- The boardwalk surrounds an empty space where an old oak tree used to sit.
- Park signage posts are damaged from lawn maintenance equipment.
- There is no boundary between native plantings and open lawn space.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.1		Trails-Multi-Use (miles)	Good
1	2018	Drinking Fountain	Good
		Picnic Shelter / Gazebo	
1		Picnic Area	Good
1	2018	Playground	Good
		· Play Structures	
		· Swings	
		· Independent Play	
		· Zip line	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
1		Park Signage	Fair

RECOMMENDATIONS

PRIORITY

- Develop the empty space surrounded by the boardwalk to include Engineered Wood Fiber (EWF) surfacing, a drainage solution, and independent play elements. ..... Low
- Add an ornamental planting bed around park signage to prevent damage from lawn maintenance equipment. ..... High

REGIONAL
PARK
INVENTORY

Glencoe Beach

160 Hazel Ave · 4.6 Acres · Regional Park

Year Acquired: 01/01/1928
PIN # : 05051010010000

Glencoe Beach is a unique amenity of the Glencoe Park District. The beach features a boardwalk path, pier, picnic shelters, and sun shelter, along with a playground, splash pad and sand volleyball. The site is well used, with a season pass/daily pass system utilized during specific hours from Memorial Day to Labor Day. It is open to non-passholders outside of these hours and dates. The Safran Beach House is located at this site and houses beach equipment rentals, food sales, staffing offices and restrooms. See the Safran Beach House inventory sheet for more information.

PROPERTY LINE:

North

SCALE: 1" = 250'-0"
0 125' 250' 375'

NATURAL FEATURES

- Beach
- Bluff with some invasive vegetation
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- Summer camps
- Events
- Beach equipment rental
- Shelter rental
- Snack stand with packaged food for sale

SITE ANALYSIS

- The retaining walls on the bluff are failing. Construction of Phase 2 of the Bluff Stabilization and Ramp Improvement project began in 2023 to address this issue.
- There are no handrails on the stairs.
- The thin stone veneer set on the stairs is failing.
- Some playground equipment is past its useful life.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.35		Trails-Multi-Use (miles)	
1		Drinking Fountain	
5	1998	Picnic Shelter / Gazebo	Fair
		· Canopy	
		· Original Sun Shelter	
		· Shade System	
		· Trellis	
Yes		Picnic Area	
1	2013	Playground	Fair
		· Play Structures	
		· Swings	
2		Restroom: Portable, Seasonal	Fair
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
1		Boating / Sailing	Fair
		Ice Rink	
		Sledding	
1	2012	Splash Pad	Fair
Yes		Swimming Beach	Fair
		· Lifeguard Chairs	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Add a handrail to the stairs and maintain the veneer on the steps. ..... Medium
- Replace all playground equipment that is past its useful life. ..... Medium
- Replace the boardwalk. ..... Low

Perlman Boating Beach

15 Park Ave · 1.1 Acres · Regional Park

Year Acquired: 01/01/1967
PIN # : 05051000100000, 05051000120000

Perlman Boating Beach offers sailing for all ages and hosts camps. Boat storage and equipment rental for Glencoe Beach is provided at the Boat House. See the Boat House inventory sheet for more information.

PROPERTY LINE:

North

SCALE: 1" = 120'-0"

0 60' 120' 180'

NATURAL FEATURES

- Beach
- Bluff with some invasive vegetation
- Young and mature deciduous and evergreen trees

SITE PROGRAMMING

- Boat storage
- Beach equipment rental
- Boating and sailing
- Camps

SITE ANALYSIS

- There is no accessible route from Glencoe Beach to Perlman Boating Beach.
- There is a crooked footing on the locker bank at the north end of the site.
- There is no accessible entry to the picnic area.
- The boat racks and boater lockers are showing signs of deterioration.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
Yes		Picnic Area	Fair
		Playground	
Yes		Restroom: Indoor	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
Yes		Boating / Sailing	Fair
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
		Parking: On-Street	
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Replace all boater lockers. ..... Medium
- Replace all boat racks. ..... Medium

DESIGNATED
NATURAL AREA
INVENTORY

Clara Dietz Bird Sanctuary

560 Park Ave · 0.94 Acres · Designated Natural Area

Year Acquired: 01/01/1917
PIN # : 05071130010000

Clara Dietz Bird Sanctuary is a triangular-shaped designated natural area surrounded by roadways. This site is focused on bird habitat and includes a mulch trail for users to experience nature.

PROPERTY LINE:

North

SCALE: 1" = 150'-0"

0 75' 150' 225'

NATURAL FEATURES

- Deciduous and evergreen trees
- Woodland with understory plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- There is an overgrowth of weeds on the mulch path.
- The log border along the path is crooked.
- Many of the birdhouses have deteriorated.
- The benches are weathered.
- An Eagle Scout clean-up project was completed in 2023, as well as a prescribed burn.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.12		Trails-Multi-Use (miles)	Fair
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Repair the log border along the mulch path and add additional mulch. ..... High
- Create an ADA-compliant entry point. ..... Medium
- Repair or replace birdhouses as necessary. ..... Medium
- Monitor any invasive vegetation that has grown up since the prescribed burn in 2023. ..... Medium
- Add educational signage regarding Illinois bird habitats. ..... Low
- Enhance the existing plant material for bird habitat. ..... Low

Robert Everly Wildflower Sanctuary

Linden Ave & Jackson Ave · 3.78 Acres · Designated Natural Area

Year Acquired: 01/01/1924
PIN # : 05083150010000, 05083150020000

Robert Everly Wildflower Sanctuary is a designated natural area located southwest of South School. The site features a wildflower sanctuary with meandering mulch trails and a wooden bridge.

PROPERTY LINE: ------

North

SCALE: 1" = 200'-0"

0 125' 250' 375'

NATURAL FEATURES

- Deciduous and evergreen trees
- Woodland with understory plantings

SITE ANALYSIS

- The bridge does not meet ADA standards.
- There is some invasive vegetation.

SITE PROGRAMMING

- The Great Mud Run
- Earth Day clean-up

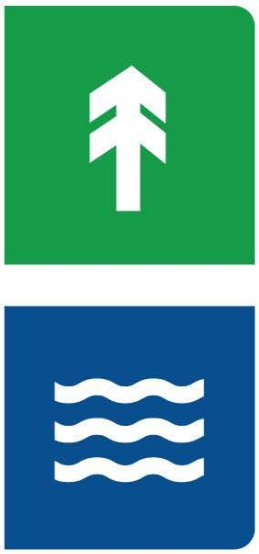
AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.20		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
2		Park Signage	Good

RECOMMENDATIONS — PRIORITY

- Remove the invasive plant species and dead limbs in the trees. ..... High
- Create a plan to enhance the site with additional native wildflowers. ..... Medium
- Renovate the wooden bridge to meet ADA standards. ..... Medium
- Add educational signage regarding Illinois wildflowers. ..... Low
- Consider adding additional park signage at the western entrance by South School. ..... Low

SPECIAL USE INVENTORY



Breakwater Sculpture Park

Beach Rd & Old Green Bay Rd · 1.6 Acres · Special Use

Year Acquired: 01/01/1912
PIN # : 05064070120000, 05072010010000, 05072010020000

Breakwater Sculpture Park features a corten steel sculptural art piece titled 'Breakwater,' created by Barry Tinsely. The sculpture can be viewed from the Connect Glencoe trail and includes several seating options along the path.

PROPERTY LINE:

North

SCALE: 1" = 120'-0"
0 60' 120' 180'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees

SITE ANALYSIS

- There are no drainage issues.
- The topography is flat.
- There is a corten steel sculptural art piece in the southwest portion of the site.

SITE PROGRAMMING

- None

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.08		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
1		Interpretive Element	Good
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

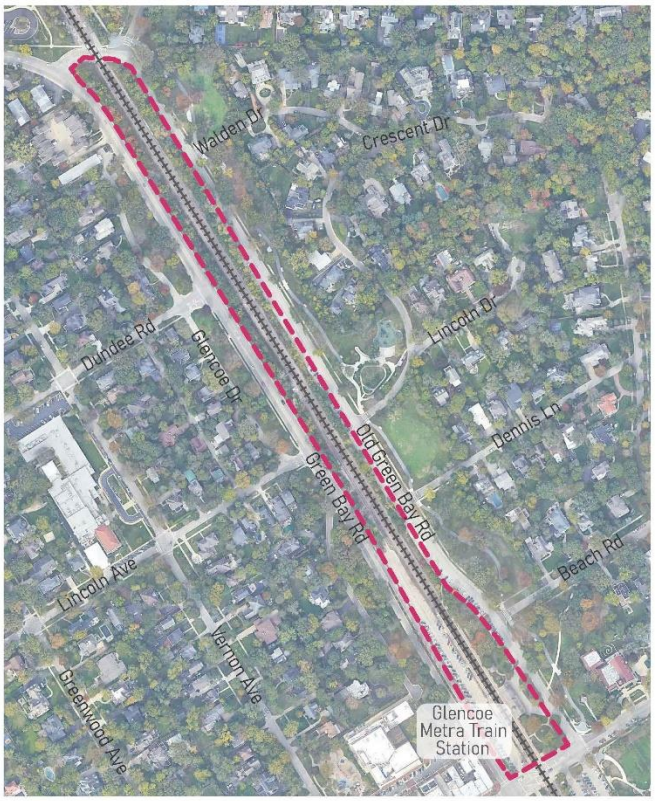
- Add park signage. ..... Low

Metra Train Station

724 Old Green Bay Rd · 9.2 Acres · Special Use

Year Acquired: N/A
PIN # : N/A

The Metra Train Station provides the community with access to the Metra Union Pacific North rail line. The station is not Park District-owned, but they have a contract with the Village of Glencoe to perform lawn care maintenance.



PROPERTY LINE: ------

North

SCALE: 1" = 500'-0"

0 250' 500' 750'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings
- Tree buffer along northern stretch of railroad line that contains some invasive vegetation

SITE PROGRAMMING

- Commuter train station

SITE ANALYSIS

- The lawn is in good condition.
- The seating in the plaza in the southern portion of the site is in good condition.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
1		Interpretive Element	Good
Yes		Parking: Off-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

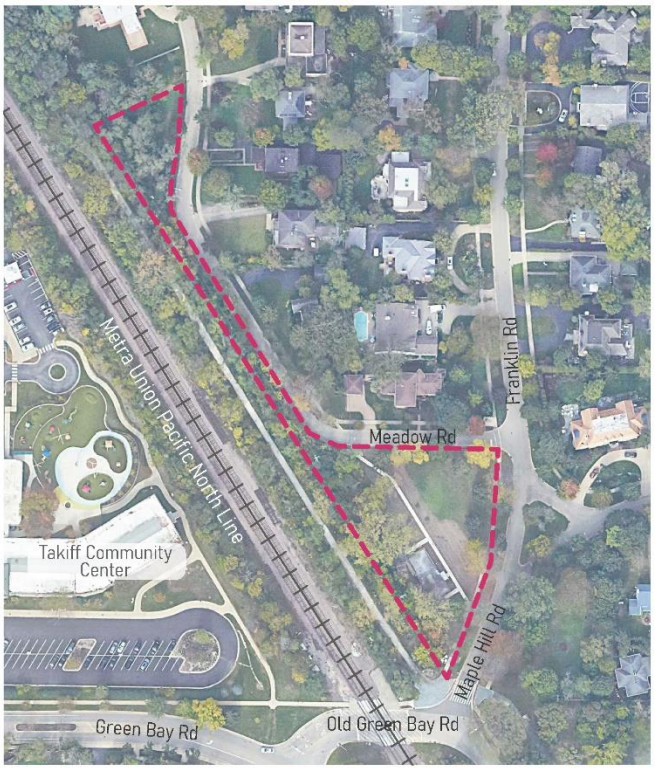
- Continue to maintain the site as it is. ..... Low

Ravine Bluffs Park

Franklin Rd & Meadow Rd · 1.17 Acres · Special Use

Year Acquired: N/A
PIN # : 05063020090000, 05063020100000, 05063020110000

Ravine Bluffs Park features a Frank Lloyd Wright-designed cottage that is preserved by the Glencoe Historical Society. The park sits at the north end of the Connect Glencoe trail. The park contains sidewalks that lead up to the cottage, though there are no ornamental plantings to accent this architecture.



PROPERTY LINE:

North

SCALE: 1" = 200'-0"
0 125' 250' 375'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Vegetated buffer along railroad that contains some invasive vegetation

SITE ANALYSIS

- There are several low-lying areas on the site.
- The vegetated buffer on the western border of the site appears unmanaged.

SITE PROGRAMMING

- Viewing spot for historic building

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.05		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
1		Interpretive Element	Good
Yes		Parking: On-Street	Good
1		Park Signage	Good

RECOMMENDATIONS

PRIORITY

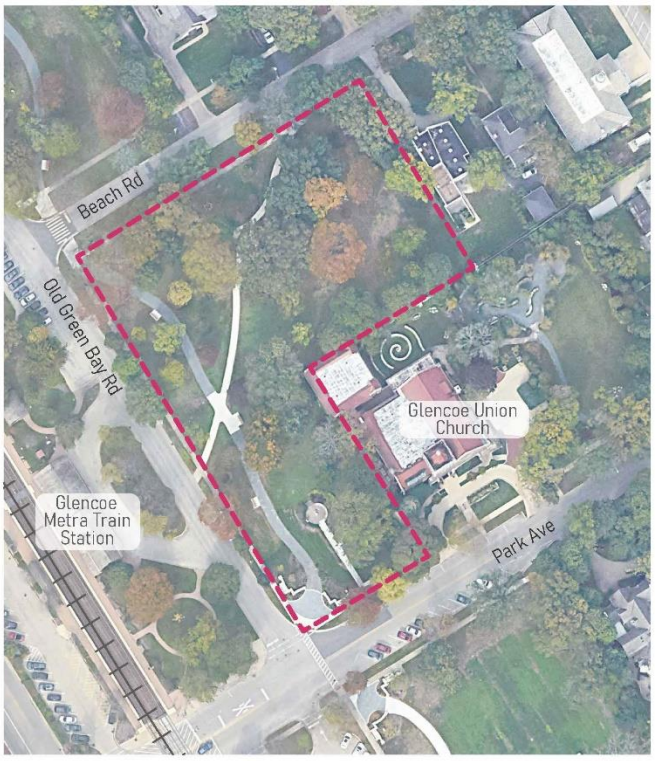
- Add rain gardens to low-lying areas and include educational signage. ..... Low
- Maintain the vegetated buffer. ..... Low

Veterans Memorial Park

299 Park Ave · 1.9 Acres · Special Use

Year Acquired: 01/01/1
PIN # : 0507202001000

Veterans Memorial Park is located across from the Glencoe Metra Train Station in Downtown Glencoe. The Connect Glencoe trail intersects the site's western boundary, and a concrete walking path runs diagonally through the park.



PROPERTY LINE: ------

North

SCALE: 1" = 150'-0"

0 75' 150' 225'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- Veterans memorial

SITE ANALYSIS

- There is a wide entry to the park at the corner of Park Avenue and Old Green Bay Road, which includes limestone seat walls and ornamental plantings.
- The park features a small, elevated plaza to honor veterans.
- There is an ADA ramp to the plaza's south entrance.
- The stairs at the plaza's north entrance lead directly to open lawn space.

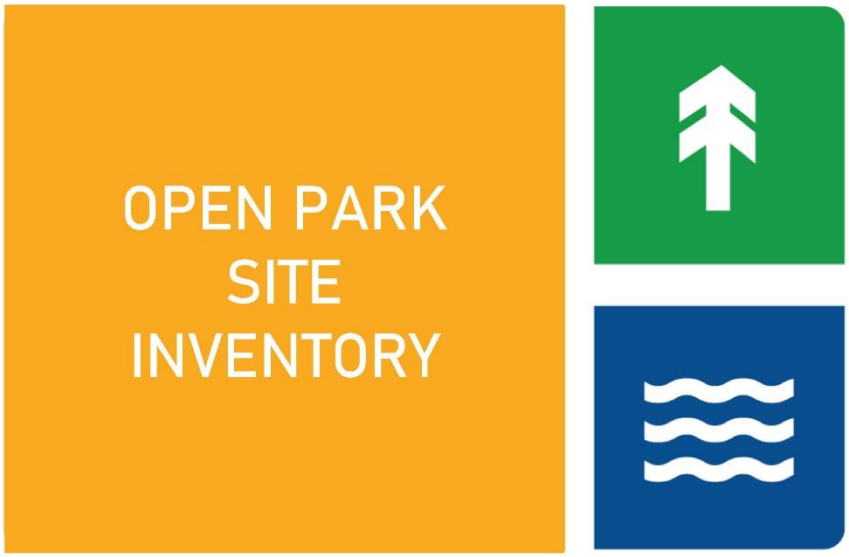
AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.15		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
		Parking: On-Street	
1		Park Signage	Good

RECOMMENDATIONS

PRIORITY

- Add a walking path to the plaza's north entry point. ..... Low
- Redo the planting design surrounding the plaza to create better cohesion with the plants used at the park's entrance on Park Avenue and nearby Henry J. Kalk Park. ..... Low

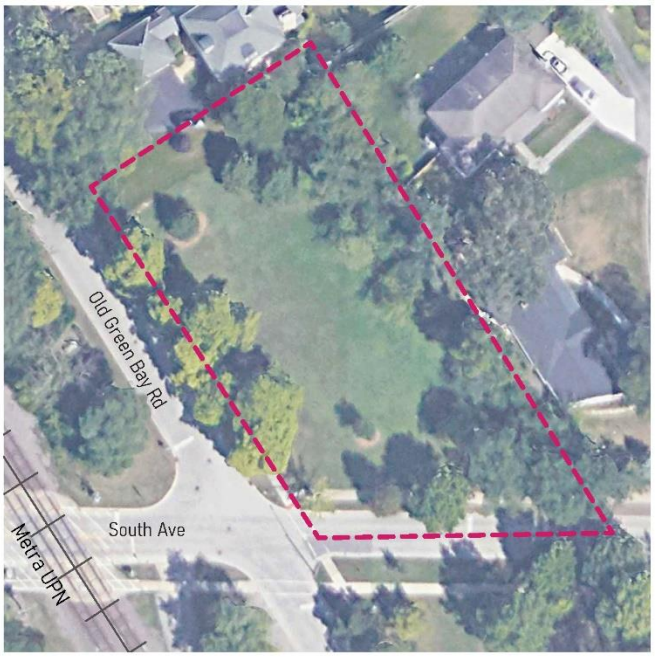

OPEN PARK
SITE
INVENTORY

Park 3S

Old Green Bay Rd & South Ave · 0.7 Acres · Open Park Site

Year Acquired: N/A
PIN # 05072170210000

Park 3S is located adjacent to the railroad crossing at South Avenue. The park consists of open lawn space, a sparse tree canopy and a weathered bench.



NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Vegetated buffer on the east boundary of park with invasive vegetation

SITE ANALYSIS

- There is no vegetated buffer from the residence on the northern park boundary.
- There is a downward slope on the northern and southern boundaries.

SITE PROGRAMMING

- None

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Develop the site as a Mini Park. ..... Low
- Name the park and add identification signage. ..... High
- Replace the old bench with new standard bench and companion seating. ..... Medium
- Add a rain garden on the northern park boundary to screen neighbors and address drainage. ..... Low
- Add educational signage at the rain garden. ..... Low
- Create a walking loop throughout the park. ..... Low

Park 4S

Old Green Bay Rd & South Ave • 1.02 Acres • Open Park Site

Year Acquired: N/A
PIN # 05074030010000, 05074030040000

Park 4S is located between Park 3S and Shelton Park. The site is largely undeveloped aside from a pet station and a small ornamental planting bed along South Avenue.

PROPERTY LINE:

North

SCALE: 1" = 120'-0"

0 60' 120' 180'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography slopes downward toward the sidewalk at the north and northwest ends of the site.
- The bench is weathered and does not meet ADA standards.
- A pet station is located at the corner of Old Green Bay Road and South Avenue.
- A wooden post at the corner of Old Green Bay Road and South Avenue marks this site as Glencoe Park District land.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Replace the weathered bench with new standard bench and companion seating and create an ADA-compliant path to the bench. ..... Low
- Add additional ornamental planting beds throughout the site using a cohesive plant palette. ..... Low

Park 9S

Vernon Ave & Hawthorn Ave · 0.19 Acres · Open Park Site

Year Acquired: N/A
PIN # 05072120110000

Park 9S is located approximately one block south of Downtown Glencoe and mostly consists of open lawn space and young trees. A memorial bench sits in the northwestern corner of the site, close to a single-family residence.

PROPERTY LINE:

North

SCALE: 1" = 60'-0"
0 30' 60' 90'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings

SITE PROGRAMMING

- Sometimes used by day camps from Saint Elizabeth's Church

SITE ANALYSIS

- The topography is flat.
- The bench does not meet ADA standards.
- The vegetated buffer behind the bench is sparsely planted.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Create ADA-compliant access to the existing bench and include companion seating. ..... Low
- Consider converting part of the property to native landscape. ..... Low

Park 10S

Green Bay Rd & South Ave · 1.75 Acres · Open Park Site

Year Acquired: 01/01/1932
PIN # : 05072160150000, 05072160100000

Park 10S is located along Green Bay Road and South Avenue. The park has experienced significant drainage issues in the past, leading to the addition of a rain garden in 2022.

PROPERTY LINE:

North

SCALE: 1" = 200'-0"

0 100' 200' 300'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Rain garden

SITE ANALYSIS

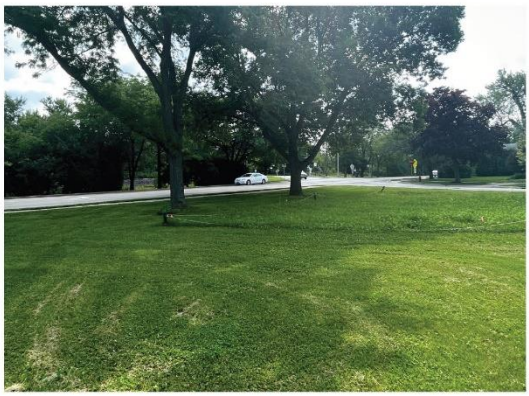
- The rain garden was added to combat flooding issues.
- The rain garden is roped off to separate it from open lawn space.

SITE PROGRAMMING

- None

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	



RECOMMENDATIONS

PRIORITY

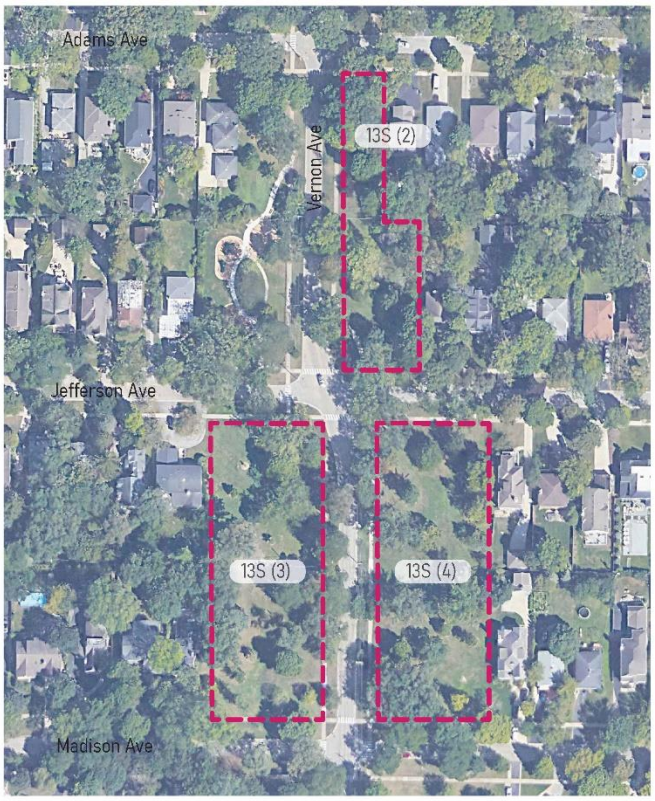
- Name the park and add identification signage. ..... Low
- Maintain the rain garden with expert care. ..... High
- Add educational signage at the rain garden and consider programming for nature enthusiasts. ..... Medium
- Create a viewing spot for the rain garden, providing ADA-compliant access and seating. ..... Low
- Consider replacing the rope with a short cable wire fence. ..... Low

Parks 13S (2-4)

Vernon Ave & Jefferson Ave · 3.04 Acres · Open Park Site

Year Acquired: N/A
PIN # 05074090010000, 05074090150000, 05074120150000, 05074130010000

Parks 13S (2-4) are located along Vernon Avenue, adjacent to Vernon Playground, Park 14S (1&2) and Watts Park. Parks 13S (2-4) lack recreational amenities.



NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees

SITE ANALYSIS

- The topography slopes in various areas.
- The turf grass is patchy in some areas.
- The bench is weathered.

SITE PROGRAMMING

- None

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

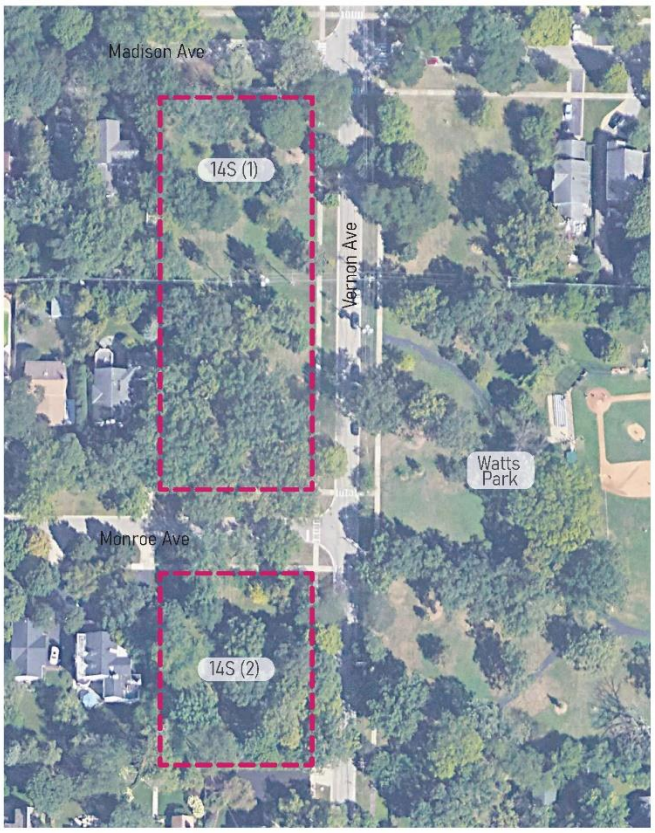
- Develop as a linear park connecting Vernon Playground, Park 14S (1 & 2) and Watts Park through an interconnected trail. ..... Low
- Create a seating plaza with games and shelter. ..... Low
- Consider converting part of the property to native landscape. ..... Low
- Add interpretive elements. ..... Low
- Add a rain garden at low lying area in Park 13S (3). ..... Low

Parks 14S (1 & 2)

Vernon Ave & Madison Ave · 1.8 Acres · Open Park Site

Year Acquired: N/A
PIN # 05074160150000, 05074200120000

Parks 14S (1 & 2) are located along Vernon Avenue adjacent to Watts Park and Parks 13S (2-4). The parks consist of open lawn space and tree canopy, along with a dog station and two weathered benches.



PROPERTY LINE: - - - - -

North

SCALE: 1" = 150'-0"
0 75' 150' 225'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees
- Ornamental plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography is flat.
- The turf grass is patchy in some areas.
- There is a weathered bench at the corner of Vernon Ave and Monroe Ave.
- There is a weathered bench at the corner of Vernon Ave and Madison Ave. A pet station is located next to the bench.
- Utility poles intersect a portion of Park 14S (1).

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Develop as a linear park connecting Vernon Playground, Parks 13S (2-4) and Watts Park through an interconnected trail. ..... Low
- Consider converting part of the property to native landscape. ..... Low

Park 18S (2)

Green Bay Rd · 0.56 Acres · Open Park Site

Year Acquired: N/A
PIN # 05074060330000

Park 18S (2) is located along Green Bay Road, a main thoroughfare in Glencoe, and is situated between a condo building and single-family residences. The park consists of open lawn space with a tree canopy of young and mature trees. There are no recreational amenities at this park, though there is a pet station.

PROPERTY LINE:

North

SCALE: 1" = 80'-0"
0 40' 80' 120'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography is flat.
- The turf grass is patchy in some areas.
- There is a pet station at the southeast corner of the site.
- Ornamental plantings buffer the north boundary.
- Invasive vegetation buffers the south and west boundaries.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
		Parking: On-Street	
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Consider converting part of the property to native landscape. ..... Low

Park 19S

Green Bay Rd · 1.10 Acres · Open Park Site

Year Acquired: 01/01/1924
PIN # : 05074100180000

Park 19S is located along Green Bay Road, a main thoroughfare in Glencoe, and is situated amongst multi-family and single-family residences. The park formerly contained a playground and picnic area that had long-served its useful life and has since been removed. Now the park consists of open lawn space, with a scattered canopy of young and mature deciduous trees.

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography is flat.
- There is invasive vegetation at the park's north, west and south boundaries that is now encroaching on turf grass.
- No recreational activity is present.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
		Parking: On-Street	
		Park Signage	

RECOMMENDATIONS

PRIORITY

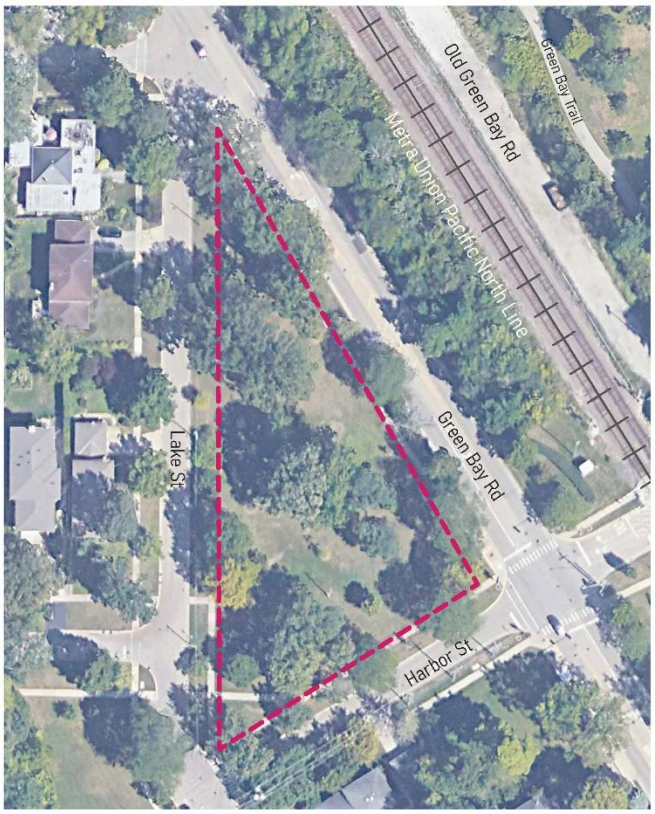
- Remove the invasive vegetation. ..... High
- Consider converting part of the property to native landscape. ..... Medium
- Add a walking loop. ..... Low

Park 20S

Green Bay Rd & Harbor St · 1.1 Acres · Open Park Site

Year Acquired: N/A
PIN # 05083100130000

Park 20S is a triangular park located along Green Bay Road. A Pace bus shelter, owned by the Village of Glencoe, sits nearby at the corner of Green Bay Road and Harbor Street. South School is located southeast of Park 20S.



PROPERTY LINE: - - - - -

North

SCALE: 1" = 120'-0"

0 60' 120' 180'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees
- Ornamental plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography is flat.
- There is a village-owned bus shelter at the corner of Green Bay Road and Harbor Street.
- The sidewalk along Lake Street ends prematurely.
- Utility poles intersect portions of the park.
- No recreational activity is present.
- A bench is located in the mulch ring under a tree, and there is no ADA-compliant route to the bench.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Extend the sidewalk along Lake Street to connect with the sidewalk along Green Bay Road and Jefferson Avenues ..... Medium

Park 21S (2) - 22S

Green Bay Rd & Jackson Ave · 2.69 Acres · Open Park Site

Year Acquired: N/A
PIN # 05083110140000, 05083160200000

Park 21S (2) - 22S is located along Green Bay Road. There are single family residences along the park's west boundary, which is buffered by invasive vegetation. South School sits across Linden Avenue, as well as Robert Everly Wildflower Sanctuary.

PROPERTY LINE:

North

SCALE: 1" = 200'-0"
0 125' 250' 375'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- Monroe Avenue terminates in the area between Park 21S(2) and 22S, where there is on-street parking and a turn-around point.
- There is a pet station and a weathered bench at the corner of Green Bay Rd and Jackson Ave with no ADA-compliant route.
- There is a weathered bench at the northeast portion of Park 22S and another weathered bench at the northeast portion of Park 21S (2). Neither benches have an ADA-compliant route.
- There is invasive vegetation at the buffers between the residences and the site.
- No recreational activity is present.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Replace the benches with standard benches, adding companion seating and an ADA-compliant route. ..... Low
- Consider converting part of the property to native landscape. ..... Low

Park 26S

630 Washington Ave · 0.27 Acres · Open Park Site

Year Acquired: N/A
PIN # 05073040270000

Park 26S is situated amongst single-family residences. It is not easily accessed by vehicle, as both Washington Avenue and Washington Place terminate in dead ends. The site consists of open lawn space and a sparse tree canopy. There are no recreational amenities present.

PROPERTY LINE:

North

SCALE: 1" = 60'-0"
0 30' 60' 90'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The turf grass is patchy in some areas
- There is some invasive vegetation at the east boundary.
- A weathered bench located in the mulch ring under a tree is sinking into the ground, and there is no ADA-compliant route.
- A fire hydrant is located at the Southwest portion of the park.
- There are no recreational amenities.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS — PRIORITY

- Remove the bench. ..... Low
- Consider converting part of the property to native landscape. ..... Low
- Remove the invasive vegetation. ..... Low

Park 3N

Old Green Bay Rd & Dennis Ln · 1.3 Acres · Open Park Site

Year Acquired: N/A
PIN # 05064060250000, 05064060260000

This park is located along Old Green Bay Road, with a portion of the Connect Glencoe trail intersecting the site's western boundary. Duke Park sits adjacent to Park 3N across Lincoln Drive. The park's low-lying topography creates issues with flooding after periods of heavy rain.

PROPERTY LINE:

North

SCALE: 1" = 100'-0"
0 50' 100' 150'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The low-lying topography creates drainage issues.
- There is some invasive vegetation in the buffer along the east boundary of the site.
- The expanse of open lawn space is often used for amateur soccer games and other field sports.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.05		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Add a rain garden to combat drainage issues. ..... Low
- Keep the lawn area open so amateur field sports can continue. ..... Low
- Consider establishing a portion of the site as a tree nursery. ..... Low

Park 6N

Old Green Bay Rd & Walden Dr · 1.75 Acres · Open Park Site

Year Acquired: N/A
PIN # 05064020300000, 05064020150000

Park 6N is located along Old Green Bay Road, adjacent to Ravine Bluffs Park across Maple Hill Road. A portion of the Connect Glencoe trail intersects the site's western boundary. Site amenities include a drinking fountain and a pet station.

PROPERTY LINE:

North

SCALE: 1" = 120'-0"

0 60' 120' 180'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- Entryway at Maple Hill Road and Old Green Bay Road contains a pet station and drinking fountain.
- There are three existing benches on concrete pads located along Green Bay Trail.
- There are ornamental plantings under the trees in the north portion of the site.
- There is some invasive vegetation at the buffer along the east boundary.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
0.08		Trails-Multi-Use (miles)	Good
1		Drinking Fountain	Good
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Remove the invasive vegetation from the buffer. ..... Low

Women's Library Club Park

Glencoe Dr & Tudor Ct · 2.69 Acres · Open Park Site

Year Acquired: N/A
PIN # 05072000520000

Women's Library Club Park is located at the intersection of Green Bay Road and Tudor Court. The park's location in Downtown Glencoe makes this a high profile park. The streetscape along Tudor Court was renovated in 2020, though the rest of the park remains largely undeveloped aside from the turf grass path that meanders through the dense tree canopy.

PROPERTY LINE: ------

North

SCALE: 1" = 80'-0"
0 40' 80' 120'

NATURAL FEATURES

- Mature deciduous and evergreen trees
- Dense tree canopy with understory plantings
- Ornamental plantings
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The site is in a high foot traffic downtown location.
- The streetscape along Tudor Court includes a concrete seat wall, benches and pedestals.
- North of the streetscape is the natural area that sits on higher land.
- The natural area contains a meandering turf grass path.
- A historic limestone staircase at the corner of Green Bay Road and Tudor Court connects the turf grass path to the streetscape.
- A paved pathway connects the streetscape to Glencoe Drive.

AMENITIES

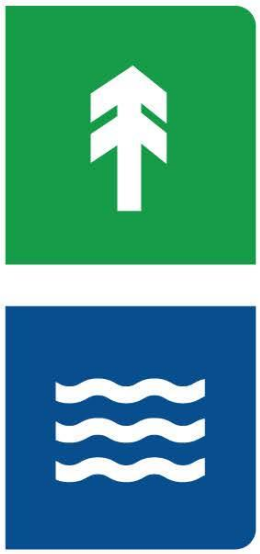
QTY	INSTALL YEAR	AMENITY	CONDITION
0.03		Trails-Multi-Use (miles)	Good
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Remove the invasive vegetation in the natural area. ..... Low

PARKWAY INVENTORY

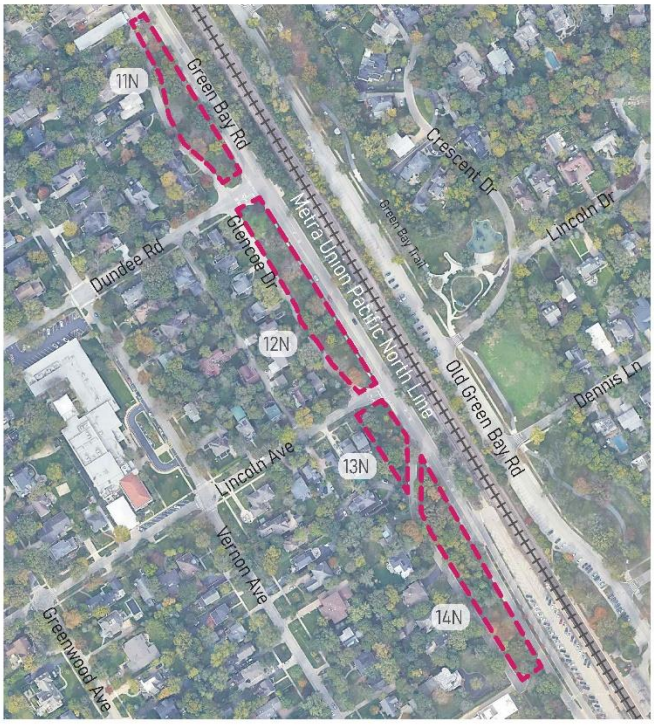


Green Bay Greenway

Green Bay Rd · 3.82 Acres · Parkway

Year Acquired: N/A
PIN # : 05063090550000, 05063140260000, 05063140300000, 05072000080000, 05072000460000

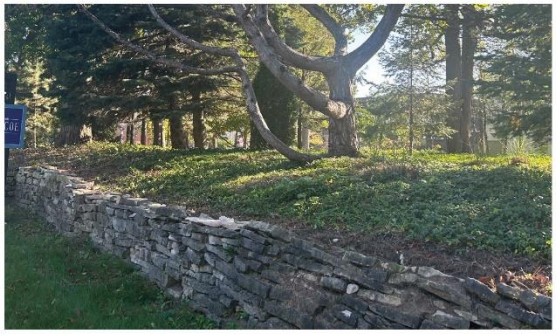
Green Bay Greenway is comprised of Parks 11N, 12N, 13N, and 14N. The greenway is located along Green Bay Road. The Southern boundary of Green Bay Greenway is adjacent to Women's Library Club Park. Parks 11N, 12N, and 13N contain mostly open lawn space with a dispersed tree canopy. The tree canopy becomes more dense in Park 14N where a mulch path and understory plantings are present. A village-owned pace bus shelter sits at park 12N.



PROPERTY LINE: ------

North

SCALE: 1" = 400'-0"
0 200' 400' 600'



SITE ANALYSIS

- Park 11N, 12N, and 13N are occupied by open lawn space and a dispersed tree canopy.
- A Pace bus shelter is located at the Northern portion of Park 12N.
- There are drainage issues at Park 12N.
- Park 13N has sloping topography.
- A portion of Park 14N has a dense tree canopy with understory plantings, some invasive vegetation, and a meandering mulch path.
- A historic limestone retaining wall is present at the Southeast edge of Park 14N. The retaining wall continues South into Women's Library Club Park. Portions of the retaining wall are unaligned.
- There is no sidewalk at the site's West boundary along Glencoe Rd, only the East boundary along Green Bay Rd has a sidewalk.
- The greenway contains 2 weathered benches., neither have an ADA accessible route.

NATURAL FEATURES

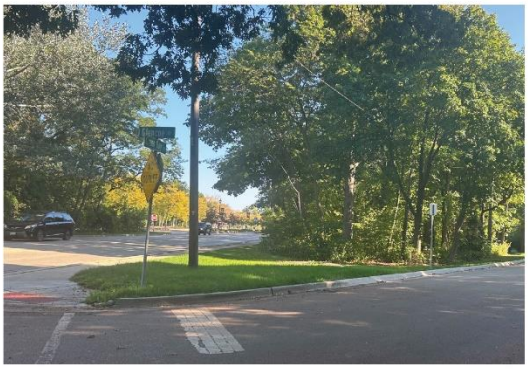
- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings
- Invasive vegetation

SITE PROGRAMMING

- None

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	



RECOMMENDATIONS

PRIORITY

- Remove the invasive vegetation. ..... Low
- Maintain and preserve the limestone retaining wall. ..... Low
- Extend the mulch path to Parks 11N, 12N, and 13N. ..... Low
- Add a sidewalk along the West boundary at Glencoe Road. ..... Low

Park 2S

Old Green Bay Rd & Hawthorn Ave · 0.5 Acres · Parkway

Year Acquired: N/A
PIN # : 05072130170000

Park 2S is located along Old Green Bay Road. Single-family residences sit adjacent to Park 2S.

PROPERTY LINE:

North

SCALE: 1" = 80'-0"

0 40' 80' 120'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography is relatively flat with a slight downward slope on the site's East boundary.
- There is a vegetated buffer along the North and East boundaries that contain some invasive vegetation.
- A tree in the vegetated buffer appears to be dead.
- There is a bench located in mulch ring under tree with no ADA accessible route.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS — PRIORITY

- Add a secondary bench with accessible companion seating off of existing sidewalk. ..... Medium
- Remove invasive vegetation and any dead plant material. ..... Low
- Consider converting part of property to native landscape. ..... Low

Park 11S

Green Bay Rd & South Ave · 0.22 Acres · Parkway

Year Acquired: N/A
PIN # : 05074020070000

Park 11S is situated at the corner of South Avenue and Green Bay Road. A multi-family residence sits West of the site, while single-family residences sit to the South. Park 11S contains a Pace bus shelter that is owned by the Village of Glencoe. There are no recreational amenities present.

PROPERTY LINE: - - - - - -

North

SCALE: 1" = 60'-0"
0 30' 60' 90'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees
- Ornamental plantings
- Invasive vegetation

SITE PROGRAMMING

- None

SITE ANALYSIS

- The topography is flat.
- There is a village-owned Pace bus shelter on the East boundary.
- There are overgrown shrubs surrounding bus shelter.
- The vegetated buffer along South boundary contains some invasive species.
- The lower branches of the pine tree along the South boundary are dying.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Remove existing shrubs around bus shelter. ..... Low
- Remove invasive vegetation. ..... Low
- Limb up the pine tree or replace as needed. ..... Low
- Consider converting part of property to native landscape. ..... Low

Park 18S (1)

Green Bay Rd & Washington Ave · 0.22 Acres · Parkway

Year Acquired: N/A
PIN # : 05074060290000

Park 18S consists of open lawn space, a sparse tree canopy, and a vegetated buffer that screens the adjacent multi-family residence and St. Paul African Methodist Episcopal Church.

PROPERTY LINE:

North

SCALE: 1" = 60'-0"
0 30' 60' 90'

NATURAL FEATURES

- Open lawn space
- Young and mature deciduous and evergreen trees

SITE ANALYSIS

- The topography flat.
- There is a sparse tree canopy.
- A shrub border separates site from adjacent properties.
- No recreation amenities are present.

SITE PROGRAMMING

- None

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Consider converting part of property to native landscape. ..... Low

Park 21S (1)

Green Bay Rd & Harbor St · 0.17 Acres · Parkway

Year Acquired: N/A
PIN # : 05083110110000

Park 21S (1) is located at the corner of Green Bay Road and Harbor Street, adjacent from the railroad crossing. The site consists of open lawn space and tree canopy. The Eastern portion of the site sits higher than the Western portion, with a quick slope downwards. A storm drain in the low-lying Western area aids in drainage, though the area is still prone to flood with heavy rainfall.

PROPERTY LINE:

North

SCALE: 1" = 60'-0"
0 30' 60' 90'

NATURAL FEATURES

- Open lawn space
- Mature deciduous trees

SITE PROGRAMMING

- None

SITE ANALYSIS

- There is a steep slope at the site's East boundary that creates a low-lying area to the West.
- A storm drain is present at the West portion of the site. Drainage issues persist with heavy rainfall.
- There is a sparse vegetated buffer from the adjacent properties.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ballfield	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Address drainage issues with a rain garden. ..... Low

Park 25S

Hazel Ave & South Ave · 0.06 Acres · Parkway

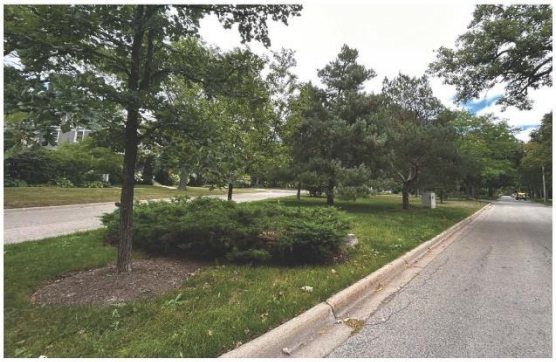
Year Acquired: N/A
PIN # : 05071130020000

Park 25S is a triangular island park located between Hazel Avenue, South Avenue and Bluff Street. There are no sidewalks on the site or any ADA-compliant entry points. The site contains benches, a flagpole, litter receptacle and a birdhouse.

PROPERTY LINE:

North

SCALE: 1" = 60'-0"
0 30' 60' 90'



NATURAL FEATURES

- Open lawn space
- Young and mature deciduous trees
- Ornamental plantings

SITE PROGRAMMING

- None

SITE ANALYSIS

- There is no ADA-compliant entry point.
- There are no sidewalks throughout the site.
- The east portion of the site has a flagpole, a birdhouse, and two weathered benches, one of which is a memorial bench. There is no ADA-compliant route to the benches.
- Several landscape boulders are placed throughout the site.

AMENITIES

QTY	INSTALL YEAR	AMENITY	CONDITION
		Trails-Multi-Use (miles)	
		Drinking Fountain	
		Picnic Shelter / Gazebo	
		Picnic Area	
		Playground	
		Restroom	
		Ball Field	
		Basketball Court	
		Frisbee Golf (holes)	
		Pickleball Overlay	
		Sand Volleyball	
		Soccer Field	
		Tennis Court	
		Boating / Sailing	
		Ice Rink	
		Sledding	
		Splash Pad	
		Swimming Beach	
		Interpretive Element	
Yes		Parking: On-Street	Good
		Park Signage	

RECOMMENDATIONS

PRIORITY

- Remove the existing site furniture or update to new standards, including an ADA-compliant route with companion seating. ..... Low
- Add additional birdhouses. ..... Low

SUPPLEMENT D

FACILITY CONDITIONS REPORT & 20-YEAR CAPITAL RESERVE PLAN (2016)

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN

FACILITY CONDITION REPORT & 20-YEAR CAPITAL RESERVE PLAN

Glencoe Park District
999 Green Bay Road
Glencoe, IL 60022

DRAFT: July 15, 2016

ACG Project No.: 15-170

Prepared For:

Glencoe Park District
999 Green Bay Road
Glencoe, IL 60022

Prepared By:

Architectural Consulting Group, Ltd.
Barrington, Illinois

Architectural Consulting Group, Ltd.
303 N. Northwest Hwy, # 205 – Barrington, IL 60010 ■ 847-277-1900 ■ www.ACG-Ltd.net

Architectural Consulting Group, Ltd.

July 15, 2016

Mr. Chris Leiner
Director of Parks and Maintenance
Glencoe Park District
999 Green Bay Road
Glencoe, IL 60022

cleiner@glencoeparkdistrict.com

Re: Facility Condition Assessment & 20-Year Capital Reserve Plan
Glencoe Park District Assets
Glencoe, Illinois
ACG File No.: 15-170

Dear Mr. Leiner:

ACG is pleased to provide this Facility Condition Assessment of the subject improvements. This work was performed in general accordance with the scope of services outlined in the Architectural Consulting Group. Ltd. (ACG) Proposal number 15-170 dated December 2, 2015 as identified in the scope section of this Report and our Agreement for Services.

We appreciate the opportunity to provide professional architectural consulting services to Glencoe Park District. If you have any questions concerning this Report, or if we can assist you in any other manner, please contact our office at your convenience.

For more detailed information on all of ACG's services please visit our web site at www.ACG-Ltd.net.

Sincerely,

Architectural Consulting Group, Ltd.

John E. Steinbach
Sr. Project Manager

Thomas F. Zordan, AIA
Sr. Architect/ President

Enclosures: Facility Condition Assessment Report

303 N. Northwest Hwy
Suite 205
Barrington, IL 60010
phone: 847.277.1900
fax: 847.277.1300
www.ACG-Ltd.net

Architectural Consulting Group, Ltd.
ACG

Architectural Consulting Group, Ltd.

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Appendix A – Exhibits:

Glencoe Beach; Engineering Pier Report

Takiff Center; Otis Elevator Report

Linden Residence; Equipment Spreadsheet

Architectural Consulting Group, Ltd.

1.0. EXECUTIVE SUMMARY ROLL-UP

General Property Identification Summary

Item	Description
Property Name	**Glencoe Park District**
Property Address	999 Green Bay Road, Glencoe, IL
Type of Facility	Recreation Facilities
Site Area (Acres)	8 facilities, 15 buildings & various Park Amenities
Total Parking Spaces	Varies
Number of Buildings	15
Number of Stories	1-2
Building(s) Area (SF)	Varies
Year(s) Constructed	1920-2008
Year(s) Renovated	Varies
Date of Site Visit	February 9, March 30 & May 20, 2016
Survey Conducted By	John E. Steinbach

Estimated Required Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	**0 to 1 YR**
Total Immediate Repair Cost	**$233,884**

1.2 Capital Expenditure & Reserve Summary

	Total Cost
Evaluation Term	**20**
Inflation Factor	**3%**
Total Capital Reserve	**$7,431,078.00**
Total Inflated Capital Reserve	**$9,794,345.35**
Uninflated Total Capital Reserve (per month per year)	**$51,604.71**
Inflated Total Capital Reserve (per month per year)	**$68,016.29**

1.3 ADA Related Costs

	Total Cost
Total ADA Compliance Cost	**$1,500**

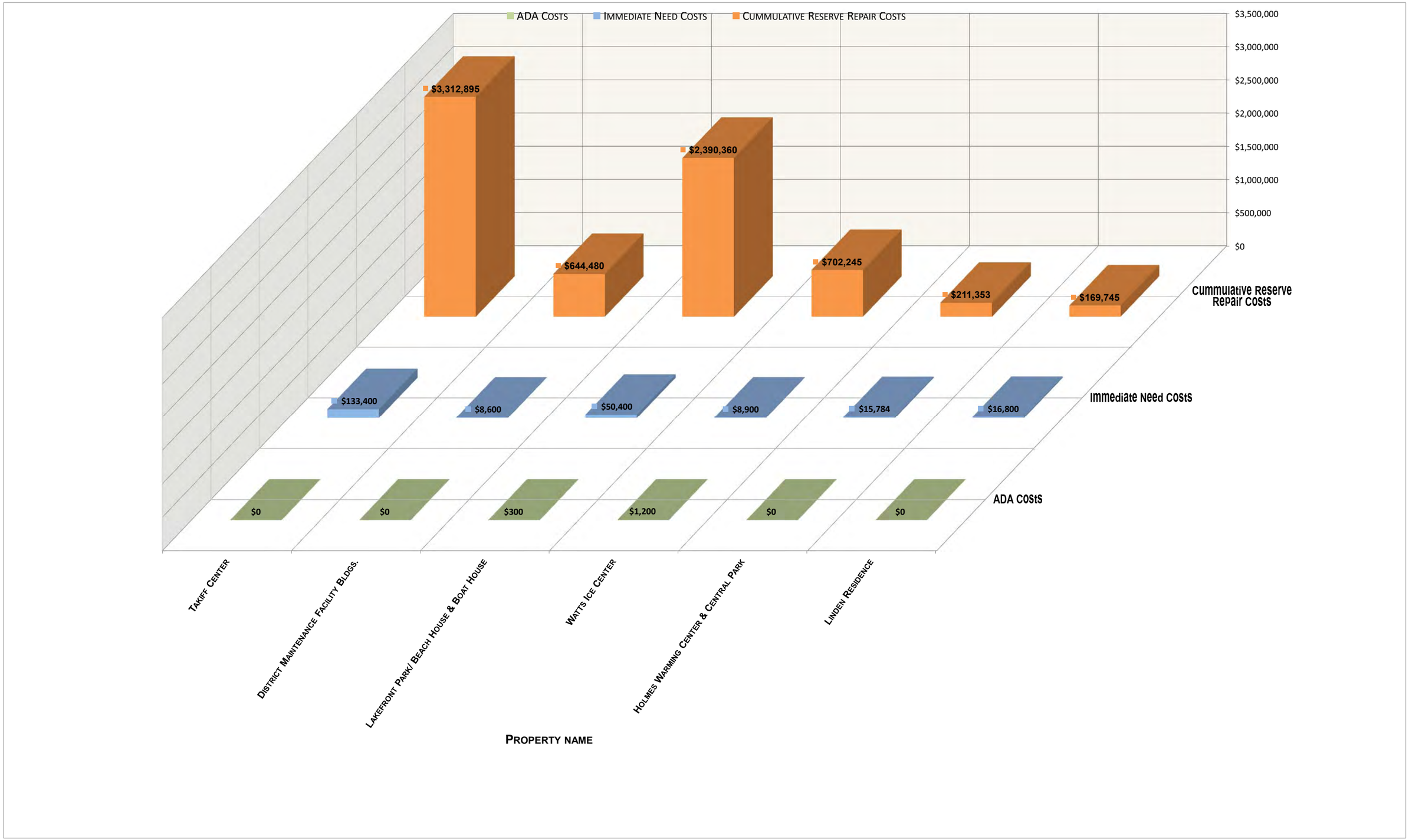
Architectural Consulting Group, Ltd.

Roll-Up Cost Estimate -

Project: **Glencoe Park District - Facility Assessment**

ACG Proj.: 15-170

#	Property Name	ADA Costs	Immediate Repair Costs	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20	Cummulative Reserve Repair Costs
3.1	Takiff Center	$0	$133,400	$0	$25,200	$93,733	$58,800	$197,500	$168,433	$101,962	$153,430	$126,733	$176,400	$44,500	$277,233	$506,688	$549,049	$299,333	$0	$5,600	$43,733	$6,000	$478,568	**$3,312,895**
3.2	District Maintenance Facility Bldgs.	$0	$8,600	$0	$5,260	$1,300	$14,400	$6,580	$79,080	$5,600	$18,000	$0	$33,600	$13,300	$240,000	$216,000	$4,500	$0	$0	$0	$760	$0	$6,100	**$644,480**
3.3	Lakefront Park/ Beach House & Boat House	$300	$50,400	$0	$774,600	$580,800	$432,520	$37,000	$3,600	$16,000	$64,580	$29,920	$25,000	$0	$50,600	$0	$130,040	$44,900	$64,700	$6,000	$64,500	$31,000	$34,600	**$2,390,360**
3.4	Watts Ice Center	$1,200	$8,900	$0	$22,400	$20,000	$6,500	$25,000	$45,275	$62,350	$56,000	$51,400	$62,500	$20,800	$25,120	$24,300	$20,625	$42,000	$207,775	$6,000	$4,000	$200	$0	**$702,245**
3.5	Holmes Warming Center & Central Park	$0	$15,784	$0	$6,384	$6,000	$7,800	$0	$11,165	$1,500	$4,550	$6,720	$4,000	$0	$33,600	$6,000	$9,600	$5,400	$107,134	$0	$1,500	$0	$0	**$211,353**
3.6	Linden Residence	$0	$16,800	$0	$0	$0	$0	$13,140	$27,600	$0	$12,800	$0	$22,355	$1,500	$240	$0	$18,900	$19,300	$0	$0	$0	$53,910	$0	**$169,745**
Subtotal		**$1,500**	**$233,884**	**$0**	**$833,844**	**$701,833**	**$520,020**	**$279,220**	**$335,153**	**$187,412**	**$309,360**	**$214,773**	**$323,855**	**$80,100**	**$626,793**	**$752,988**	**$732,714**	**$410,933**	**$379,609**	**$17,600**	**$114,493**	**$91,110**	**$519,268**	**$7,431,078**
Escalation Factor per year			3%	$0	$25,015	$42,742	$48,220	$35,045	$53,381	$36,368	$71,114	$57,295	$98,702	$27,548	$240,835	$320,593	$343,301	$210,640	$211,809	$10,643	$74,746	$63,999	$391,272	
Total with escalation				**$0**	**$858,859**	**$744,575**	**$568,240**	**$314,265**	**$388,534**	**$223,780**	**$380,474**	**$272,068**	**$422,557**	**$107,648**	**$867,628**	**$1,073,581**	**$1,076,015**	**$621,573**	**$591,418**	**$28,243**	**$189,239**	**$155,109**	**$910,540**	**$9,794,345**
Uninflated Cost Per Month Per Year				**$0**	**$69,487**	**$58,486**	**$43,335**	**$23,268**	**$27,929**	**$15,618**	**$25,780**	**$17,898**	**$26,988**	**$6,675**	**$52,233**	**$62,749**	**$61,060**	**$34,244**	**$31,634**	**$1,467**	**$9,541**	**$7,593**	**$43,272**	
Uninflated Total Cost Per Month	**$51,605**																							
Inflated Cost Per Month Per Year				**$0**	**$71,572**	**$62,048**	**$47,353**	**$26,189**	**$32,378**	**$18,648**	**$31,706**	**$22,672**	**$35,213**	**$8,971**	**$72,302**	**$89,465**	**$89,668**	**$51,798**	**$49,285**	**$2,354**	**$15,770**	**$12,926**	**$75,878**	
Inflated Total Cost Per Month	**$68,016**																							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Immediate Need Costs
Cummulative Reserve Repair Costs
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$2,500,000
$2,000,000
$1,500,000
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$500,000
$0
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$2,390,360
$702,245
$211,353
$169,745
Cummulative Reserve Repair Costs
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$15,784
$16,800
Immediate Need Costs
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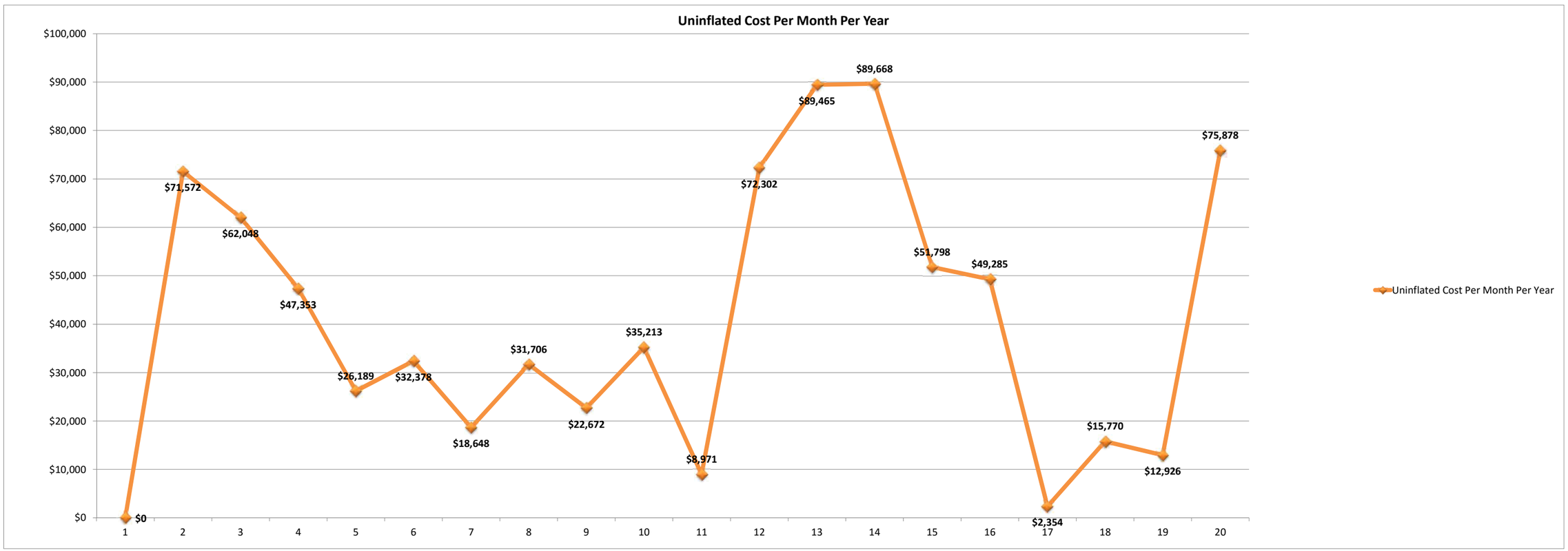
$0
$300
$1,200
$0
$0
ADA COSts
Takiff Center
District Maintenance Facility Bldgs.
Lakefront Park/ Beach House & Boat House
Watts Ice Center
Holmes Warming Center & Central Park
Linden Residence
Property name


Uninflated Cost Per Month Per Year
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$89,465
$89,668
$51,798
$49,285
$2,354
$15,770
$12,926
$75,878
Uninflated Cost Per Month Per Year

1.3 Narrative General Description

ACG completed this Facility Condition Assessment for Glencoe Park District with their main offices located at 999 Green Bay Road in Glencoe, Illinois. The assessment consists of the Park District's main recreation facilities, Beach/Boat facility, several Park Amenities, Ice Rink, Rental Residence and related Maintenance facilities. The assets are defined as follows:

#	Location	Type / Comment	Building Size (sf)
1.	**Takiff Center** 999 Green Bay Rd.	The original building was constructed in approx. 1930's with a major addition and renovation in the early 2000's. The building is utilized as a recreational facility for the Park District which houses a large gymnasium, fitness center, conferences and activity rooms, community hall, early child care and a children's playground.	85,000
2.	**Park District Maintenance Facility** 1015 Green Bay Rd.	There are 6 separate maintenance facility buildings; 4 wood-framed buildings (offices and shop), 2 wood-framed w/steel siding pull-barns and 2 green houses.	+/- 15,000
3.	**Lakefront Park and Beach House / Boat House** 55 Hazel Ave. & Beach Road	Park includes walking paths, benches and 3 artificial grass covered tennis courts. The beach area contains a Halfway House, Beach House, Boat House, picnic trellises, Concession facility and sailboat rentals. There is also a pier, sand beach, stone stairs and stone retaining walls along the roadway down from the bluff area.	+/- 7,600
4.	**Watts Ice Center and Park** 305 Randolph St.	This building was originally used as the Park District headquarters until the new Takiff Center was constructed. The structure is a 2-story building consisting of programming rooms, locker/team rooms and restrooms. The Park contains 2 tennis courts, 1 baseball field, Frisbee golf course and 2 basketball courts (shared with the Grade School).	10,400
5.	**Holmes Warming Center and Central Park** 680 Greenwood Ave.	The building is a single-story masonry structure which is used as a youth center. The park has 4 tennis courts, soccer field and a baseball field. There are 2 wood sheds used for equipment storage.	+/- 1,000
6.	**Linden Residence** 233 Linden St.	This is a single residence rental property owned by the Park District. The building was relocated to the current site and has a 2-story 3-bedroom residential structure and a separate 2-car garage.	+/- 2,000

General Site Conditions- There is limited parking lots in the Park District for public parking. The majority of the facilities have city owned street parking. The Takiff Center has paved parking lots which are provided for the public located along the northwest and southeast of the building. Paved parking areas are generally in fair condition with some locations being in poor condition. The paved parking and drive areas at the properties will require routine maintenance and isolated repairs and overlay system replacements over the term.

The site areas have been generally graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas or to the undeveloped wooded areas that surround them. Retention ponds are not utilized on any of the properties. The bluff located at the east end of Lakefront Park and at the Beach has natural vegetation along with a paved roadway from the top public roadways to the beach area. Some of the issues with the bluff may stem from improper drainage and run-off as it is not fully controlled at the bluff area. Generally drainage at the remaining properties is provided and appears in good overall condition. The site drainage located for the paved areas of the Takiff Center appear to end abruptly prior to the property boundary just north of North Field Park. The pipe for this site drainage ends prior to emptying into a small creek which runs along the south side of the railroad tracks. It appears there is fallen trees/branches and debris which appears to constrict the flow of the water in this creek. It was also reported that the parking lots and end of the site drainage line frequently has standing water and are improper drainage during heavy rain storms.

Site Utilities; include city potable water, city sanitary sewer, natural gas and electricity which are provided to the sites by local the municipality and/or private companies.

General Building/Facility Description:

Takiff Center- The original building was reportedly constructed in the early 1920's as a school. The Park District acquired the property and renovated the original building along with constructing several additions in 2007-2008. The multi-story facility is a brick faced building located on the north side of Green Bay Road in Glencoe, Illinois. The facility has a large gymnasium, fitness center, conferences, activity rooms, community hall and early child care and children's playground.

The building has poured concrete floors and columns in the original building with steel columns, concrete floors over corrugated steel panels and steel trusses. The finish face of the walls is primarily brick with accent stone. Windows are generally aluminum framed with insulated glass. Many of the wood trim and columns on the original building still remain intact. There are storefront windows along the main entrance to the facility at the northwest portion of the building adjacent to the main parking lot.

The mechanical systems for the building are split system rooftop units used for heating and cooling of the building. The roofing on the building is a low-slope with a single-ply membrane. There are areas of steep-sloped slate shingle roofing at the original building and the east extension building. A wood framed four-sided clock tower exists on the original building.

Maintenance Facility- The maintenance area for the Park District is located at the northwest portion of the Takiff Center grounds. This facility is made up of many smaller buildings which are all wood-framed structures. There are four (4) wood-framed buildings with wood siding with various uses such as office, employee break room, restrooms, repair and wood shops. These buildings have steep sloped roofs which have asphalt shingles. The two wood-framed structures with steel siding are generally used for vehicle storage. These buildings have dirt floors and steel roofing. The remainder of the maintenance yard has 2 greenhouses and mulch and debris pile storage. Areas of water ponding are prevalent throughout the northern portion of the maintenance yard as it is not paved as the main entrance and southern portion of this facility is.

Lakefront Park, Beach House & Boat House- Lakefront Park along with Glencoe Beach is located at the east end of Park Avenue and Hazel Avenue. This site has paved walking paths, benches, 3 artificial grass covered tennis courts, Halfway House, sand Beach, Beach House, Boat House and boat rentals. The beach also has a pier and picnic areas which have wood-framed trellises on the beach. There is also a Boat House located to the north of the municipality water district building which divides the site at the beach area. It was reported the 3 tennis courts sit on top of the municipality's domestic water reservoir.

A paved roadway from each the north and south ends lead midway down to a Halfway House which is constructed of stone walls and a wood-framed roof with clay tile roofing. There are stone walls on either sides of the roadway. The roadway continues down to the entrance of the Municipal Water Reclamation District Facility and then to a small parking lot and the public Beach. There is a stone framed stairs and walls leading from the Halfway House down to the beach. The stone walls and the Halfway House were reportedly installed in 1928.

At the beach there are wood-framed trellises located along a composite wood boardwalk leading to the Beach House. The Beach House is constructed of stone walls, wood-framed trusses for the roof structure with clay tile roofing. The Beach House has restrooms, showers, concession facility and information desk. There are also various mechanical rooms with a sewage ejection pit/pump, hot water heater and electrical room. The bluff appears to be encroaching on the west wall of the Beach House over the years.

To the south of the Beach House is a large trellis covered picnic area over a stone deck. The pier is located at the south end of the beach which has a vinyl coated metal railing system. The pier has composite wood flooring which was reportedly installed by the park district staff. There have been numerous reports of floor damages which require repairs/replacement due to winter storms over the years.

Adjacent to the small parking area there is a wood-framed cart barn which is set on concrete blocks and not a foundation system. This structure is used for storage of electric golf carts and other equipment. The roofing on this structure is standard three-tab asphalt shingles.

To the north of the Municipal Water Reclamation District building is a single-story wood-framed Boat House building which is used by the Park District. The building has a large storage room, restrooms, lockers and fireplace. The bluff appears to be encroaching on the west wall of the Boat House over the years.

The Beach House and Boat House each have a sewage ejection pit and pump which pumps waste out to a pipe located along the eastern portion of the beach and heads northward just past the Boat House. The waste is then pumped up the bluff area to the municipal sewage system. There is also a storm water run-off and inlet located at the top of the bluff at the end of Beach Road which makes its way through a pipe and empties into the lake at the bottom of the bluff just north of the Boat House.

Watts Ice Center and Park- The Watts Center is reportedly the original Park District headquarters. This building is a two-story structure with brick face exterior walls. There is an addition which was added to the original structure in the mid-1980's. The center has two exterior ice rinks; one official size and the second is junior size. The building houses programming rooms, locker/team rooms and restrooms. The building is heated and cooled with split-system rooftop units. The ice rink has underground piping and is cooled with a refrigeration unit housed in the adjacent building with and an exterior cooling tower within a fenced area adjacent to the building. The steep-sloped roof has asphalt shingles while the low-sloped roof has a single-layer EPDM roofing system.

The park is located both to the north and the west of the building across Randolph Street. The portion to the north has a single soccer field. To the east of the building there are two basketball courts which are shared with the school. The main park, located across the street to the west of the building, includes a single baseball field with dugouts, a Frisbee golf course and two tennis courts. There are walking paths and benches located throughout the park.

Holmes Warming Center and Central Park- The Holmes Warming Center is located within Central Park off Greenwood Avenue. It is a single story building which is used as a youth center. The building is a wood-framed structure with painted face brick on the exterior walls. The steep sloped roof has asphalt shingles. The building has a fireplace, open large room, office and restroom. The building is heated with a single split system furnace and AC condenser unit. There is a small paved path from the public sidewalk to the building.

The park was recently renovated and has a soccer field, baseball field with bleachers and four tennis courts surrounded by a high chain-link fence.

Linden Residence- This is a rental single-family, two-story residential building located at the corner of Linden Avenue and Jackson Avenue. The house is located within Linden Park at the northwest portion of the site. Included in the single-family house is a detached two-car garage structure. Both structures are wood-framed with installed vinyl siding on the exterior walls. The house is currently rented and has an entry parlor/seating room, living room, dining room, kitchen and bathroom located on the first floor. The second floor has three-bedrooms and a full bathroom. The full basement is poured concrete walls and a concrete floor. The basement is accessed through the house as well as on the exterior of the house via exterior stairs.

The driveway is paved leading to the two-car garage. Both roofs have asphalt shingles on a steep-sloped roof. There is a wood-framed front entrance and rear entrance deck with wood railing located on the house.

1.4 Historical Capital Improvements and Work in Progress

Overall the property appears in good condition. The property has been maintained primarily by the in-house maintenance staff.

The following is a brief list and overview of historical Capital Improvements as well as Planned Capital Improvements for 2015:

Reported Capital Expenditures	Year Completed	Approximate Costs/Comments
Takiff Center:		
Renovation of Clock Tower and Slate Roofing Replacement	2016	$
Renovated- Interior	2007 - 2008	$
Additions and Exterior Renovation	2007 - 2008	$
Maintenance Facility:		
None Reported within the last 5 yrs.	N/A	N/A
Lakefront Park / Beach House / Boat House:		
Renovated- Interior of Beach House	2014	$
Installed Composite Wood Flooring at Pier & Boardwalk	2014	$
Halfway House Landing Repairs	2012	$125,000
Watts Ice Center & Park:		
None Reported within the last 5 yrs.	N/A	N/A
Holmes Warming Center & Central Park:		
Park Renovations	2015	$
Linden Residence:		
Various Interior Renovations (new kitchen & appliances)	2010	$150,000

1.5 General Physical Condition

Site improvements and the buildings are in generally good to locally poor condition and appear to have received average to above average maintenance over the past 6 to 8 years. We have included repairs and replacements of major equipment and building elements within the cost tables for each facility.

The Park Facility and its structures/buildings have been developed over time and are showing different degrees of general deterioration. There have been numerous repairs and replacements of various equipment which have been reported over the last 10 years. Additional replacement and repairs of major equipment, however, are anticipated over the evaluation period. Some major equipment and building systems will likely reach the end of their expected useful life during this evaluation period. These capital reserve items consist of predictable or cyclical replacement type items. These items are included in the cost tables of this Report.

Additionally, some immediate repair items have been identified that will require remedial work early in the evaluation period.

1.6 Recommended Additional Investigation

ACG recommends the following evaluation be completed as part of the Capital Expenditures during the Evaluation Period:

- Soil and bluff investigation to stabilize the earth to avoid encroachment of bluff against the west walls of the Beach House and the Boat House located at Glencoe Beach.
- Procure an MEP consultant to evaluate the in place mechanical system and provide recommendations on replacements of the control system and possible equipment replacements.

2.0 PURPOSE AND SCOPE

2.1 Purpose

The purpose of this Facility Condition Assessment was to observe and document readily visible material and building system defects, which might significantly affect the value of the property; and determine if conditions exist, which may have a significant impact on the continued operation of the facility during the evaluation period. This work is being completed in anticipation of financial long term planning for the property.

2.2 Scope

The Scope of Work was developed in general conformance with ASTM E 2018 – 08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and ACG Proposal No. 15-170, dated December 2, 2015. The scope included a site visit, limited interviews with property management personnel; and a review of readily available construction documents (drawings and specifications) provided by the client. The site assessment includes visual observations of the following system components: site development, building exterior and interior, building structure, mechanical, electrical and plumbing systems; conveyance systems, life safety/fire protection, and general ADA issues.

This Report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property. Note: Normal operational costs are not included in our estimates.

See the Advisory Notes, Section 4.4 of this Report, for supplemental information specifically regarding the identified conditions and recommendations made throughout this Report.

2.3 Personnel Interviewed

In conjunction with our on-site visit and while attempting to gather pertinent information on this property, the following personnel were interviewed or have provided information, which we have relied upon in the assembly of this Report. These individuals were designated as knowledgeable about the site and related improvements.

Name	Title	Telephone
Chris Leiner	Director of Parks and Maintenance	847.835.4648
Anthony Marx	Parks Operation Supervisor	847.835.4654
Bill Eldridge	Parks Operation	N/A

2.4 Documentation

ACG was provided with the following documentation for this property, which we have relied upon in the assembly of this Report.

Documentation	Source
Glencoe Beach Pier Assessment Report	W-T Structural Engineering, LLC via Glencoe Park District
Otis Elevator Report	Otis Elevator Company via Glencoe Park District
Linden Residence Spreadsheet of Replacements	Glencoe Park District

2.5 Reliance

This Report was prepared pursuant to the contract ACG has with the Glencoe Park District. This Report is for the exclusive use and benefit of, and may be relied upon by Glencoe Park District and no other party shall have any right to rely on any service provided by Architectural Consulting Group, Ltd. (ACG, Ltd.) without prior written consent.

The Facility Condition Assessment Report may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within the Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of the Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party. Reliance on the Report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of ACG's liability to the client and all relying parties.

3.0 PROPERTY ASSESSMENTS – BY ASSET / BUILDING

3.1 Takiff Center

REPLACE THIS PAGE WITH TAB

AERIAL MAP

ARCHITECTURAL CONSULTING GROUP, Ltd.	GLENCOE PARK DISTRICT **Takiff Center** 999 Green Bay Rd. / Glencoe, IL	Project No. 15-170 N.T.S.	N

DRAFT

Architectural Consulting Group, Ltd. ACG

1.0. EXECUTIVE SUMMARY

General Property Identification Summary

Item	Description
Property Name	Glencoe Park District - Takiff Center
Property Address	999 Green Bay Road
Type of Facility	Park District Facility
Site Area (Acres)	unknown
Total Parking Spaces	See Section 3.2
Number of Buildings	1
Number of Stories	2
Building(s) Area (SF)	85,000
Year(s) Constructed	1920 and 2007/2008
Year(s) Renovated	1
General Description	The Takiff Center is a community recreational building with exercise and health rooms, early childhood development and a various sports rooms. It features a 10,000 sq. ft. gymnasium fitness rooms, conference and activity rooms and community hall. The facility has a early childhood wing which features and indoor tot gym and outdoor playground with children's garden.
Date of Site Visit	Feb. 9, 2016
Survey Conducted By	John E. Steinbach

Estimated Required Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	$133,400

1.2 Capital Expenditure & Reserve Summary

	Total Cost
Evaluation Term	20
Building(s) Area	85,000
Total Capital Expenditure	$3,312,896
Total Inflated Capital Expenditure	$4,664,047
Inflation Factor	3.0%
Total Capital Reserve (per SF per Year)	$1.95
Total Inflated Capital Reserve (per SF per Year)	$2.74

1.3 ADA Related Costs

	Total Cost
Total ADA Compliance Cost	$0

1.1 Immediate Repairs Cost Estimate

Project:	**Glencoe Park District - Takiff Center**	Building(s) Area:	85,000	SF
Location:	**999 Green Bay Road**	No. of Bldgs.:	1	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**2**	Property Age:	7	years

Item Description	Quantity	U	Cost	I-Total$	Comments
Civil Engineering Consultant - Research and Study drainage for Property	1	Allow	$6,200.00	$6,200	Consultant for study of drainage for the property (i.e. north discharge into open drainage ditch along railroad tracks)
MEP Engineer, HVAC Study	1	Allow	$8,000.00	$8,000	A HVAC study to help in achieving better temperature control and balancing of the heating and air conditioning system within the facility is recommended. Temperature control system appears out of date and not fully functioning.
Parking lots - sectional repairs, crack repairs, seal coating and restriping	1	Allow	$25,200.00	$25,200	Repair all damaged areas with full depth repairs (cut and patch repairs $2,800), crack repairs, sealcoating and restriping required (cracks, sealcoating & restriping $22,400) at this time.
Waterproofing foundation	2	EA	$14,500.00	$29,000	Excavate, Repair damaged foundation walls, waterproof wall area at original building (south section and west section walls)
Exterior wood trim; painting	1	Allow	$25,000.00	$25,000	Scrape and paint all wood trim (may contain lead paint- hazardous waste costs have been included)
Roof Repairs (various locations); parapet wall masonry tuckpointing, sealant replacement at flashing, seam repairs at EPDM Areas	1	Allow	$28,000.00	$28,000	Make repairs to open joints at parapet walls and side walls on roof. Replace damaged sealant at roof flashing and at coping caps. Misc. seam repairs on EPDM roofing areas also require repairs at this time.
Window units, replace damaged/failing gaskets	5	EA	$800.00	$4,000	Replace damaged/failing gaskets on several stationary window units.
Elevator; repair leaking hydraulic oil	1	Allow	$8,000.00	$8,000	Repair the leaking hydraulic oil in each of the passenger elevators.
Total Immediate Repairs				**$133,400**	
Cost per SF				**$1.57**	

1.2 Replacement Reserves Cost Estimate

Project:	**Glencoe Park District - Takiff Center**	Building(s) Area:	85,000	SF
Location:	**999 Green Bay Road**	No. of Bldgs.:	1	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**1/3/1904**	Property Age:	7	years

Item Description	EUL	Quantity	U	Cost	R-Total$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Cumulative
Piping; sanitary sewer lines (building to street), relining/replacement		1	Allow	$18,500.00	$18,500	$0	$0	$0	$18,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,500
Parking lot - crack repairs, seal coating and restriping twice over term	7	194,450	SF	$0.23	$44,724	$0	$0	$0	$0	$0	$0	$22,361.75	$0.00	$0	$0	$0	$0	$0	$22,361.75	$0.00	$0	$0	$0	$0	$0	$44,724
Parking Lot - Asphalt overlay with localized full depth repair (cut & patch, full depth)	20	97,225	SF	$3.50	$340,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$340,288	$340,288
Curbing, concrete sectional replacement	20	1,300	LF	$6.50	$8,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,450	$8,450
Sidewalk, concrete sectional replacement	20	2,600	SF	$8.00	$20,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,400	$20,800
Site lighting, pole mounted, 30 foot	25	20	EA	$5,400.00	$108,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$108,000	$108,000
Irrigation system, complete replacement	15	1	Allow	$80,000.00	$80,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$20,000	$0	$0	$0	$20,000	$0	$0	$0	$20,000	$0	$0	$80,000
Pumping Station (irrigation system), replacement	30	1	Allow	$48,000.00	$48,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,000
Fence; chain link replacement at children's playground	15	360	LF	$55.00	$19,800	$0	$0	$0	$0	$0	$0	$0	$0	$19,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,800
Metal Railings, remove corrosion & paint	17	2	EA	$2,000.00	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$4,000
Retaining wall, repairs / section replacements	20	1	Allow	$45,600.00	$45,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,800	$0	$0	$0	$0	$0	$22,800	$0	$0	$45,600
Skate Park; repairs / sectional reconstruction	15	1	Allow	$48,000.00	$48,000	$0	$0	$0	$0	$0	$0	$0	$48,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,000
Children's Playground Equipment; ground repairs & equipment replacements	10	1	Allow	$250,000.00	$250,000	$0	$0	$0	$0	$0	$0	$50,000	$0	$0	$0	$0	$0	$0	$0	$200,000	$0	$0	$0	$0	$0	$250,000
Exterior walls; tuck point masonry	20	12,600	SF	$8.00	$100,800	$0	$25,200	$25,200	$25,200	$25,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,800
Exterior walls; caulk replacements (twice over term)	10	4,800	LF	$9.00	$43,200	$0	$0	$0	$0	$21,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,600	$0	$0	$0	$0	$0	$43,200
Exterior wood trim; painting over term (includes potential old lead paint abatement)	7	1	Allow	$275,000.00	$275,000	$0	$0	$0	$0	$137,500	$137,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$275,000
Roof Repairs (fully adhered TPO roofs); seam repairs & maintenance, over term	20	1	Allow	$30,000.00	$30,000	$0	$0	$10,000	$0	$0	$10,000	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
Roof Replacement; fully adhered TPO area roofs, complete removal and replacement during term	20	60,500	SF	$16.75	$1,013,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$506,687.50	$506,687.50	$0	$0	$0	$0	$0	$0	$1,013,375
Exterior doors, automatic door opener replacement, during term	15	2	EA	$6,000.00	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,000	$0	$0	$0	$0	$0	$12,000
Carpeting, replacement	8	2	Allow	$15,000.00	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
Gymnasium; refinish wood floors	8	2	EA	$57,600.00	$115,200	$0	$0	$57,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$57,600	$0	$0	$0	$0	$0	$115,200
Hard Surface Flooring; Tile/VCT replacements	8	1	Allow	$18,860.00	$18,860	$0	$0	$0	$0	$0	$0	$0	$9,430	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,430	$18,860
Lobby; acoustical ceiling baffle replacement	8	1	Allow	$14,500.00	$14,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,500
Elevator (passenger); cab interior upgrades/remodel	20	2	EA	$3,800.00	$7,600	$0	$0	$0	$7,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,600
Elevator, controller or dispatcher - replacement	25	2	EA	$8,000.00	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$16,000
HVAC Rooftop; (2) 80 ton unit ea., replacement	15	160	TON	$1,200.00	$192,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$192,000	$0	$0	$0	$0	$0	$0	$0	$0	$192,000
HVAC Air handlers; (3), replacements	15	80	TON	$1,200.00	$96,000	$0	$0	$0	$0	$0	$0	$0	$0	$96,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,000
HVAC Condenser Tower (3), replacements	15	80	TON	$1,200.00	$96,000	$0	$0	$0	$0	$0	$0	$0	$96,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,000
Boilers (heating); (2), replacement	15	80	TON	$1,200.00	$96,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,000
HVAC misc. repairs/replacements	15	1	Allow	$30,000.00	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
Pumps (domestic water); replacements	NA	4	EA	$3,600.00	$14,400	$0	$0	$0	$0	$7,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,200	$0	$0	$0	$0	$0	$14,400
Hot Water Heater, replacement	10	1	Allow	$15,000.00	$15,000	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$15,000
Sanitary waste and vent system, rodding (routine maintenance over term)	50	1	Allow	$24,000.00	$24,000	$0	$0	$0	$0	$0	$0	$24,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,000
Sewage ejectors pumps, replacement	15	2	EA	$2,800.00	$5,600	$0	$0	$933	$0	$0	$933	$0	$0	$933	$0	$0	$933	$0	$0	$933	$0	$0	$933	$0	$0	$5,600
Emergency lights, horns, strobes - replacements	10	24	EA	$500.00	$12,000	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$12,000
Fire Protection: Annunciation panel, replacement	15	1	Allow	$8,000.00	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$8,000
Fire Protection System, pump replacement	10	4	EA	$2,800.00	$11,200	$0	$0	$0	$0	$0	$0	$5,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,600	$0	$0	$0	$11,200
Subtotal					**$3,312,896**	**$0**	**$25,200**	**$93,733**	**$58,800**	**$197,500**	**$168,433**	**$101,962**	**$153,430**	**$126,733**	**$176,400**	**$44,500**	**$277,233**	**$506,688**	**$549,049**	**$299,333**	**$0**	**$5,600**	**$43,733**	**$6,000**	**$478,568**	**$3,312,896**
Escalation Factor per year				**3.00%**	**N/A**	$0	$756	$5,708	$5,452	$24,788	$26,827	$19,786	$35,270	$33,809	$53,762	$15,304	$106,522	$215,728	$257,248	$153,435	$0	$3,386	$28,551	$4,215	$360,604	$1,351,151
Total with escalation					**N/A**	**$0**	**$25,956**	**$99,442**	**$64,252**	**$222,288**	**$195,260**	**$121,748**	**$188,700**	**$160,542**	**$230,162**	**$59,804**	**$383,756**	**$722,415**	**$806,297**	**$452,769**	**$0**	**$8,986**	**$72,285**	**$10,215**	**$839,171**	**$4,664,047**
Cost per SF - uninflated		**$38.98**			**$38.98**	**$0.00**	**$0.31**	**$1.17**	**$0.76**	**$2.62**	**$2.30**	**$1.43**	**$2.22**	**$1.89**	**$2.71**	**$0.70**	**$4.51**	**$8.50**	**$9.49**	**$5.33**	**$0.00**	**$0.11**	**$0.85**	**$0.12**	**$9.87**	**$54.87**
Average cost per SF per year		**$1.95**			**$1.95**																					**$2.74**
Cost per SF - inflated		**$54.87**																								
Average cost per SF per year		**$2.74**																								

1.3 ADA Cost Estimates

Project:	**Glencoe Park District - Takiff Center**		Building(s) Area:	85,000	SF
Location:	**999 Green Bay Road**		No. of Bldgs.:	1	
Type of Facility:	**Park District Facility**		Reserve Term:	20	years
No. stories:	**2**		Property Age:	7	years

Item Description	Quantity	U	Cost	A-Total$	Comments
ADA costs not required.					
Total Cost				**$0**	
Cost per SF				**$0.00**	

3.1 Takiff Center

The Takiff Center is located on Green Bay Avenue in Glencoe. The original building was reportedly constructed in the early 1920's as a school. The Park District acquired the property and renovated the original building along with constructing several additions in 2007-2008. The multi-story facility is a brick faced building located on the north side of Green Bay Road in Glencoe, Illinois. The facility has a large gymnasium, fitness center, conferences, activity rooms, community hall and early child care and children's playground.

The building has poured concrete floors and columns in the original building with steel columns, concrete floors over corrugated steel panels and steel trusses. The finish face of the walls is primarily brick with accent stone. Windows are generally aluminum framed with insulated glass. Many of the wood trim and columns on the original building still remain intact. There are storefront windows along the main entrance to the facility at the northwest portion of the building adjacent to the main parking lot.

The mechanical systems for the building are split system rooftop units used for heating and cooling of the building. The roofing on the building is a low-slope with a single-ply membrane. There are areas of steep-sloped slate shingle roofing at the original building and the east extension building. A wood framed four-sided clock tower exists on the original building.

Parking is provided adjacent to the building for approximately 65 vehicles on asphaltic concrete surface parking lots; 6 of the total spaces are designated as accessible for the handicapped. The handicapped parking spaces are generally located near the main entrance. There are concrete curbs located along the building edge at the sidewalks. Paved parking areas appear in fair condition with areas of previous patching. Parking stall markings and directional markings appear slightly faded and in need of pavement sealcoating and restriping in the near future. There is also a separate parking lot associated with the Early Childhood Care for 40 vehicles of which 4 are designated for handicap use.

Site lighting is provided by light poles and building mounted lighting and provided throughout the site. Lighting levels were not observed at night-time however it was reported, lighting is sufficient for the property's needs.

The site has been generally graded to promote drainage to localized catch basins in the paved areas with more engineered grading for natural drainage to the off-site open drainage ditches to the north, northwest of the property line along the railroad tracks. The site drainage piping abruptly ends prior to it emptying into the open ditch. It was reported the parking lots and field floods during heavy rains.

The building is heated and cooled via split-system rooftop HVAC units. The units vary in size and were generally installed at the renovation in 2007-2008 and are reported in working condition. Maintenance staff indicates the control center is outdated and parts are no longer available for the system.

Other utilities supplied to the site are natural gas, domestic water, sanitary sewer and electricity; all of which are underground utilities. It was reported that in 2008 relining of only 30 feet of the main sewer line was completed and approximately 60 to 100 additional feet have yet to be completed.

Site Improvements

Item	Descriptions
Paving, Utilities, Site Drainage, Site Lighting etc.	There are two main parking lots on the property; the first is for the main Park District and is located to the northwest of the building, the second is for the school/daycare facility which is located to the south and southeast of the building. Both parking lots are paved with concrete curbs. The approach drive is also paved with concrete curbs. The main northwest parking lot has a gentle slope from the west to the east where inlet culverts are located at the low end for drainage. This parking lot storm drainage is diverted to the north through underground pipe under the north playing field to the north ditch which runs along the railroad tracks. The southeast parking lot is generally flat and has engineered slopes to inlet culverts located throughout the paved areas. The storm water from this parking lot is diverted to the municipals storm water sewer system located in the main street (Green Bay Road). It was reported the north parking lot, at times, floods due to back-ups in the storm sewer at heavy rainstorms. The north end of the storm sewer pipe drains into a ditch which runs along the railroad tracks to the north of the property in lieu of the municipal storm sewer system as the south and southeast parking lot drains into. This ditch appears to have multiple debris and low clearances that seem to slow the drainage down and may cause the back-up. It is recommended the Park District have a Civil Engineer review and report on possible solutions to this issue. The storm sewer line can be either undersized and the line can empty into the ditch that causes back-flow and then further blocks the flow away from the property. The pavement in both parking lots will require crack repairs, seal coating and localized pavement repairs (cut and patch, full-depth) over the term period. A complete overlay system of the paved parking will also be required during the term. Concrete curbs are anticipated for sectional repairs/replacements over the term. The parking lots are light with standard pole-mounted light fixtures. Site lighting is recommended for replacement later in the term.
Site Gas Service	Underground to meters adjacent to building located at the northwest corner of the building. Due to hidden conditions; our evaluation was very limited.
Site Electrical	Electrical power from on-site transformers located at the east side of the gymnasium wing of the building, then typically underground to the building. Due to hidden conditions; our evaluation was very limited.
Building Domestic Water Service	Domestic water supply is provided via underground from the municipal system. Due to hidden conditions; our evaluation was very limited. General/Routine maintenance is required over the term and not part of the costs of this report.

Site Improvements

Item	Descriptions
Building Sanitary Sewer Service	Sanitary sewer is provided via underground from the building to the municipal system located towards the south side of the building located in the main street (Green Bay Road). Due to hidden conditions; our evaluation was very limited. There is a sewage ejection pit located within the building (Refer to MEP section for more information). The site contact indicated that only a portion (approx. 30 feet) of the existing sewer line from the building to the street was relined during the renovation and additions in 2007-2008. We recommend relining the remaining (approx. 40 to 50 feet) of the sewer line to avoid continued problems with the sanitary sewer lines having to be rotted out. General/Routine maintenance is required over the term and not part of the costs of this report.
Sidewalks	Typically broom-finished concrete. Sidewalks are in generally good overall condition with localized cracks and minor deteriorations to be considered for repairs/section replacements during the term.
Landscaping	Lawn turf, shrubs, and bedding plants. General/Routine maintenance is required over the term and not part of the costs of this report.
Irrigation System	There is an irrigation system for the north field. The pump and control system are located in one of the Maintenance buildings which is located to the northwest of the Takiff Center building. Due to its age and EUL we recommend replacement of the entire irrigation system over the term.
Site Storm Sewer System	There are on-site storm sewer piping and inlet culverts located in the paved parking lot areas. Refer to Section Site Drainage above for more information. Routine maintenance is recommended over the term.
On-Site Retention Ponds	There is no on-site retention pond on the property. There is however an open drainage ditch located to the north and northwest of the property which is used for site drainage of the northwest parking lot. Refer to Site Drainage Section above for more information.
Fences / Railings	There is a chain-link fence surrounding the children's playground located at the northeast portion of the building. The fence was installed at the time of the installation of the children's playground renovation in 2008. General maintenance is required over the term along with replacement of the chain-link fence. There are metal railings located at various exit stairways throughout the property. The metal railings are painted and will require rust removal and repainting during the term.
Children's Playground Equipment	The children's playground equipment is located at the northeast corner of the building with access to the building adjacent to the pre-school classrooms. The equipment was installed in 2008 and in good overall condition. General maintenance, repairs/replacements of the playground equipment will be required over the term.

Site Improvements

Item	Descriptions
Retaining Walls	There are retaining walls on the property primarily located at the northeast portion of the property where there is a grade change. The stone retaining walls appear in good overall condition with required general maintenance and repairs/sectional replacements anticipated over the term.
Signage	There is a monumental sign for property identification located at each of the entry drives to the parking lots. Signage is light with ground lights and appears in good condition. Only routine maintenance will be required during the term.
Dumpster Enclosure	A dumpster area is located to the northwest corner of the building. The dumpster area has a concrete retaining wall with a painted wood fence above. Repairs to the enclosure are anticipated over the term however due to the general low costs, we have not identified any in the cost table. This work can be completed as part of general building maintenance provisions.
Other Structures	There are no other structures located on the property other than the building.
Easements	Current survey drawings were not available for review for any utility or other required easements.
Noise Sources	None observed or noted.

Site Improvements Conditions and Recommendations

The site components appear to be in generally good to localized fair condition. Maintenance on the driveway and parking pavements to include miscellaneous repairs, localized full-depth replacement, seal coating and re-striping of parking spaces. A complete pavement overlay will also be required during the term. Sectional replacement of concrete curbs will also be required over the term period.

Site lighting was not observed during dusk or night-time hours however the placement of these fixtures appears to provide sufficient lighting at the parking lots and entryways. We have provided a cost for replacement of the fixtures during the term.

No specific domestic water issues or sewer-related problems were reported by the Designated Site Contact or observed by ACG. We do recommend the existing sewer line which has not yet been relined be lined in the near future. Also it is recommended the site drainage line from the north and northwest parking lots be evaluated and solutions be recommended by a Civil Engineer.

Immediate Repairs:

- Civil Engineering review and report on the site drainage problem at the northwest parking lot to the north fed storm sewer line to the open ditch to the north of the property be implemented.
- Provide sectional repairs, crack repairs and sealcoating to the pavement parking lots at this time.

Replacement Reserves:

- Reline approximately 30-50 feet of existing sanitary sewer line from the building to the municipal sewer system at the south side of the building which has not yet been relined.
- Ongoing miscellaneous pavement repairs / crack repairs, sealcoating and restriping will be required twice over the term.
- Asphalt overlay system of the parking lots and access drives over the term period.

Site Improvements Conditions and Recommendations

- Sectional replacement of the concrete curbs is recommended over the term.
- Sectional replacement of the concrete sidewalks is recommended during the term.
- Replacement of the site lighting (pole-mounted lights) is anticipated.
- Complete replacement of the irrigation system along with a new pumping station for the North Park recreational fields located directly to the north of the Takiff Center building.
- Complete replacement of the chain-link fence surrounding the children's playground is anticipated during the term.
- Scrape and paint all the metal railings at all the exterior stairs and/or ramps located on the property over the term.
- Make repairs to the concrete retaining wall at the dumpster area along with repairs to the stone retaining walls at the northeast portion of the site during the term.
- Provide repairs and sectional replacements to the skater park located north of the building.
- Maintenance/repairs of the children's playground equipment along with replacements are anticipated.

Building Exterior

Item	Descriptions
Foundation / Superstructure	The building's foundation system was not visible for viewing except those located in the basement of the original 1920's building. The original building's foundation system is comprised of stone wall on concrete footings with some walls being poured concrete. There were several locations on the south and west walls were evidence of water infiltration was observed and reported by the site contact. Staining on the wall as well as on the concrete floor was present. It is believed the foundation system for the newer portion of the building is conventional poured concrete spread-type footings with short foundation walls at the building perimeter with isolated point-load type foundation at the interior column supports. No reports of foundation cracking and/or settlement were observed from the outside top portion of the wall (where exposed) was observed at the time of our site visit.
Ground Floor Slab	The basement and ground floor slabs are comprised of poured in place concrete slab on-grade. No major cracking and/or settlement of the slab on-grade was observed or reported at the time of our site visit.
Exterior Walls	Exterior walls are comprised of face brick with CMU and steel stud wall back-up at some locations. No observation of extreme settlement or cracking was observed at the time of our site visit. Mortar joints appear in generally fair to localized poor condition. The building has had some tuckpointed, according to the site contact, on the pre-school wing. We anticipate tuckpointing of the masonry joints during the term. There is painted wood trim and large wood columns located along the south side of the building at the original building and the extension to the preschool portion of the building. It was reported this wood may contain lead-based paint. The painted areas appear in fair to localized poor

Building Exterior

Item	Descriptions
	condition with some areas requiring replacement of the wood trim due to damage of rot. Painted areas should be scraped (containment of lead-based paint is fully recommended), primed and painted
Windows / Doors	The windows are aluminum framed with insulated glass and all were reportedly replaced as part of the renovation in 2007-2008. The punched openings in the masonry walls have steel lintels above them for support of the masonry above. The steel lintels appear in fair to poor condition and should be scraped and painted with rust inhibitor paint. The storefront windows along the northwest elevation at the main entrance of the building are also aluminum frame with insulated glass. The main entry has an automatic door operation at the handicapped entrance doors. There are several service type doors which are steel doors in steel frames. Doors are generally in good operating condition and will require routine maintenance over the term period.
Sealants	The in-place sealants at the building construction and/or expansion joints, around window and door penetrations appear to be original to the 2008 renovation and aged. Replacement of the sealant with elastomeric type sealant will be required during the term period.
Loading Docks	There are no loading dock areas at the property.
Service Entrance	There is a service area located to the far west portion of the original 1920's building. This has a service door which accesses the basement of the building.

Building Exterior Conditions and Recommendations

The building components appear to be in generally good to fair condition. There are no signs of significant structural distress in the architectural finishes supported by the foundations and the building exterior appears in generally good condition with only normal preventative maintenance activities anticipated. The leaking foundation walls in the original 1920's basement should be fixed and installation of foundation waterproofing is highly recommended.

The Designated Site Contact reported no significant water-infiltration issues related to the exterior walls at this property. General cleaning, power washing and removal of debris are considered part of the normal day to day maintenance of the building exteriors. We recommend tuckpointing of a good percentage of the exterior walls during the term as well as replacement of the sealant joints.

The exterior wood trim members should be scraped, primed and painted. This will require lead-based paint containment as there is reported lead-based paint on the wood trim. Several locations of wood trim should be replaced due to heavy rot and damages over the years.

Building Exterior Conditions and Recommendations

Immediate Repairs:

- Repair damaged foundation walls at the south and west walls of the original 1920's basement walls and install foundation waterproofing.
- There are approximately 5 windows located on the upper level at the preschool wing which have broken gasket seals. These seals should be replaced at this time.
- Scrape, prime and paint all wood trim located on the original 1920's building as well as the preschool wing upper soffit/fascia and wood columns.
- Tuckpointing at wall areas located on the roof and parapet walls as efflorescence and open joinery was observed at multiple locations.

Replacement Reserves:

- Tuckpoint a good percentage of the masonry walls of the building.
- Replacement of the sealant at all window/door openings and control joints on the building over the term period.
- Scrape, prime and paint wood trim located on the original 1920's building and other locations over the term period. Consider replacement of the wood with composite material.
- Replace the automatic door operators at the main entrance to the building.

Roof

Item	Descriptions
Field Of Roof	The majority of the roof is an EPDM system which appears to be original to the 2007-2008 building renovation. It appears there have been some minor repairs completed to areas which were reportedly leaking in the past several years. We anticipate roofing repairs and eventual full replacement of the EPDM roofing during the term period. The original 1920's building and the clock tower have steep-sloped roof which is covered by slate shingles. These shingles are in the process of being replaced in 2016. We have not included this replacement in our cost tables at this time as this project is underway and has been already budgeted. ACG, Ltd. has prepared a detailed Roofing Report, dated November 11, 2015 (ACG Proj. No.: 15-154).
Flashing / Coping	Metal coping was in place at the outer perimeter walls at the roofing edge. There is stone coping at the original roof and at the preschool wings. Flashing was in place at the adjacent wall to roofing (change in height).
Expansion Joints / Equipment Screen Wall /	Expansion joints are located on the preschool wing roof at three locations due to its square footage.
Drainage	Sheet flow to internal roof drains located within the roof area. There are also external scupper and downspouts located on the original 1920's building.
Reported Leaks	There are no known active roof leaks at this time according to the Site Contact.

Roof

Item		Descriptions			
Attic Areas		There are no attic areas in this building. The original 1920's building has a small access area to the clock tower.			
Building or Section	**Roof Area (S.F.)**	**Roof System**	**Date Installed**	**General Condition**	**Estimated Remaining Service Life (in yrs.)**
Low Slope-TPO	60,500	Adhered TPO	2007 / 2008	Good	12 - 15 yrs.
Steep Slope-Slate	7,000	Slate Shingles	Estimated 65 yrs. ago	Fair/Poor	0 – 1 yrs.
Steep Slope-Copper	475	Copper; standing seam	Estimated 65 to 85 yrs. ago	Fair/Poor	0 – 1 yrs.
Warranty In Place		No known warranty.			
NOTE A:		Maintaining the overall service life of roofing systems requires an aggressive preventative maintenance program to be in place on an annual basis and with seasonal inspections and prompt repairs. As the in-place systems age, increasing maintenance costs should be expected to occur annually.			

Roof Conditions and Recommendations

The slate shingle roof and the copper metal roof are currently under a compete replacement and have not been included in the cost tables at this time.

The TPO roofing appears in generally good condition with minor areas of seam separation observed. There have been some repairs made on the roof which has extended its life span. Additional repairs to this roof will be required over the years to extend its life span. Replacement of the TPO roofing system is anticipated during the term period.

Immediate Repairs:

- Replacement of the slate and copper roofing is underway and has not been included in the cost tables.
- Provide minor seam repairs on the TPO roofing at select locations.

Replacement Reserves:

- Anticipate roof replacement of the TPO areas during the evaluation period, based on the observed conditions and EUL.
- Anticipate roof repairs (routine maintenance) of the roofing systems during the term.

Building Interior

Item	Descriptions
General Finishes	The spaces within the building generally consist of low maintenance hard surface flooring such as ceramic tile or VCT and some areas have carpeting. The majority of the floor finishes are new as of the 2007-2008 renovation of the building. Walls are painted drywall, CMU block or exposed masonry walls. Ceilings are acoustical ceiling tile or open to the structure. Generally the interior finishes appear in good overall condition.
Square Footage	According to site contact the building is 85,000 sq. ft. in size.
Item	**Interior Spaces**
Walls	Painted drywall/CMU or exposed masonry brick. Painted CMU or ceramic tile in Bathrooms.
Floors	Ceramic tile, VCT, Vinyl Strip Flooring & Specialty flooring (gymnasium).
Ceilings	Acoustical Ceiling Tile throughout except open exposed structure in gymnasium.
Water Intrusion / Mold	Suspect mold growth activity was not reported by the Site Contact or observed by ACG representative at the time of the site visit. **See Advisory Note in Section 4.4 of this Report.**

Building Interior Conditions and Recommendations

Interior finishes were observed to be generally in good condition. There were no damages observed or reported to the flooring or walls during our site visit. The specialty flooring in the gymnasium room appears in good to fair condition.

Immediate Repairs:

- No Immediate Repair Items.

Replacement Reserves:

- Carpet flooring will require replacement during the term.
- Refinishing of the hardwood flooring in the gymnasium is anticipated during the term.
- Replacement of sections of hard surface flooring (ceramic tile, VCT) will be required over the term period.
- Replacement of the acoustical panels in the main entry lobby is anticipated during the term.

Elevators

Elevators (General)	There are two (2) passenger elevators located in the building. Each elevator is hydraulic operation and serves 2 floors or 3 stops. The elevators are Otis manufacturer elevators with a 4,500 lbs. capacity.

Elevator Conditions and Recommendations

The hydraulic operation of both of the elevators was reportedly leaking and has been serviced however it continues to leak hydraulic fluid into the elevator pit. We have reviewed the provided repair logs for the elevator and it appears this is a common repair. We recommend replacement of each of the hydraulic operations of each elevator to prevent further leaking of hydraulic fluid.
The elevator finishes are in good condition with anticipated finish replacements and upgrades to the controller/dispatch centers over the term.

Immediate Repairs:

- Repair both elevators hydraulic oil leaking issues (an allowance has been provided). Actual proposals from the elevator manufacturer are recommended for the best repair/replacement recommendations.

Replacement Reserves:

- Replace the elevator control and dispatch operations for each elevator over the term.
- Replace/upgrade the elevator interior finishes (wall panels, lighting and flooring) during the term period.

Mechanical / Electrical / Plumbing

Item	Descriptions
Heating And Cooling	The building is heated and cooled via 3 Air-Handler Units (AHU) located within a penthouse structure located on the roof with 3 Air-Cooled Condensing Units (ACCU). There is also 2 package rooftop units (RTU) located on the roof of the building to provide heating and cooling to specific areas of the building. The building also has 2 hydronic boiler systems. There are also many gas-fired unit heaters as well as hot water unit heaters located throughout the building in storage or basement locations. The control for the heating and cooling center is located in the mechanical office room located in the original portion of the building. It was reported the software for the heating/cooling system is no longer supported with the system and will eventually have to be upgraded or replaced. There were also reports of intake vents at the air handler units which leak. An HVAC study was conducted prior to the remodeling and addition added which is no longer up to date. We would recommend a new study be conducted to address specific issues with this system for the building.

Unit No.	Type / Location	Manufacturer	Model No.	Serial No.
1	AHU #1	Trane	MCCB030UA0C0UB	unknown
2	AHU #2	Trane	MCCB030UA0C0UB	K08B21550
3	AHU #3	Trane	MCCB030UA0C0UB	K08B21530
4	ACCU #1	Liebert	unknown	unknown
5	ACCU #2	Trane	RAUCC804BQ132BDF010	C08C02525
6	ACCU #3	Trane	RAUCC804BQ132BDF010	unknown
7	RTU #1	Carrier	48AKT050 – QQ21326	1708U11292
8	RTU #2	Carrier	48AJT050- QQ611HW	1408U09070
Unit No.	**Type / Location**	**Manufacturer**	**Model No.**	**Serial No.**

Mechanical / Electrical / Plumbing

Item	Descriptions			
9	Boiler #1	Fulton		
10	Boiler #2	Fulton		
Ventilation	The restrooms are provided with exhaust fans vented to the exterior.			
Main Electrical Distribution	The building has two (2) main service panels which are rated at 1,600 amps, 480 volt, three-phase, four-wire. All main service panels are GE Power Break® II. Located throughout the building, there are sub-panels for the different sections of the building. There were no reports of any problems or issues with the building's electrical system.			
Transformer(s)	Main transformers are Utility-owned, pad-mounted. The building has three (3) internal transformers located within the electrical rooms.			
Emergency Generator	There is a CAT emergency generator on the property.			
Branch Wiring	Copper, per Designated Site Contact.			
Interior Lighting	Primarily ceiling-mounted fluorescent tube fixtures.			
Domestic Water Distribution	Copper pipe within buildings per Site Contact and our observations. Hot water is provided by a gas-fired boiler system with circulating pumps which provides hot water to the restrooms, kitchen and other hot water sources in the building. There are also stand-alone tank hot water heater is certain locations in the building which serves only one location. It was reported the two (2) circulation pumps for the domestic hot water boiler run continuously instead of alternating and hence continue to fail due to overworking.			
Backflow Prevention	A backflow prevention device was observed in place at the building to protect water supplies from contamination or pollution.			
Sanitary	The sanitary sewer system could not be viewed due to hidden conditions. There is a sewage ejection pump and pit located in the pump room of the building. The sanitary line from the building to the municipal system was reportedly left in place and lined only half-way during the renovation in 2007-2008. We recommend the remaining sewer line be lined. There were no other reported problems with the sanitary sewer system.			
Plumbing Fixtures	The plumbing fixtures located in the bathrooms appear to be commercial quality.			

Mechanical / Electrical / Plumbing Conditions and Recommendations

HVAC –

The HVAC system was observed to be functional and generally in fair operating condition. The site contact indicated the controls for the HVAC system were out of date and currently don't work properly with the system components. All rooftop units were reportedly replaced during the renovation and will require routine maintenance and eventual replacement during the term period.

Electrical –

Mechanical / Electrical / Plumbing Conditions and Recommendations

The electrical equipment was observed to be functional and generally in good operating condition. There were no reported problems with system capacity by the Designated Site Contact. The lighting level within the interior spaces appears to be reasonable. The fixtures appear to be generally functioning and in good overall condition. Routine maintenance is recommended throughout the term.

Plumbing –

The plumbing system for the building was observed to be functional and generally in good to fair operating condition. Fixtures located in the bathrooms appear in good condition. The hot water heaters appear in good overall condition with replacement anticipated during the term.

There is a sewage ejection pump and sump pumps and pits located in the mechanical room. There were no reported problems with this system at this time. We anticipate replacement of the pumps and general routine maintenance of the alarm system during the term.

Immediate Repairs:

- We recommend an HVAC Study be performed on the entire system for the building. This should include the recommendation of new control system with the current equipment or required upgrades to the current equipment as needed. *(Please Note: We have included the cost for the HVAC Study and only an allowance of $30,000.00 for any Mechanical Engineer recommendations that may be identified)*.

Replacement Reserves:

- An allowance of $30,000 is included for any upgrades to the existing equipment as part of the recommendations by the HVAC Study.
- Replacement of 2 rooftop HVAC units is anticipated during the term.
- Replacement of 3 air handler units along with 3 condenser units is anticipated during the term.
- Replacement of the 2 boiler systems for the hydronic hot water heating system.
- Replacement of the domestic hot water heaters is anticipated during the term.
- Replacement of pumps for the domestic water system.
- The sewage ejection pumps will require replacement over the term period.
- We have also included an allowance for power rodding and routine maintenance of the sanitary waste lines.

Fire Protection/Life Safety

Item	Descriptions
Automatic Sprinklers	There entire building has an automatic sprinkler system. There are 2 fire pumps located in the pump room.
Fire Alarm Control Panel	There is a *Cornell* fire alarm panel located in the entry lobby of the building within the pre-school wing of the building.
Alarm Devices	Audible and strobes devices were observed throughout the building.
Smoke / Heat Detectors	The building has smoke detection devices throughout the building.
Pull Stations	Located at the building exits.
Fire Extinguishers - Portable	Wall-mounted fire extinguishers are located throughout the building. Tags indicated that they were regularly inspected.
Emergency Lighting /	Battery-powered emergency lighting and exit signs were observed along

Fire Protection/Life Safety

Item	Descriptions
Signs	paths of egress and adjacent to the exit doors in the building.
Lightening protection System	The building does not have a lightening protection system.
Emergency Generator	There is a CAT emergency generator located at the north side of the building.

Fire Protection/Life Safety Conditions and Recommendations

No testing of the life safety devices or controls was performed by ACG for this assessment and not part of our services; however, the fire protection system appears to be functional and is routinely inspected. There were no reported problems with the system, according to the Designated Site Contact. Maintenance and replacement of all portable fire extinguishers will be required over the term at a nominal cost which has not been included in the cost tables.

Immediate Repairs:

- No Immediate Repairs items are identified at this time.

Replacement Reserves:

- Replacement of the emergency lights, batteries, horns and strobe devices in the building is anticipated during the term.
- The fire alarm panel located in the lobby of the building is anticipated for replacement during the evaluation period.
- We anticipate the replacement of the fire pumps during the term period.

ADA

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990 and effective January 26, 1992. The ADA is not a building code, it is a Law.

During our site visit, a limited visual assessment for accessibility was made; however, a full assessment Report was developed by Recreation Accessibility Consultants, LLC, dated August 5, 2011 and is referenced herein. Their opinions of costs to providing general accessibility compliance are included in the ADA Cost Table of our Report and rolled up in our overall cost estimates. Since ADA compliance can have legal consequences we recommend that the Park District consult with legal counsel and carefully develop their plans to resolve non-compliant issues that have been identified.

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

The Illinois Accessibility Code (IAC) imposes some requirements that are more stringent than the 2010 Standards; for example, in the area of accessible parking and service counter height. The recommendations in their report incorporate IAC requirements.

ADA

At the Park Districts' multiple facilities and buildings, the areas the District is responsible for ADA compliance to the public are generally considered to be:

- Parking available to the public. Each building should have at least one accessible space, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible).
- Exterior route from accessible parking to accessible building entrances,
- Interior public common area accessible route,
- Building common areas open to public, including restrooms and accessible routes.

ADA ACCESSIBILITY

	Item	Estimated Costs	Comments
A. Takiff Center			
1.	No ADA repairs at this time.	**$0.00**	N/A

PHOTOGRAPHIC DOCUMENTATION

REPLACE THIS PAGE WITH PHOTOGRAPHS

Photo #1 View of the main entrance and signage located along Green Bay Road.

Photo #2 View of the main entrance drive and the Takiff Center original building along Green Bay Road.

Photo #3 View along Green Bay Road

Photo #4 View of parking lot along Green Bay Road.

Photo #5 View of the original building facing Green Bay Road.

Photo #6 View of the main entrance of the Takiff Center located on the northeast portion of the building.

Photo #7 View of the northwest portion of the original building.

Photo #8 View of the north additions to the building.

Photo #9 View of the east wing classrooms.

Photo #10 View of the north elevation of the east wing classrooms from the playground area.

Photo #11 View of a infill section of the main original building. Note: efflorescence present on the upper portion of the walls.

Photo #12 Close-up view of mortar joint failure and open joints located at isolated locations on the facades.

Photo #13 Overall view of the masonry wall at the roof level with large areas of efflorescence present.

Photo #14 View of mortar joint failure and open joints located on the roof level walls. Efflorescence is present on a large portion of the wall.

Photo #15 View of mortar joint failure located at isolated areas on all facades.

Photo #16 View of peeling paint on original wood trim. Note: May contain lead paint.

Photo #17

Photo #18

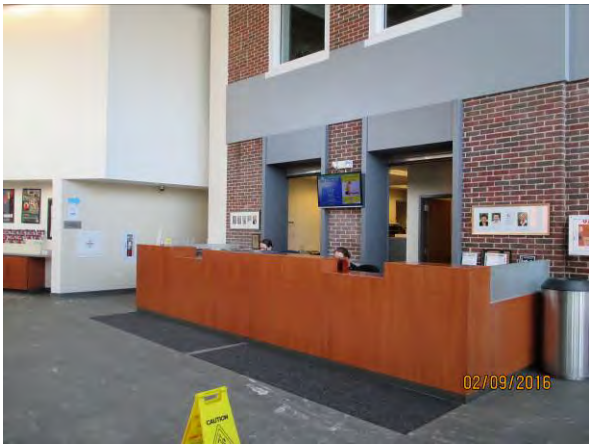

Photo #19

Photo #20

Photo #21

Photo #22

Photo #23

Photo #24

Photo #25

Photo #26

Photo #27

Photo #28

Photo #29

Photo #30

AERIAL MAP

ARCHITECTURAL CONSULTING GROUP, Ltd.	GLENCOE PARK DISTRICT **Park District Maintenance Facility** 1015 Green Bay Rd. / Glencoe, IL	Project No. 15-170 N.T.S.	

Architectural Consulting Group, Ltd. ACG

1.0. EXECUTIVE SUMMARY

General Property Identification Summary

Item	Description
Property Name	**Glencoe Park District - Maintenance Facility**
Property Address	1015 Green Bay Road, Glencoe, IL
Type of Facility	Park District Facility
Site Area (Acres)	unknown
Total Parking Spaces	See Section 3.2
Number of Buildings	5
Number of Stories	1
Building(s) Area (SF)	11,350
Year(s) Constructed	Construction Date
Year(s) Renovated	N/A
Gen'l Const.	The maintenance facility is located to the northwest of the Takiff Center with access through the main drive/parking lot. The facility has five (5) separate garage structures, a house with offices and an apartment on the upper level. There are also two (2) green houses in the vacinity.
Date of Site Visit	March 28, 2016
Survey Conducted By	John E. Steinbach

Estimated Required Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	**0 to 1 YR**
Total Immediate Repair Cost	**$8,600**

1.2 Capital Expenditure & Reserve Summary

	Total Cost
Evaluation Term	**20**
Building(s) Area	**11,350**
Total Capital Expenditure	**$644,480**
Total Inflated Capital Expenditure	**$870,894**
Inflation Factor	**3.0%**
Total Capital Reserve (per SF per Year)	**$2.84**
Total Inflated Capital Reserve (per SF per Year)	**$3.84**

1.3 ADA Related Costs

	Total Cost
Total ADA Compliance Cost	**$0**

1.1 Immediate Repairs Cost Estimate

Project:	**Glencoe Park District - Maintenance Facility**		Building(s) Area:	11,350	SF
Location:	**1015 Green Bay Road, Glencoe, IL**		No. of Bldgs:	5	
Type of Facility:	**Park District Facility**		Reserve Term:	20	years
No. stories:	**NA**		Property Age:	various	years

Item Description	Quantity	U	Cost	I-Total$	Comments
Exterior walls, Misc. repairs / replacements	1	Allow	$8,600.00	$8,600	Replace all damaged wood trim, repair damaged steel siding and various other maintenance repairs to the exterior walls of the 7 buildings at the maintenance area.
Total Immediate Repairs				**$8,600**	
Cost per SF				**$0.76**	

Architectural Consulting Group, Ltd. ACG

DRAFT ACG Project No. 15-170 6/6/2016

1.2 Replacement Reserves Cost Estimate

Project:	**Glencoe Park District - Maintenance Facility**	Building(s) Area:	11,350	SF
Location:	**1015 Green Bay Road, Glencoe, IL**	No. of Bldgs:	5	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**NA**	Property Age:	various	years

Item Description	EUL	Quantity	U	Cost	R-Total$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Cumulative
Drive / Parking - crack repairs, seal coating over term	7	7,600	SF	$0.20	$1,520	$0	$760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$760	$0	$0	$1,520
Drive / Parking - Asphalt overlay with localized full depth repair (cut & patch, full depth)	20	3,800	SF	$3.50	$13,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,300
Storage Area - gravel repairs / replenishment	10	5,000	SF	$1.80	$9,000	$0	$4,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,500	$0	$0	$0	$0	$0	$0	$9,000
Sidewalk, concrete sectional replacement	20	60	SF	$8.00	$480	$0	$0	$0	$0	$480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$480
Site lighting, Bldg and pole mounted; replacements	25	8	EA	$4,200.00	$33,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,600
Irrigation system, for field; complete replacement	15	1	Allow	$60,000.00	$60,000	$0	$0	$0	$0	$0	$60,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,000
Steel Structures; replace buildings w/concrete floor structure	25	4,800	SF	$50.00	$240,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$240,000	$0	$0	$0	$0	$0	$0	$0	$0	$240,000
Wood Structures; replace 3 buildings- combine into one structure	30	3,600	SF	$60.00	$216,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$216,000	$0	$0	$0	$0	$0	$0	$0	$216,000
Roof Replacement (wood framed structures) - asphalt shingle replacement	20	5,300	SF	$3.60	$19,080	$0	$0	$0	$0	$0	$19,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,080
Exterior doors, overhead; replacements	20	6	EA	$4,800.00	$28,800	$0	$0	$0	$14,400	$0	$0	$0	$14,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,800
Interior Walls, painting	8	2	EA	$3,600.00	$7,200	$0	$0	$0	$0	$0	$0	$3,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,600	$7,200
Interior floors, VCT replacements	8	1	Allow	$2,000.00	$2,000	$0	$0	$0	$0	$0	$0	$2,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000
HVAC, boiler; replacement	15	1	EA	$4,900.00	$4,900	$0	$0	$0	$0	$4,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,900
HVAC, furnace; replacement	15	1	EA	$3,600.00	$3,600	$0	$0	$0	$0	$0	$0	$0	$3,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,600
Hot Water Heater, replacement	10	2	EA	$1,200.00	$2,400	$0	$0	$0	$0	$1,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,200	$2,400
Smoke & fire detection system	15	1	Allow	$2,600.00	$2,600	$0	$0	$1,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,300	$2,600
Subtotal					**$644,480**	**$0**	**$5,260**	**$1,300**	**$14,400**	**$6,580**	**$79,080**	**$5,600**	**$18,000**	**$0**	**$33,600**	**$13,300**	**$240,000**	**$216,000**	**$4,500**	**$0**	**$0**	**$0**	**$760**	**$0**	**$6,100**	**$644,480**
Escalation Factor per year				**3.00%**	**N/A**	$0	$158	$79	$1,335	$826	$12,595	$1,087	$4,138	$0	$10,240	$4,574	$92,216	$91,964	$2,108	$0	$0	$0	$496	$0	$4,596	$226,414
Total with escalation					**N/A**	**$0**	**$5,418**	**$1,379**	**$15,735**	**$7,406**	**$91,675**	**$6,687**	**$22,138**	**$0**	**$43,840**	**$17,874**	**$332,216**	**$307,964**	**$6,608**	**$0**	**$0**	**$0**	**$1,256**	**$0**	**$10,696**	**$870,894**
Cost per SF - uninflated		**$56.78**			**$56.78**	**$0.00**	**$0.48**	**$0.12**	**$1.39**	**$0.65**	**$8.08**	**$0.59**	**$1.95**	**$0.00**	**$3.86**	**$1.57**	**$29.27**	**$27.13**	**$0.58**	**$0.00**	**$0.00**	**$0.00**	**$0.11**	**$0.00**	**$0.94**	**$76.73**
Average cost per SF per year		**$2.84**			**$2.84**																					**$3.84**
Cost per SF - inflated		**$76.73**																								
Average cost per SF per year		**$3.84**																								

1.3 ADA Cost Estimates

Project:	**Glencoe Park District - Maintenance Facility**		Building(s) Area:	11,350	SF
Location:	**1015 Green Bay Road, Glencoe, IL**		No. of Bldgs:	5	
Type of Facility:	**Park District Facility**		Reserve Term:	20	years
No. stories:	**NA**		Property Age:	various	years

Item Description	Quantity	U	Cost	A-Total$	Comments
ADA costs not required.					
Total Cost				**$0**	
Cost per SF				**$0.00**	

3.2 Park District Maintenance Facility

The maintenance area for the Park District is located at the northwest portion of the Takiff Center grounds. This facility is made up of many smaller buildings which are all wood-framed structures. There are four (4) wood-framed buildings with wood siding with various uses such as office, employee break room, restrooms, repair and wood shops. These buildings have steep sloped roofs which have asphalt shingles. The two wood-framed structures with steel siding are generally used for vehicle storage. These buildings have dirt floors and steel roofing. The remainder of the maintenance yard has 2 greenhouses and mulch and debris pile storage. Areas of water ponding are prevalent throughout the northern portion of the maintenance yard as it is not paved as the main entrance and southern portion of this facility is.

Site Improvements

Item	Descriptions
Paving, Utilities, Site Drainage, Site Lighting etc.	The entry drive into the maintenance facility is paved through to the first three to four buildings. Further back into the yard, the drive and parking areas are not paved and are gravel and dirt. The paved areas appear to be in fair to good condition, however sealcoating was not performed on the pavement in many years according to the site contact. The parking lots are light at dusk with standard pole-mounted and building-mounted light fixtures. Site lighting is recommended for replacement later in the term.
Site Gas Service	Underground to meter located at the furthest building to the south.
Site Electrical	Electrical power from pole-mounted transformers located at the west side of the property and run overhead to each building.
Sidewalks	Typically broom-finished concrete to entrances. There is a short concrete sidewalk located at the south building from the drive to the building. This sidewalk is heavily damaged and severely cracked. We recommend the heavily damaged sidewalk be replaced at this time. Sectional repairs/replacements of the remaining concrete sidewalks are anticipated over the term.
Landscaping	There are minimal landscaping areas at the Maintenance Facility. Areas of planting beds are located at the south building on the east side.
Irrigation	There is no reported irrigation system at the Maintenance Facility. The main irrigation system for the North Field baseball and soccer fields is located at the south building.
Fences	The wood fence located along the far west property line is not the responsibility of the Park District and belongs to the homeowners on the adjacent properties. The wood fence appears in fair to localized poor condition. No action is required by the Park District.
Retaining Walls	There are no retaining walls on the property.
Signage	There is no signage at the property.

Site Improvements

Item	Descriptions
Dumpster Area	There are no real dumpster areas at the Maintenance Facility. Debris from landscaping and trees are piled into one location at the rear of the property.
Yard Storage Area	There are several piles of debris along with dirt and mulch which is used by the maintenance staff for the park grounds. There currently are no privacy walls or fences that help hide these areas.
Easements	No survey drawings were available for review of easements.
Noise Sources	None observed or noted at the time of our site visit.

Site Improvements Conditions and Recommendations

The site components appear to be in generally fair to localized poor condition. Maintenance on the driveways and parking lots will include localized full-depth replacement and seal coating during the term. Gravel areas will require replenishing and grading during the term.

Site lighting is average and was not viewed in the dark hours. We anticipate the pole-mounted and building-mounted lighting will require replacement during the term.

The irrigation system for the sports fields just to the east of the maintenance yard will require maintenance and eventually complete replacement over the term due to its current age and some minor reported problems with the system.

No specific site drainage, domestic water issues, or sewer-related problems were reported by the Designated Site Contact or observed by ACG.

Immediate Repairs:

- There are no immediate repair items at this time.

Replacement Reserves:

- Ongoing pavement crack repairs and seal coating of the drives and parking areas will be required over the term.
- Anticipate full asphalt pavement overlay of the parking areas and drives during the term.
- Anticipate replenish of the gravel and regrading of the back areas of the maintenance yard.
- Sectional replacements of the concrete sidewalks are recommended.
- Replacement of the site lighting (pole and building-mounted) is anticipated.
- Full replacement of the irrigation system for the sports fields to the east is recommended.

Building Exterior

Item	Descriptions
Foundation / Superstructure	No specific information available regarding the building's foundations; it is assumed to be continuous reinforced concrete spread footings at perimeter, with thickened slabs. There are no basements in either of the buildings at the maintenance yard.
Ground Floor Slab	The floor slab is a grade supported reinforced concrete slab (slab-on-grade) at the more permanent structures. The three (3) steel wall buildings do not have slabs on-grade.

Building Exterior

Item	Descriptions
	There are no basements below grade in either of the buildings at the maintenance yard. No significant cracking and/or displacement was observed or reported by the on-site contact person.
Exterior Walls	The buildings located within the maintenance yard are older buildings which have been converted for office, vehicle maintenance and storage areas. The vehicle maintenance garage, wood shop and the storage building are all constructed of CMU or CMU back-up with sheathing and vinyl siding. The exterior masonry walls appear in general good to fair condition. There were slight open mortar joints and slight cracking in some of the masonry walls. The steel buildings which are primarily used for storage of vehicles do not have concrete floors and minimal electric to these buildings. The steel panel walls at grade are in poor condition with heavy damages on the corners and corrosion.
Windows / Doors	Windows in the original building is wood framed with wood doors. There are some buildings with newer vinyl windows and doors are steel in wood-frames. There are also painted metal service doors. Windows and doors will require routine maintenance over the term period.
Sealants	There is sealant installed at butt joints and around window and door penetrations. Generally the sealant is in fair to localized poor condition. Sealant at control joints and at window and door openings will also require replacement at the time of exterior painting during the term.
Loading Docks	There are no loading docks at the building.
Service Entrance	The entrance to the Maintenance Facility is open and does not have a gated closure door.

Building Exterior Conditions and Recommendations

The building components appear to be in generally fair to localized poor condition. There are no signs of significant structural distress in the architectural finishes supported by the foundations and the building exterior appears in generally fair condition with only normal preventative maintenance activities anticipated such as minor tuckpointing of masonry walls and painting. These buildings appear to be reaching the end of their useful age and it was noted the buildings are not properly suited for the Maintenance Facility as the vehicle maintenance area is not tall enough or large enough to perform proper maintenance on the vehicles. Other areas are small and cramped as not to provide adequate space for performing the duties required.

The Designated Site Contact reported no significant water-infiltration issues related to the exterior walls and/or window systems at this property. General cleaning, power washing and removal of debris are considered part of the normal day to day maintenance of the building exteriors.

Immediate Repairs:

- We have included an allowance for miscellaneous repairs to the vinyl siding, steel panels and the masonry walls for tuckpointing at isolated locations.

Building Exterior Conditions and Recommendations

Replacement Reserves:

- Replacement of the wood overhead garage doors is anticipated during the term.
- Eventual replacement of the wood-framed with exterior steel panel wall storage structures is recommended during the term.
- Replacement of the wood-framed and CMU buildings may be required due to their age and the functionality of the current buildings and the maintenance operations.

Roof

Item	Descriptions
Field Of Roof	Four of the buildings have steep sloped roofs with asphalt shingles. The wood-framed steel storage buildings have metal panel roofs.
Flashing / Coping	Step flashing and kick-out flashing were apparent at transitions from roofing to walls, where appropriate.
Expansion Joints / Equipment Screen Wall /	There are no expansion joints or equipment screen walls located on the roof of either building. There are no skylights located in any of the maintenance buildings.
Drainage	Sheet flow to roof edge and collected by metal gutters and downspouts that discharge to grade in landscaped or paved areas. The storage buildings sheet flow is directly to grade over the roof's edge.
Reported Leaks	There are no active leaks at this time according to the Site Contact.
Attic Areas	Attic spaces within the four (4) structures were not accessed at the time of our site visit.

Building or Section	Roof Area (S.F.)	Roof System	Date Installed	General Condition	Estimated Remaining Service Life (in yrs.)
Maintenance Buildings	5,300	Asphalt Shingles	Unknown	Fair	5 - 8 yrs.

Warranty In Place	There are no warranties on the roofing.
NOTE A:	Maintaining the overall service life of roofing systems requires an aggressive preventative maintenance program to be in place on an annual basis and with seasonal inspections and prompt repairs. As the in-place systems age, increasing maintenance costs should be expected to occur annually.

Roof Conditions and Recommendations

The steep-slope roof components appear in fair condition at the maintenance buildings. It is not known the age of the standard asphalt shingles. We would anticipate replacement of the asphalt shingle roofing during the term period.

Roof Conditions and Recommendations

Immediate Repairs:

- There are no Immediate Repair items at this time.

Replacement Reserves:

- Replace the asphalt shingle roofing at the four (4) maintenance buildings.
- Normal maintenance of the new roofs will be anticipated. No costs have been included.

Building Interior

Item	Descriptions
General Finishes	The maintenance buildings generally have limited interior finishes. There is VCT and some carpeted areas located in the Maintenance building with the employee break room and the office. Other areas have bare concrete floors. Interior walls are painted.
Square Footage	Reported total of 11,350 sq. ft.
Item	**Interior Spaces**
Walls	Painted drywall/CMU.
Floors	VCT flooring. Carpet in offices. Bare concrete in workshop and vehicle maintenance areas.
Ceilings	Painted drywall or Acoustical Ceiling Tile.
Water Intrusion / Mold	Suspect mold growth activity was not reported by the Site Contact or observed by ACG representative at the time of the site visit.

Building Interior Conditions and Recommendations

Interior finishes were observed to be generally in fair to localized poor condition.

Immediate Repairs:

- There are no Immediate Repair items at this time.

Replacement Reserves:

- Replacement of the VCT flooring in the maintenance employee building is recommended during the term.
- Painting of interior walls throughout the maintenance buildings is recommended over the term period.
- Replacement of carpeting is also anticipated however this cost is minimal and not included in the cost tables.

Elevators

Elevators (General)	There are no elevators located in the building.

Elevator Conditions and Recommendations

N/A.

Immediate Repairs:

- There are no Immediate Repairs.

Replacement Reserves:

- There are no Replacement Reserves.

Mechanical / Electrical / Plumbing

Item	Descriptions
Heating And Cooling	**Employee & Office Building:** The building is heated by a hot water boiler which provides hot water to the radiators located on the exterior walls of the spaces within the building including the second floor apartment. There are supplemental ceiling mounted heaters located in the maintenance garage portion of the building. **Maintenance/Shop Building:** There is one gas-fired furnace unit for the general work and office area only. Remainder of the work areas are heated by ceiling hung individual heating units.

Unit No.	Type / Location	Manufacturer	Model No.	Serial No.
1	Maintenance-Employee/Office & Apartment building	Pencco (Boiler)		
2	Maintenance Shop Building	Lennox		

Ventilation	Restrooms are provided with exhaust fans vented to the exterior.
Main Electrical Distribution	The building service size varies and is rated at 400 to 800 amps, 120/208 volt, three-phase, four-wire service.
Transformer(s)	Utility-owned, pole-mounted.
Emergency Generator	There is no emergency generator located on the property.
Branch Wiring	Copper, per Designated Site Contact.
Interior Lighting	Primarily ceiling-mounted fluorescent tube fixtures.
Domestic Water Distribution	Copper pipe within buildings per site contact and observations. Domestic hot water is by a single gas-fired hot water heater with an approx. 50 gallon storage tank for the building. There is a 40 gallon hot water heater used at the greenhouse.

Mechanical / Electrical / Plumbing

Item	Descriptions
Backflow Prevention	We could not detect a backflow prevention device on the incoming water supply line.
Sanitary	There is no sanitary ejection or lift station on the property. All sanitary lines are gravity flow to the municipal system located in the street.
Plumbing Fixtures	Appears to be commercial quality.

Mechanical / Electrical / Plumbing Conditions and Recommendations

HVAC –

The HVAC system was observed to be functional and generally in good to fair condition.

The hot water boiler located in the Employee/Office building appears in fair condition and is functionally in working condition. The boiler is older and the system is not zoned for the employee/office area and the upstairs apartment. The boiler will require replacement during the term.

The building which utilizes a gas-fired furnace for the heating appears in good to fair working condition with no reported issues. We anticipate the replacement of the furnace over the term.

Electrical –

The electrical equipment was observed to be functional and generally in good operating condition. There were no reported problems with system capacity by the Designated Site Contact. The lighting level within the interior spaces appears to be reasonable. The fixtures appear to be generally functioning and in good overall condition.

Plumbing –

The plumbing systems were observed to be functional and generally in fair operating condition. Fixtures located in the bathrooms are commercial grade and appear in fair condition. We have not included any fixture replacements as part of the cost tables.

Immediate Repairs:

- There are no Immediate Repair items at this time.

Replacement Reserves:

- Replacement of the boiler for the Employee/Office Maintenance building will be required over the term.
- Anticipate replacement of the furnace located in the Maintenance Shop building during the term.
- Replacement of the domestic hot water heaters is anticipated.

Fire Protection/Life Safety

Item	Descriptions
Automatic Sprinklers	There are no automatic sprinklers in the building.
Fire Alarm Control Panel	None.
Alarm Devices	None.
Smoke / Heat Detectors	There are smoke detector devices in all the maintenance buildings.

Fire Protection/Life Safety

Item	Descriptions
Pull Stations	None.
Fire Extinguishers - Portable	Wall-mounted fire extinguishers are located throughout the maintenance buildings. Tags indicated that they were regularly inspected.
Emergency Lighting / Signs	Battery-powered emergency lighting and exit signs were observed along paths of egress and adjacent to the exit doors.
Lightening protection System	There is no Lightening Protection system for the buildings.
Emergency Generator	None observed.

Fire Protection/Life Safety Conditions and Recommendations

No testing was performed by ACG for this assessment. Maintenance and replacement of all portable fire extinguishers and smoke detection devices will be required over the term.

Immediate Repairs:

- No Immediate Repairs items.

Replacement Reserves:

- We have included a nominal allowance for replacement of battery operated smoke detection devices, portable fire extinguishers (as needed), replacement of emergency lights, batteries, and exit signs at the maintenance buildings are anticipated in the term.

Amenities

Item	Descriptions
General	N/A.

Amenities Conditions and Recommendations

Immediate Repairs:

- There are no Immediate Repairs.

Replacement Reserves:

- There are no Replacement Reserves.

ADA

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990 and effective January 26, 1992. The ADA is not a building code, it is a Law.

During our site visit, a limited visual assessment for accessibility was made; however, a full assessment Report was developed by Recreation Accessibility Consultants, LLC, dated August 5, 2011 and is referenced herein. Their opinions of costs to providing general accessibility compliance are included in

ADA

the ADA Cost Table of our Report and rolled up in our overall cost estimates. Since ADA compliance can have legal consequences we recommend that the Park District consult with legal counsel and carefully develop their plans to resolve non-compliant issues that have been identified.

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

The Illinois Accessibility Code (IAC) imposes some requirements that are more stringent than the 2010 Standards; for example, in the area of accessible parking and service counter height. The recommendations in their report incorporate IAC requirements.

At the Park Districts' multiple facilities and buildings, the areas the District is responsible for ADA compliance to the public are generally considered to be:

- Parking available to the public. Each building should have at least one accessible space, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible).
- Exterior route from accessible parking to accessible building entrances,
- Interior public common area accessible route,
- Building common areas open to public, including restrooms and accessible routes.

ADA ACCESSIBILITY

Item		Estimated Costs	Comments
A. Maintenance Facility			
1.	No items identified.	**$0.00**	

PHOTOGRAPHIC DOCUMENTATION

REPLACE THIS PAGE WITH PHOTOGRAPHS

Photo #1 Entry drive into the Maintenance Facility for the Glencoe Park District.

Photo #2 View of offices, storage and apartment house at the south end of the maintenance facility.

Photo #3 View of the main entrance for the upstairs apartment unit.

Photo #4 View of the storage garage located at the south end of the maintenance office building.

Photo #5 View of the heating boiler system for the office structure.

Photo #6 View of the hot water heater for the office structure.

Photo #7 View of the workshop building.

Photo #8 View of the interior of the workshop.

Photo #9 View of the vehicle maintenance garage.

Photo #10 Interior view of the vehicle maintenance garage.

Photo #11 Interior view of the vehicle maintenance garage.

Photo #12 View of one of two metal structures for maintenance facility's vehicle/material storage.

Photo #13 View of one of two metal structures for maintenance facility's vehicle/material storage.

Photo #14 Interior view of one of the metal structures maintenance facility's vehicle/material storage.

Photo #15 Interior view of one of the metal structures maintenance facility's vehicle/material storage.

Photo #16 Interior view of one of the metal structures maintenance facility's vehicle/material storage.

Photo #17 View of salt storage area and large areas of water ponding in the yard.

Photo #18 View of split fire-wood storage area behind one of the metal storage structures.

Photo #19 View of area behind the metal storage structures and the wood shop building.

Photo #20 View of heavy water ponding in the yard at the north end where mulch and dirt storage is kept.

Photo #21 View of debris and mulch storage piles located at the north end of the Maintenance yard.

Photo #22 Overall view of the green houses at the northeast portion of the Maintenance yard.

Photo #23 View of the green houses.

Photo #24 View of the green houses.

Photo #25 Interior view of one of the green houses.

Photo #26 View of a hot water heater and sink located in one of the green houses.

3.3 Lakefront Park / Beach House & Boat House

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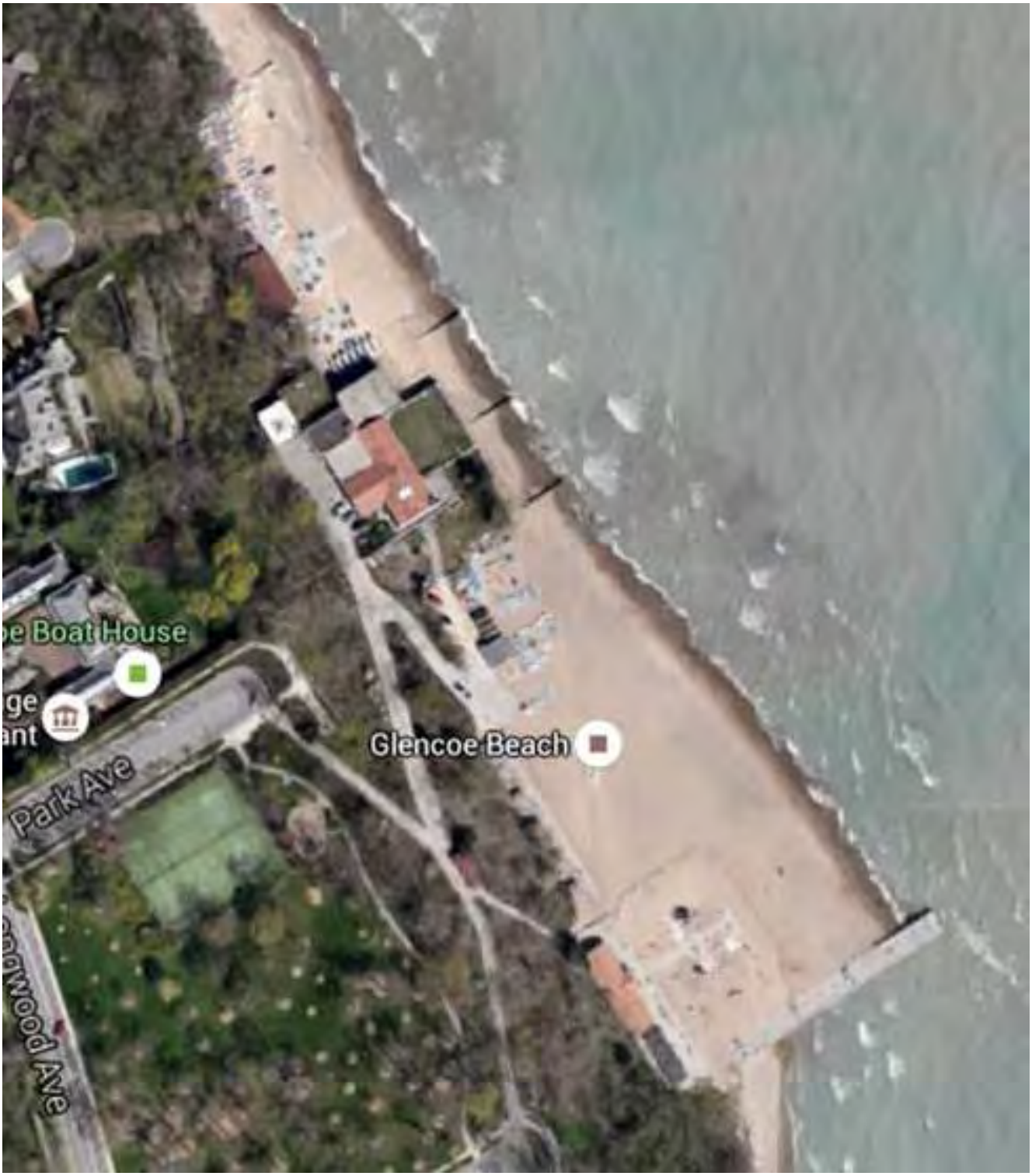

AERIAL MAP

ARCHITECTURAL CONSULTING GROUP, Ltd.	GLENCOE PARK DISTRICT **Beach / Halfway House / Bath House & Boat House** 55 Hazel Ave. / Glencoe, IL	Project No. 15-170 N.T.S.	N

1.0. EXECUTIVE SUMMARY

General Property Identification Summary

Item	Description
Property Name	**Glencoe Park District - Lakefront Park, Beach House and Boat House**
Property Address	55 Hazel Avenue
Type of Facility	Park District Facility
Site Area (Acres)	Unknown
Total Parking Spaces	See Section 3.2
Number of Buildings	4
Number of Stories	1
Building(s) Area (SF)	3,150
Year(s) Constructed	1924
Year(s) Renovated	N/A
Gen'l Const.	The Beach House and Boat House are located along the lakefront beach. The Halfway House is locate mid-way on the bluff along the narrow roadway leading from the top of the bluff to the beach area. Numerous stone retaining walls are located along the roadway and there is a stone stairway from the Halfway House down to the Beach House.
Date of Site Visit	March 28, 2016
Survey Conducted By	John E. Steinbach

Estimated Required Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	**0 to 1 YR**
Total Immediate Repair Cost	**$54,300**

1.2 Capital Expenditure & Reserve Summary

	Total Cost
Evaluation Term	**20**
Building(s) Area	**3,150**
Total Capital Expenditure	**$2,390,360**
Total Inflated Capital Expenditure	**$2,760,913**
Inflation Factor	**3.0%**
Total Capital Reserve (per SF per Year)	**$37.94**
Total Inflated Capital Reserve (per SF per Year)	**$43.82**

1.3 ADA Related Costs

	Total Cost
Total ADA Compliance Cost	**$300**

1.1 Immediate Repairs Cost Estimate

Project:	**Glencoe Park District - Lakefront Park, Beach House and Boat House**	Building(s) Area:	3,150	SF
Location:	**55 Hazel Avenue**	No. of Bldgs:	4	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**1**	Property Age:	92	years

Item Description	Quantity	U	Cost	I-Total$	Comments
Plumbing Consultant - camera scope the sewer lines	1	Allow	$8,000.00	$8,000	Hire a Plumbing Consultant to camera scope the sewer lines from the Beach House to the north and up the bluff from the lift station to review the condition of the lines.
Retaining Wall, repairs	1	LS	$22,500.00	$22,500	Repair damaged stone retaining walls (mortar)
Pier, repairs to dock	1	Allow	$14,000.00	$14,000	Repair damages to dock planks from winter storms
Boat House, repair wood fascia/soffits	1	Allow	$1,200.00	$1,200	replace all deteriorated and damaged wood at fascia/soffits on the building
Boat House, flashing replacement/repairs at chimney	1	Allow	$5,000.00	$5,000	Replace all flashing at roofing and chimney and tuckpoint chimney
Total Immediate Repairs				**$54,300**	
Cost per SF				**$17.24**	

1.2 Replacement Reserves Cost Estimate

Project:	**Glencoe Park District - Lakefront Park, Beach House and Boat House**	Building(s) Area:	3,150 SF
Location:	**55 Hazel Avenue**	No. of Bldgs:	4
Type of Facility:	**Park District Facility**	Reserve Term:	20 years
No. stories:	**1/2/1904**	Property Age:	92 years

Item Description	EUL	Quantity	U	Cost	R-Total$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Cumulative
Lift station; allowance for minor repairs & pump replacements over term	20	1	Allow	$12,000.00	$12,000	$0	$0	$0	$0	$2,000	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$12,000
Piping, storm water section replacement		1	Allow	$20,000.00	$20,000	$0	$0	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
Walking Paths - Asphalt overlay / repairs	20	2,700	SF	$3.50	$9,450	$0	$0.00	$0	$0	$0	$0	$0	$0	$0.00	$0	$0	$0	$0	$9,450	$0	$0.00	$0	$0	$0	$0.00	$9,450
Walking Paths - localized asphalt repairs	10	280	SF	$8.00	$2,240	$0	$0	$0	$1,120	$0	$0	$0	$0	$1,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,240
Curbing, concrete sectional replacement	20	570	LF	$16.00	$9,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,120	$0	$0	$0	$0	$0	$0	$9,120
Site lighting, pole mounted, 30 foot	25	6	EA	$5,400.00	$32,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,400	$0	$0	$0	$0	$0	$0	$0	$0	$32,400
Bluff Stablization, (top 3rd of bluff) w/drainage tile	15	400	LF	$920.00	$368,000	$0	$368,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$368,000
Bluff Stablization, (bottom of bluff at Bldgs.) w/drainage tile	15	330	LF	$1,180.00	$389,400	$0	$389,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$389,400
Retaining walls (stone & mortar), section replacements w/drainage system	20	620	LF	$640.00	$396,800	$0	$0	$396,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$396,800
Crib Walls (concrete), replacements	17	800	SF	$230.00	$184,000	$0	$0	$184,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$184,000
Halfway House, stone repairs (inside and outside) over term	20	1	Allow	$60,000.00	$60,000	$0	$0	$0	$60,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,000
Halfway House, tile roof replacement	15	800	SF	$15.25	$12,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,200	$0	$0	$0	$0	$0	$0	$0	$0	$12,200
Pergola (at Beach House), repairs (stone piers & wood replacements)	10	2	Allow	$16,000.00	$32,000	$0	$0	$0	$0	$0	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,000	$0	$32,000
Pier, repairs to dock over term	15	2	EA	$18,500.00	$37,000	$0	$0	$0	$0	$0	$0	$0	$18,500	$0	$0	$0	$0	$0	$0	$0	$18,500	$0	$0	$0	$0	$37,000
Pier, railing repairs/painting	10	2	EA	$7,600.00	$15,200	$0	$0	$0	$0	$0	$0	$0	$7,600	$0	$0	$0	$0	$0	$0	$0	$7,600	$0	$0	$0	$0	$15,200
Boat House, paint exterior wood siding	10	2	EA	$1,600.00	$3,200	$0	$0	$0	$1,600	$0	$0	$0	$0	$0	$0	$0	$1,600	$0	$0	$0	$0	$0	$0	$0	$0	$3,200
Boat House, replace wood siding (entire bldg)	30	1	Allow	$21,000.00	$21,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,000	$0	$0	$21,000
Cart Barn, paint exterior wood siding	10	2	EA	$800.00	$1,600	$0	$0	$0	$800	$0	$0	$0	$0	$0	$0	$0	$800	$0	$0	$0	$0	$0	$0	$0	$0	$1,600
Cart Barn, replace wood siding (entire bldg)	30	1	Allow	$16,800.00	$16,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,800	$16,800
Beach House, repair stucco walls & install new finish coat	7	2	Allow	$28,600.00	$57,200	$0	$0	$0	$28,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,600	$0	$0	$0	$0	$57,200
Beach House, replace wood shutters w/rolling doors (all locations)	20	4	EA	$4,300.00	$17,200	$0	$17,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,200
Exterior Stone Stairs (from Halfway House to beach), complete reconstruction w/concrete footings (8 feet wide)	20	280	LF	$1,180.00	$330,400	$0	$0	$0	$330,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$330,400
Beach House, roof replacement (tile roofing)	20	5,080	SF	$15.25	$77,470	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$77,470	$0	$0	$0	$0	$0	$0	$77,470
Boat House, roof replacement (asphalt shingles)	12	3,700	SF	$3.85	$14,245	$0	$0	$0	$0	$0	$0	$0	$14,245	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,245
Cart Barn, roof replacement (asphalt shingles)	12	1,100	SF	$3.85	$4,235	$0	$0	$0	$0	$0	$0	$0	$4,235	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,235
Exterior doors (Beach House), replace wood double entry doors	25	3	EA	$8,000.00	$24,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,000	$0	$0	$0	$0	$0	$0	$24,000
Stone patios, repairs/select replacements	20	1	Allow	$40,000.00	$40,000	$0	$0	$0	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$10,000	$0	$40,000
Beach House, interior renovation	15	1	Allow	$36,000.00	$36,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,000	$0	$0	$36,000
Ceiling Hung Heaters (individual units)	15	6	EA	$1,200.00	$7,200	$0	$0	$0	$0	$0	$3,600	$0	$0	$0	$0	$0	$3,600	$0	$0	$0	$0	$0	$0	$0	$0	$7,200
Hot Water Heater, replacement	10	1	Allow	$7,500.00	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$0	$7,500
Sewage ejectors pumps, replacement	15	2	EA	$2,800.00	$5,600	$0	$0	$0	$0	$0	$0	$0	$0	$2,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,800	$5,600
Sewer piping, sectional replacements	50	1	Allow	$60,000.00	$60,000	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$60,000
Bath House, Emergency lights, horns, strobes - replacements	10	1	Allow	$12,000.00	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$12,000
Trellis Structures, repairs/wood replacements	20	1	Allow	$20,000.00	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$20,000
Maintenance/Storage Sheds - replace all structures (total of 3) with new	50	3	EA	$8,300.00	$24,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,900	$0	$0	$0	$0	$0	$24,900
Tennis Courts, resurface w/new outdoor artifical grass (include waterproofing)	15	1	Allow	$30,000.00	$30,000	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000	$0	$30,000
Subtotal					**$2,390,360**	**$0**	**$774,600**	**$580,800**	**$432,520**	**$37,000**	**$3,600**	**$16,000**	**$64,580**	**$29,920**	**$25,000**	**$0**	**$50,600**	**$0**	**$130,040**	**$44,900**	**$64,700**	**$6,000**	**$64,500**	**$31,000**	**$34,600**	**$2,390,360**
Escalation Factor per year				**3.00%**	N/A	$0	$23,238	$35,371	$40,106	$4,644	$573	$3,105	$14,845	$7,982	$7,619	$0	$19,442	$0	$60,928	$23,015	$36,100	$3,628	$42,109	$21,775	$26,071	$370,553
Total with escalation					N/A	**$0**	**$797,838**	**$616,171**	**$472,626**	**$41,644**	**$4,173**	**$19,105**	**$79,425**	**$37,902**	**$32,619**	**$0**	**$70,042**	**$0**	**$190,968**	**$67,915**	**$100,800**	**$9,628**	**$106,609**	**$52,775**	**$60,671**	**$2,760,913**
Cost per SF - uninflated		**$758.84**			**$758.84**	**$0.00**	**$253.28**	**$195.61**	**$150.04**	**$13.22**	**$1.32**	**$6.07**	**$25.21**	**$12.03**	**$10.36**	**$0.00**	**$22.24**	**$0.00**	**$60.62**	**$21.56**	**$32.00**	**$3.06**	**$33.84**	**$16.75**	**$19.26**	**$876.48**
Average cost per SF per year		**$37.94**			**$37.94**																					**$43.82**
Cost per SF - inflated		**$876.48**																								
Average cost per SF per year		**$43.82**																								

1.3 ADA Cost Estimates

Project:	**Glencoe Park District - Lakefront Park, Beach House and Boat House**	Building(s) Area:	3,150	SF	
Location:	**55 Hazel Avenue**	No. of Bldgs:	4		
Type of Facility:	**Park District Facility**	Reserve Term:	20	years	
No. stories:	**1**	Property Age:	92	years	

Item Description	Quantity	U	Cost	A-Total$	Comments
Detectable warning strips at entry	1	LS	$300.00	$300	Install detectable warning strips at the boardwalk and the parking area located at the beach.
Total Cost				**$300**	
Cost per SF				**$0.10**	

3.3 Lakefront Park / Beach House & Boat House

Lakefront Park along with Glencoe Beach is located at the east end of Park Avenue and Hazel Avenue. This site has paved walking paths, benches, 3 artificial grass covered tennis courts, Halfway House, sand Beach, Beach House, Boat House and boat rentals. The beach also has a pier and picnic areas which have wood-framed trellises on the beach. There is also a Boat House located to the north of the municipality water district building which divides the site at the beach area. It was reported the 3 tennis courts sit on top of the municipality's domestic water reservoir.

A paved roadway from each the north and south ends lead midway down to a Halfway House which is constructed of stone walls and a wood-framed roof with clay tile roofing. There are stone walls on either sides of the roadway. The roadway continues down to the entrance of the Municipal Water Reclamation District Facility and then to a small parking lot and the public Beach. There is a stone framed stairs and walls leading from the Halfway House down to the beach. The stone walls and the Halfway House were reportedly installed in 1928.

At the beach there are wood-framed trellises located along a composite wood boardwalk leading to the Beach House. The Beach House is constructed of stone walls, wood-framed trusses for the roof structure with clay tile roofing. The Beach House has restrooms, showers, concession facility and information desk. There are also various mechanical rooms with a sewage ejection pit/pump, hot water heater and electrical room. The bluff appears to be encroaching on the west wall of the Beach House over the years.

To the south of the Beach House is a large trellis covered picnic area over a stone deck. The pier is located at the south end of the beach which has a vinyl coated metal railing system. The pier has composite wood flooring which was reportedly installed by the park district staff. There have been numerous reports of floor damages which require repairs/replacement due to winter storms over the years.

Adjacent to the small parking area there is a wood-framed cart barn which is set on concrete blocks and not a foundation system. This structure is used for storage of electric golf carts and other equipment. The roofing on this structure is standard three-tab asphalt shingles.

To the north of the Municipal Water Reclamation District building is a single-story wood-framed Boat House building which is used by the Park District. The building has a large storage room, restrooms, lockers and fireplace. The bluff appears to be encroaching on the west wall of the Boat House over the years.

The Beach House and Boat House each have a sewage ejection pit and pump which pumps waste out to a pipe located along the eastern portion of the beach and heads northward just past the Boat House. The waste is then pumped up the bluff area to the municipal sewage system. There is also a storm water run-off and inlet located at the top of the bluff at the end of Beach Road which makes its way through a pipe and empties into the lake at the bottom of the bluff just north of the Boat House.

Site Improvements

Item	Descriptions
Paving, Utilities, Site Drainage, Site Lighting etc.	Parking for the property is provided primarily on the street with municipal street parking. There is a paved access drive from the top of the bluff off of Hazel Avenue (south side) and Park Avenue (north side) which leads down to the municipal water treatment plant and Glencoe Beach. There are stone stacked and mortared retaining walls located on each side of the access drive. The stone walls do not appear to have proper weeps at the base to allow for proper relief of the water pressure from behind the wall during heavy rains and therefore it washes over the walls in several locations. The maintenance and repair of the access drive and small parking area, located at the beach is the responsibility of the Village of Glencoe and not the Park District. Repairs to damaged stone retaining walls are recommended at this time as well as replacement over the term period. We also recommend incorporating weep reliefs into the new retaining wall systems. The property is serviced with domestic water, sewer, natural gas and electricity by municipal and private utility service providers. The domestic water, sewer and natural gas are run underground to the Beach House while water and sewer is provided at the Boat House. Electric is provided to each the Beach House, Boat House and the Cart Barn via overhead lines to each building. Ongoing issues with sand trapped into the sewer line from the Beach House to the lift station have been reported. We recommend continued routing of the sewer line to keep debris build-up from forming in the lines. It would also be advisable for a Plumbing Consultant to camera scope the sewer line for any damages and potential breaks in the line. Site drainage is primarily natural run-off from the top of the bluff to the beach area and into the lake. There are areas of erosion found at scattered locations on the bluff due to extreme concentrated streams of water run-off. The water run-off may be contributing to the shifting and deterioration of the stone retaining walls along the access drive. Other factors such as shifting of the bluff grounds onto the back-sides of the Beach House and the Boat House are due to ongoing water erosion down the bluff. On the north side of the Boat House there is a storm sewer drain pipe that extends from the top of the bluff and Beach Road down to empty into the lake. It was indicated that some of this pipe may be old and has previously separated due to bluff ground movement. We recommend the storm sewer line from the top of the bluff to the beach be completely replaced over the term. Include rip rap at the base of the open pipe to avoid sand wash into the lake.
Site Gas Service	Underground to meter and regulator adjacent to the Beach House building.
Site Electrical	Electrical power is provided underground from on-site transformers at the top of the bluff, then typically overhead to each of the 3 main buildings at the beachfront. Electrical service to each of the buildings appears in good overall condition with no reported issues.

Site Improvements

Item	Descriptions
Sidewalks	Typically broom-finished concrete around the perimeter of the park. The concrete sidewalks appear in good condition however the concrete sidewalks are the responsibility of the Village of Glencoe. Sectional repairs/replacements are anticipated over the term and not the responsibility of the Park District.
Walking Paths	Paved walking paths are provided throughout the park located at the top of the bluff. These paths are paved with bituminous pavement. Crack repairs and sectional asphalt overlay is anticipated over the term.
Landscaping	Lawn turf, mature trees, shrubs, and bedding plants. In-house staff maintains the grounds.
Irrigation	The irrigation system is limited and located at the top portion of the bluff at the park. The irrigation system was installed at the time of the bluff renovation in 1999. There will be routine maintenance requirements throughout the term period.
Bluff	The bluff runs along the entire length of the park from Hazel Avenue to Park Avenue. The bluff also extends beyond the park area to residential homes along the north and south sides. The bluff area at the top was renovated with natural bluff stabilization methods and plantings in the spring of 1999. The goals of this project was to help prevent erosion and soil loss via natural plantings, reduce maintenance cost, improve the view and enhance the natural bluff setting with a sustainable plant community. *Refer to the Site Drainage Section of this report for more information on ACG's observations and suggestions for bluff remediation*.
Fences	There is a tall chain-link fence located on the north and south sides of the 3-court tennis court area located within the park. The fence appears in fair condition. We have included an allowance for tennis court resurfacing and fence replacement over the term.
Retaining Walls / Crib Walls	Retaining walls on the property consist of stacked stone walls on each side of the access drive from the top of the bluff to the beach. There were many attempts to repair these walls in the past as well as recently however the walls appear to be in fair to localized poor condition with many areas completely deteriorated and now leaning/displaced. The walls have been in place since the 1930's and will require complete replacement over the term. The crib wall is primarily located at the bottom of the access drive on the west side. The crib wall is made up of precast concrete rectangular headers and stretchers which are stacked together. Many of the headers are completely deteriorated which allows the bluff grounds to leach through onto the paved access drive and in some cases of heavy rains down to the beach parking area. We recommend the crib wall be completely removed and replaced with a sturdier retaining wall system.

Site Improvements

Item	Descriptions
Pier	There is a 280 foot long, approximately 25 feet wide pier which stretches from the beach out into the lake at the south end of the property. The pier structure consists of vertical steel sheeting (C 10 channels) driven into the earth with a perimeter steel plate welded to the top side. The inside of the pier is believed to be large stone with a concrete topping. The surface of the pier is topped with a composite board. Some of these boards are missing and/or damaged due to winter storms. There is also a steel handrail at the perimeter of the entire pier. Some of the sections of handrail appear to be loose. There was an Engineering Report performed on the entire pier dated November 20, 2015 where it indicated repairs necessary to the deck surface boards and monitoring of the steel sheeting. We concur primarily with the findings of the report performed by W-T Structural Engineering, LLC. We also recommend the structural pier have weld repairs completed at the loose top plate as well as the railing sleeves. The steel railing will require scraping and painting over the term as well. The composite decking can be repaired and replaced as-needed during the term by in-house staff.
Dumpster Area	The park and beach area has many trash containers which are emptied by in-house staff. There are no dumpsters kept on the property.
Easements / Property Lines	No survey drawings were available for review of easements or accurate property boundaries.
Noise Sources	None observed or noted.

Site Improvements Conditions and Recommendations

The site components appear to be in generally fair to localized poor condition. The paved walking paths located within the park will require sectional repairs as well as complete asphalt overlay during the term period. Several concrete curbs along the access drive will also require replacement due to continued washout of the rain water drainage.

The stone retaining walls along with the concrete crib wall will require complete removal and replacement over the term. We also recommend providing additional bluff stabilization at strategic locations along the bluff as determined by a Civil Engineer specializing in bluff stabilization.

Other items such as storm water drainage piping replacement, sanitary sewer pipe camera scoping and routine maintenance (rodding of pipes), lift station repairs and pump replacement and site lighting replacements is also anticipated over the term.

Immediate Repairs:

- Conduct camera scoping of the sanitary line from the Beach House to the lift station (north of the Beach House) at this time to determine if pipe repairs are necessary.
- Make repairs to the heavily damaged stone retaining walls located along the access drive.
- Repair the pier floor boards (composite material) which have been damaged due to winter storms.

Replacement Reserves:

- Provide lift station repairs and pump replacements over the term.
- Make repairs/sectional replacements to the storm water piping from the top of the bluff at the end of Beach Road to the spill basin as well as include rip rap at the end to avoid beach erosion are

Site Improvements Conditions and Recommendations

required over the term period.

- Make localized repairs to the asphalt walking paths over the term is anticipated.
- Pavement overlay of the asphalt walking paths are recommended.
- Replace the concrete curbing located along the access drive at the lower portion on the east side during the term.
- Replacement of the site lighting (pole-mounted and building-mounted fixtures) at the property is anticipated.
- Complete bluff stabilization of the entire bluff at the beach and Boat House locations; should include drainage tile, drainage paths and erosion control methods in the term.
- Replace the stone retaining walls with new sturdier retaining wall system with weeps and drainage tile.
- Replacement of the crib walls with sturdy retaining wall system with weeps and drainage tile.
- Make miscellaneous repairs to the pier over the term.
- Scrape and paint the steel railing on the pier during the term period.

Building Exterior

Item	Descriptions
Foundation / Superstructure	Foundation systems could not be viewed due to hidden conditions. Drawings were not available for our review. There are two (2) permanent buildings (Beach House and Boat House) and one (1) structure (Cart Barn) which is considered temporary. Other structures on the property consist of a stone framed Half-way House and both stone and wood trellis structures. The Beach House and Boat House appear to have conventional reinforced concrete foundation system. There were no signs of displacement or heavy cracking at the visible top side at the time of our site visit. The bluff ground has encroached on the backside of each of the foundation systems which could cause detrimental damage and complete displacement of the foundation and wall systems of these buildings. There are no basements in either of the permanent buildings. The floor slab on grade is concrete. There is a wood-framed Cart Barn structure (both floor and walls) which sit on cinder block on the sand beach.
Ground Floor Slab	The floor slab is concrete at both the Beach House and the Boat House. The Cart Barn floor is plywood on wood-framing.
Exterior Walls	Exterior walls of the Beach House are stone face over CMU back-up walls and sheathing on wood framed walls. The stone walls appear in good overall condition with minor areas of mortar deterioration observed. The Boat House has wood siding over CMU and wood-framed walls while the Cart Barn only has wood-framed walls with wood siding. The wood siding located on the Boat House appears in fair to poor condition with many areas showing signs of rot and deterioration.
Windows / Doors	There are no windows located on the Boat House. This building only has overhead garage doors and metal swing doors in frames.

Building Exterior

Item	Descriptions
	The Beach House has wood shutters which are removed during hours of operation. Large wood doors are located at the front entry of the building which is typically propped open during hours of operation. There are service doors leading to the kitchen and mechanical rooms.
Sealants	There is sealant installed around window and door penetrations as well as wood panel joints which are exposed. The sealant appears to be aged and deteriorated state.
Exterior Stairs	There is a monumental stairs located from the mid-way point at the Halfway House to the beach area (adjacent to the Beach House). This stair is constructed of stone walls and stone steps. There are no railings on this stairs. The stone stairs have undergone several repairs in the past recent years however there appears to be many areas of deterioration and severe damages to the stone steps. The stone walls appear in fair condition however the large east wall in some locations appears to be leaning outward. Major repairs and replacements of the east wall will be required during the term.

Building Exterior Conditions and Recommendations

The building components appear to be in generally fair to poor condition with many repairs and replacements over the term period. There are no signs of significant structural distress in the architectural finishes supported by the foundations at this time however the continued pressure of the bluff on the west sides of the Beach House and Boat House may provide problems in the near future. Bluff stabilization efforts will most likely be required to avoid damages to the building's structure as indicated in the Site Conditions above.

The exterior stone stairway from the Halfway House to the beach currently is in fair to poor condition with many locations of damages. The stone retaining wall at the east side appears to be leaning and displaced in a large section of the wall. The entire stone stairway will require complete reconstruction with new reinforced concrete foundation walls and footings.

The Beach House has stone exterior and stucco walls which will require tuckpointing repairs as well as stucco repairs and a new finish coat application. The heavy wood shutters on the openings should be replaced with new pre-finished steel rolling doors to avoid employee injuries. The wood doors at the main entrance will require replacement as well. The tile roof has several areas of missing tile and should be repaired at this time. This work can be completed at a minimal cost and therefore has not been included in the Immediate Repairs Cost Table. The tile roof will require replacement during the term which has been included in the Capital Reserves Cost Table.

Several locations on the roof overhang at the Boat House have rotted wood. This should be replaced and new wood should be painted at this time. Eventual replacement of the wood siding is recommended with periodic painting of the exterior should be completed during the term. The asphalt shingle roof will require replacement as well.

The Cart Barn wood siding will require painting over the term with some sectional siding replacements. The asphalt shingle roof will need replacement as well.

The Halfway House will require tuckpointing as well as tile roof replacement during the term period.

The Designated Site Contact reported no significant water-infiltration issues related to the exterior walls at this property. General cleaning, power washing and removal of debris are considered part of the normal day to day maintenance of the building exteriors.

Building Exterior Conditions and Recommendations

Immediate Repairs:

- Replace the rotted and damaged wood fascia boards and paint on the Boat House at this time.

Replacement Reserves:

- Make stone repairs (both inside and outside) along with tuckpointing of the mortar joints at the Halfway House over the term.
- Replace the tile roof at the Halfway House.
- Make stone repairs along with tuckpointing and board replacements at the outdoor pergola adjacent to the Beach House during the term.
- Paint the wood siding at the Boat House and Cart Barn over the term.
- Replace the asphalt shingle roofing at the Boat House and Cart Barn during the term.
- Replace all the wood siding at the Boat House and sectional replacements at the Cart Barn, as needed.
- Repair the stucco walls and install new finish coat at the Beach House during the term.
- Replace the heavy wood shutters w/ new pre-finished steel rolling doors (all locations) over the term period.
- Replace the wood doors at the Beach House during the term.
- Replace the tile roof at the Beach House over the term period.
- Reconstruct the stone stairs from the Halfway House to the beach including new footings.
- Make repairs and select replacements of the stone pavers at the patio at the Beach House.

Roof

Item	Descriptions
Field Of Roof	The Beach House and Halfway House both have clay tile roofing with wood framed structure. The Boat House and Cart Barn have wood framed structure with asphalt shingles.
Flashing / Coping	Step flashing and kick-out flashing were apparent at transitions from roofing to walls, where appropriate. The flashing located at the chimney at the Boat House appears in poor condition and should be replaced as evidence of water infiltration was present on the interior of the ceiling.
Expansion Joints / Equipment Screen Wall /	NA.
Drainage	Sheet flow to roof edge directly to grade.
Chimney	There is a brick masonry chimney located in the Boat House which extends through to the roof. The masonry and joinery appear in poor condition and require repairs at this time. It also appears from the efflorescence on the interior masonry there are active leaks around the perimeter exterior roof flashing.
Reported Leaks	There are no active roof leaks according to the Site Contact.

Roof

Item		Descriptions			
Attic Areas		Attic spaces are typically open in the Cart Barn, Boat House and the Halfway House. Attic space located in the Beach House was accessed via ceiling hatch.			
Building or Section	**Roof Area (S.F.)**	**Roof System**	**Date Installed**	**General Condition**	**Estimated Remaining Service Life (in yrs.)**
Beach House- Steep slope	5,080	Tile (clay)	Unknown	Good / Fair	14 - 16 yrs.
Halfway House- Steep slope	800	Tile (clay)	Unknown	Fair	12 - 14 yrs.
Boat House- Steep slope	3,700	Asphalt Shingles	Unknown	Poor	8 - 10 yrs.
Cart Barn- Steep slope	1,100	Asphalt Shingles	Unknown	Fair	8 - 10 yrs.
Warranty In Place		There is no roofing warranty in place at this time.			
NOTE A:		Maintaining the overall service life of roofing systems requires an aggressive preventative maintenance program to be in place on an annual basis and with seasonal inspections and prompt repairs. As the in-place systems age, increasing maintenance costs should be expected to occur annually.			

Roof Conditions and Recommendations

The roof structure on all the buildings appear in generally good condition. The tile roofing found on the Beach House and the Halfway House appear in good to fair condition with tiles missing at the Beach House. The missing tiles should be replaced at this time with eventual replacement of the entire tile roof at both buildings.

The asphalt shingle roofing at the Boat House and the Cart Barn appear in fair condition. These are standard 3-tabl asphalt shingles. Routine maintenance is recommended until the asphalt shingles are replaced during the term period.

Immediate Repairs:

- Install missing tiles at the Boat House roof. This is a minimal cost and should be performed under routine maintenance provisions.
- Make flashing replacements and tuckpoint the chimney located at the Boat House.

Roof Conditions and Recommendations

Replacement Reserves:

- Anticipate replacement of the tile roofing on the Beach House and the Halfway House during the term period.
- Replacement of the asphalt shingles located on the Boat House and the Cart Bard is anticipated during the term period.
- Normal maintenance of the new roofs will be anticipated as part of routine maintenance.

Building Interior

Item	Descriptions
General Finishes	The interior of the Beach House was renovated in 2012 and appear in good overall condition. The finishes primarily consist of painted drywall and CMU walls with tile floors. The floor in the Boat House is bare concrete.
Square Footage	Varies per building.
Item	**Interior Spaces**
Walls	Painted drywall/ wall covering in select locations. Painted CMU in some basement locations
Floors	Tile or carpet
Ceilings	Most ceilings are open to roof structure. The ceiling in the Beach House is painted drywall.
Locker / Restroom Finishes	Painted CMU with tile floors and some wall tile, and painted drywall ceiling.
Water Intrusion / Mold	Suspect mold growth activity was not reported by the Site Contact or observed by ACG representative at the time of the site visit.

Building Interior Conditions and Recommendations

Interior finishes were observed to be generally in good condition.

Immediate Repairs:

- There are several cracks found in the drywall ceiling located in the Beach House which should be repaired at this time. This is a nominal cost which has not been included in the cost table.

Replacement Reserves:

- We anticipate a renovation of the interior finishes will be required at the Beach House building during the term period.

Elevators

Elevators (General)	There are no elevators in the building.

Elevator Conditions and Recommendations

N/A.

Immediate Repairs:

- N/A.

Replacement Reserves:

- N/A.

Mechanical / Electrical / Plumbing

Item	Descriptions
Heating And Cooling	None of the buildings are cooled. The Halfway House is an open air structure and is not heated or cooled. The Cart Barn is not heated or cooled. The Boat House is heated with ceiling hung gas-fired unit heaters.
Ventilation	Restrooms are provided with exhaust fans vented to the exterior.
Main Electrical Distribution	The building service size is rated at 400 amps, 120/208 volt, three-phase, four-wire.
Transformer(s)	Utility-owned, pad and pole-mounted.
Emergency Generator	There is no emergency generator on the property.
Branch Wiring	Copper, per Designated Site Contact.
Interior Lighting	Primarily ceiling-mounted fluorescent tube fixtures.
Domestic Water Distribution	Copper pipe within buildings per site contact and observations.
Backflow Prevention	We did not observe a backflow prevention device to protect water supply at the property.
Sanitary	Sanitary sewer is gravity fed to the on-site lift station located Beach House mechanical/utility room. It is then pumped up the bluff to the municipal sanitary sewer system.
Plumbing Fixtures	Appears to be commercial quality.

Mechanical / Electrical / Plumbing Conditions and Recommendations

HVAC –

The HVAC system was observed to be functional and generally in good operating condition. The unit heaters will require replacement during the term period.

Mechanical / Electrical / Plumbing Conditions and Recommendations

Electrical –

The electrical equipment was observed to be functional and generally in good condition. Routine maintenance is recommended over the term period.

The lighting level within the interior spaces appears to be reasonable. The fixtures appear to be generally functioning and in good overall condition.

Plumbing –

The plumbing systems were observed to be functional and generally in good operating condition. Fixtures located in the bathrooms appear in good condition. Reports of not enough working space within the plumbing chase in the Beach House restrooms were noted. Without major renovations, the working space in the plumbing chase is not included in the cost tables.

Immediate Repairs:

- There are no repair items at this time.

Replacement Reserves:

- Replacement of the ceiling hung heating units during the term period is recommended.
- Replacement of the domestic hot water heater at the Beach House and Boat House buildings is anticipated during the term.
- Replace the sewage ejection pumps in the term period.
- Sewer pipe sectional replacements should be anticipated during the term due to their age.

Fire Protection/Life Safety

Item	Descriptions
Automatic Sprinklers	There is no automatic sprinkler system in the buildings. The food preparation area has a chemical fire suppression system in the exhaust hood above the cooking equipment.
Fire Alarm Control Panel	There is no fire alarm panel located in the buildings.
Alarm Devices	Audible and strobes were observed throughout the building.
Smoke / Heat Detectors	The Beach House and Boat House have smoke detector devices throughout the building.
Pull Stations	Located at the exits only within the Beach House and Boat House.
Fire Extinguishers - Portable	Wall-mounted fire extinguishers are located throughout the Beach House, Cart Barn and the Boat House. Inspection tags on the portable fire extinguishers were posted and current.
Emergency Lighting / Signs	Battery-powered emergency lighting and exit signs were observed along paths of egress and adjacent to the exit doors in the Clubhouse building.
Lightening protection System	There is no Lightening Protection system located on the building.
Emergency Generator	None observed.

Fire Protection/Life Safety Conditions and Recommendations

No testing was performed by ACG for this assessment, however, the fire protection systems appear to be functional and is routinely inspected. Maintenance and replacement of all portable fire extinguishers will be required over the term at a nominal cost.

Immediate Repairs:

- No Immediate Repairs items are identified at this time.

Replacement Reserves:

- Replacement of the emergency lights, batteries, horns and strobe devices in the Beach House and Boat House buildings is anticipated in the term.

Other Structures

The property has trellis structures located along the boardwalk built of treated lumber. The structures are in good condition and will require repairs and wood replacements over the term.
There are three (3) storage sheds located on the property which appear in fair condition. The storage shed structures are wood framed with painted wood siding. The sheds will require replacement or wood siding replacements during the term.
There are three (3) tennis courts located in the northeast portion of the park. The tennis courts have an artificial grass surface and are reportedly over the underground municipal domestic water storage tank. The court surface will require replacement and potential waterproofing of the top side of the underground water storage tank.

Immediate Repairs:

- No Immediate Repairs items are identified at this time.

Replacement Reserves:

- Repair and wood replacements of the wood trellis located at the beach is anticipated in the term.
- Repairs or replacement of the wood storage sheds is recommended over the term period.
- Replacement of the artificial grass surface at the tennis courts along with waterproofing of the top side of the underground water tank (under the tennis courts only) is anticipated.

ADA

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990 and effective January 26, 1992. The ADA is not a building code, it is a Law.

During our site visit, a limited visual assessment for accessibility was made; however, a full assessment Report was developed by Recreation Accessibility Consultants, LLC, dated August 5, 2011 and is referenced herein. Their opinions of costs to providing general accessibility compliance are included in the ADA Cost Table of our Report and rolled up in our overall cost estimates. Since ADA compliance can have legal consequences we recommend that the Park District consult with legal counsel and carefully develop their plans to resolve non-compliant issues that have been identified.

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

The Illinois Accessibility Code (IAC) imposes some requirements that are more stringent than the 2010 Standards; for example, in the area of accessible parking and service counter height. The

Other Structures

The property has trellis structures located along the boardwalk built of treated lumber. The structures are in good condition and will require repairs and wood replacements over the term.
There are three (3) storage sheds located on the property which appear in fair condition. The storage shed structures are wood framed with painted wood siding. The sheds will require replacement or wood siding replacements during the term.
There are three (3) tennis courts located in the northeast portion of the park. The tennis courts have an artificial grass surface and are reportedly over the underground municipal domestic water storage tank. The court surface will require replacement and potential waterproofing of the top side of the underground water storage tank.

Immediate Repairs:

- No Immediate Repairs items are identified at this time.

Replacement Reserves:

- Repair and wood replacements of the wood trellis located at the beach is anticipated in the term.
- Repairs or replacement of the wood storage sheds is recommended over the term period.
- Replacement of the artificial grass surface at the tennis courts along with waterproofing of the top side of the underground water tank (under the tennis courts only) is anticipated.

ADA

recommendations in their report incorporate IAC requirements.

At the Park Districts' multiple facilities and buildings, the areas the District is responsible for ADA compliance to the public are generally considered to be:

- Parking available to the public. Each building should have at least one accessible space, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible).
- Exterior route from accessible parking to accessible building entrances,
- Interior public common area accessible route,
- Building common areas open to public, including restrooms and accessible routes.

ADA ACCESSIBILITY

	Item	Estimated Costs	Comments
A. Lakefront Park Beach House and Boat House			
1.	Install detectable warning strips at the end of the boardwalk and the small parking area.	**$300.00**	Install to warn sight impaired persons.

PHOTOGRAPHIC DOCUMENTATION

REPLACE THIS PAGE WITH PHOTOGRAPHS

Photo #1 Overall view of the Lakefront Park.

Photo #2 View of areas of standing water within the lawn area after a heavy rain. Paved pathways throughout the park.

Photo #3 View of paved pathways, benches and landscaped areas throughout the park.

Photo #4 View of children's playground area.

Photo #5 View of children's playground area.

Photo #6 View of areas of paved pathways with cracking surfaces.

Photo #7 View of benches on stone patio at the top of the bluff and the end of Park Avenue and Hazel Avenue.

Photo #8 View of stone walls at the top of the entrance to the beach.

Photo #9 View of the top portion of the bluff which was restored in 1999.

Photo #10 View of the top portion of the bluff which was restored in 1999.

Photo #11 Dedication plaque and information plaque of the restoration of native plantings on the bluff which was completed in 1999.

Photo #12 View of the three (3) synthetic grass surface tennis courts. These are located directly above the buried municipal domestic water storage tank.

Photo #13 View of the southern entrance drive down to the beach area.

Photo #14 Overall view of the paved drive down to the beach, halfway house, beach house and boat house.

Photo #15 View of stone wall which appears to be leaning and bulging at various locations along the drive.

Photo #16 View of continuous water leakage and cascading over the wall from the bluff above.

Photo #17 View of continuous cracking at the stone walls, even at previously repaired areas.

Photo #18 Close up look at the stone wall with various degrees of damages and previous repairs over the years.

Photo #19 Overall view of the stone halfway house located half-way down the bluff and entry drive.

Photo #20 View of the stone halfway house.

Photo #21 View of the interior of the halfway house.

Photo #22 View of the interior wood-framed ceiling of the halfway house.

Photo #23 View of cracking walls and previous attempted repairs to the walls of the halfway house.

Photo #24 View of the east wall at the halfway house to the lower bluff area.

Photo #25 View of lower road edge damage and wash-out along the east side.

Photo #26 View of concrete crib wall at the lower portion of the bluff along the west side of the lower drive.

Photo #27 Heavy damage found at the concrete crib wall along the west side of the lower drive.

Photo #28 Extensive deterioration and damage to the concrete crib wall at the lower drive, west side of roadway.

Photo #29 Drive damage and wash-out at the bottom portion of the entry drive to the beach (looking north).

Photo #30 View of the small paved parking and the main beach.

Photo #31 View of heavily used stone stairs leading from the halfway house down to the beach house.

Photo #32 View of heavy damages to the stone and mortar joints over the winter months.

Photo #33 View of heavy damages to the stone and mortar joints over the winter months.

Photo #34 View of the east side of the stair stone wall leaning outward at the top.

Photo #35 View of stone and concrete foundation walls for the drive wall on the east side.

Photo #36 View of reported area of repair during last season and now deteriorated mortar in other locations.

Photo #37 Overall view of the wood-framed boat house structure located at the north end of the beach.

Photo #38 View of the east elevation of the boat house.

Photo #39 Wood deck located on the south side of the boat house structure.

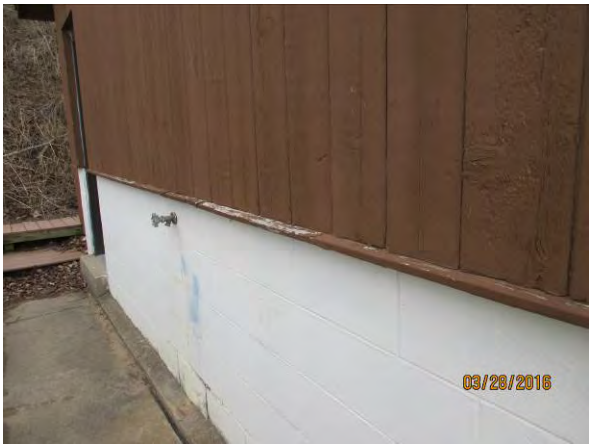

Photo #40 View of damaged wood siding and wood trim along with minor cracking at the bottom block walls.

Photo #41 View of the west wall of the boat house and lockers.

Photo #42 View of the west wall of the boat house where the bluff has encroached on the back wall of the structure.

Photo #43 Many locations along the west wall of the boat house where the ground from the bluff above has encroached on the walls making it more and more difficult to open the locker doors.

Photo #44 View of the west and north walls of the boat house where the bluff has encroached on the back wall of the structure.

Photo #45 View of partial north and the east elevation of the boat house, looking south.

Photo #46 Heavy deterioration and flashing deficiencies at the chimney of the boat house.

Photo #47 View of observed water staining and efflorescence found on the inside of the boat house at the chimney.

Photo #48 View of interior of the boat house bathrooms.

Photo #49 View of potential structural shifting of the concrete floor slab located at the southwest corner of the boat house.

Photo #50 View of lift station located within the boat house structure.

Photo #51 View of newer heaters within the boat house structure.

Photo #52 View of cracking block walls within the boat house structure, appears to be shifting.

Photo #53 View of path of storm sewer line located underground from the street above (Beach Road) to the boat house area below.

Photo #54 View of the storm sewer manhole cover located at the boat house area at the bottom of the bluff area.

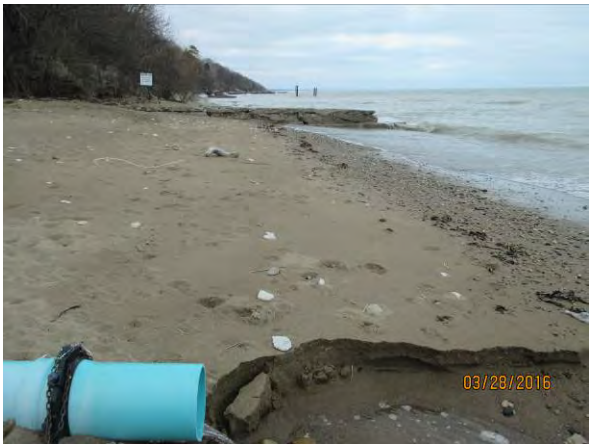

Photo #55 View of open storm sewer line, emptying into Lake Michigan, which is connected to the storm line to the west and up to Beach Road.

Photo #56 View of the boardwalk along the main beach from the lower drive/parking area leading to the Beach House.

Photo #57 View of boardwalk along the main beach, looking north from the Beach House.

Photo #58 View of typical beach picnic areas along the boardwalk. Water washes from the bluff above.

Photo #59 View of one of the larger beach picnic areas along the boardwalk.

Photo #60 View of continuous bluff encroachment at the picnic areas along the west side of the beach.

Photo #61 View of the Beach/Bath House building at the beachfront.

Photo #62 View of main door to the Beach/Bath House.

Photo #63 View of stone patio along the east side of the Beach/Bath House building.

Photo #64 Overview of the Beach/Bath House and the pergola to the south.

Photo #65 Overall view of tile roofing at the Beach/Bath House building.

Photo #66 View of tile roofing at the Beach/Bath House building with several tiles missing from the roof and found on the ground.

Photo #67 View of the interior of the Beach/Bath House main lobby.

Photo #68 View of a typical restroom sinks and toilet stalls within the Beach/Bath House.

Photo #69 View of typical bathroom toilet stalls within the Beach/Bath House.

Photo #70 View of typical shower stalls within the Beach/Bath House.

Photo #71 View of sewage ejection pit and pump located within the Beach/Bath House building.

Photo #72 View of the sanitary sewer ejection pump alarm system located within the building adjacent to the ejection pit/pumps.

Photo #73 View of the interior of the plumbing wall where necessary maintenance is required throughout the year and each season.

Photo #74 View of water line located outside the Beach/Bath House building within a pit (west side of building at the bluff) for the domestic water.

Photo #75 View of cracking in ceiling within the Beach/Bath House which occurs on a continuous basis.

Photo #76 View of step cracking observed at various locations primarily at the men's restroom.

Photo #77 View of the commercial kitchen.

Photo #78 View of the commercial kitchen.

Photo #79 View of standing water located on the countertop within the commercial kitchen from driving rain which occurs through the window openings.

Photo #80 View of hot water heater for the building- leaking was observed on the top of the unit.

Photo #81 View of the south door which is reportedly heaving due to freeze-thaw.

Photo #82 View of attic space within the Beach/Bath House building.

Photo #83 View of pergola located at the south end of the Beach/Bath House building.

Photo #84 View of pergola located at the south end of the Beach/Bath House building

Photo #85 View of the stone retaining wall located at the south end of the Beach/Bath House along the pergola.

Photo #86 View of stone retaining wall along the east side of the terrace and the beach.

Photo #87 View of the pier and railing system.

Photo #88 View of the damaged flooring boards and loose railings.

Photo #89 View of damaged end of pier from winter storms.

Photo #90 Overview looking from the end of the pier back to the beach.

Photo #91 View of the wood-framed cart barn structure.

Photo #92 View of the wood-framed cart barn structure.

Photo #93 View of the wood-framed cart barn structure.

Photo #94 View of the cart barn structure sitting on CMU and not a foundation system.

Photo #95 View of the underside of the cart barn structure.

Photo #96 Typical interior of the cart barn.

Photo #97 View of wood trusses for the cart barn roof.

Photo #98 View of electrical provided in the cart barn.

3.4 Watts Ice Center & Park

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AERIAL MAP

ARCHITECTURAL CONSULTING GROUP, Ltd.	GLENCOE PARK DISTRICT **Watts Ice Center** 305 Randolph St. / Glencoe, IL	Project No. 15-170 N.T.S.	N

Architectural Consulting Group, Ltd.

1.0. EXECUTIVE SUMMARY

General Property Identification Summary

Item	Description
Property Name	**Glencoe Park District - Watts Center Ice Rink and Watts Park**
Property Address	305 Randolph Street
Type of Facility	Park District Facility
Site Area (Acres)	3 + acres
Total Parking Spaces	See Section 3.2
Number of Buildings	1
Number of Stories	2
Building(s) Area (SF)	10,400
Year(s) Constructed	unknown
Year(s) Renovated	N/A
Gen'l Const.	The building is constructed of wood framing and steel framing. The exterior of the building is primarily face brick. There are 2 outdoor ice rinks as one official size and one junior size rink.
Date of Site Visit	March 30, 2016
Survey Conducted By	John E. Steinbach

Estimated Required Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	**0 to 1 YR**
Total Immediate Repair Cost	**$8,900**

1.2 Capital Expenditure & Reserve Summary

	Total Cost
Evaluation Term	**20**
Building(s) Area	**10,400**
Total Capital Expenditure	**$702,245**
Total Inflated Capital Expenditure	**$953,474**
Inflation Factor	**3.0%**
Total Capital Reserve (per SF per Year)	**$3.38**
Total Inflated Capital Reserve (per SF per Year)	**$4.58**

1.3 ADA Related Costs

	Total Cost
Total ADA Compliance Cost	**$1,200**

1.1 Immediate Repairs Cost Estimate

Project:	**Glencoe Park District - Watts Center Ice Rink and Watts Park**	Building(s) Area:	10,400	SF
Location:	**305 Randolph Street**	No. of Bldgs.:	1	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**2**	Property Age:	20+	years

Item Description	Quantity	U	Cost	I-Total$	Comments
Tennis Court, repairs to surface cracks	1	Allow	$2,800.00	$2,800	Repair all large cracks in the court surface at this time.
Watts Center- Fascia/Soffits (wood), repairs/section replacements	1	Allow	$3,600.00	$3,600	Replace damaged and rotted wood at southeast corner of the upper roof area.
Total Immediate Repairs				**$8,900**	
Cost per SF				**$0.86**	

1.2 Replacement Reserves Cost Estimate

Project:	**Glencoe Park District - Watts Center Ice Rink and Watts Park**	Building(s) Area:	10,400	SF
Location:	**305 Randolph Street**	No. of Bldgs.:	1	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**1/3/1904**	Property Age:	20+	years

Item Description	EUL	Quantity	U	Cost	R-Total$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Cumulative
Walking Paths - Asphalt overlay / repairs (over term)	20	3,300	SF	$3.50	$11,550	$0	$0	$0	$0	$0	$5,775	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,775	$0	$0	$0	$0	$11,550
Sidewalk, concrete sectional replacement	20	900	SF	$8.00	$7,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,200	$0	$0	$0	$0	$0	$0	$0	$0	$7,200
Site lighting, pole mounted, 30 foot	25	10	EA	$4,200.00	$42,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,000	$0	$0	$0	$0	$0	$42,000
Fence, chain link replacement at tennis courts & baseball field	15	375	LF	$55.00	$20,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,625	$0	$0	$0	$0	$0	$0	$20,625
Metal Railings, remove corrosion & paint	17	2	EA	$2,000.00	$4,000	$0	$0	$0	$0	$0	$2,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$0	$0	$0	$0	$4,000
Ice Rink, surface refinish/repair	20	1	Allow	$50,000.00	$50,000	$0	$0	$0	$0	$0	$0	$0	$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$50,000
Ice Rink, equipment replacement/repairs	15	1	Allow	$250,000.00	$250,000	$0	$0	$0	$0	$25,000	$0	$0	$0	$0	$25,000	$0	$0	$0	$0	$0	$200,000	$0	$0	$0	$0	$250,000
Tennis Court, complete asphalt resurface/court repainting	15	14,500	SF	$4.30	$62,350	$0	$0	$0	$0	$0	$0	$62,350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$62,350
Baseball Field, dugout repairs	15	2	Allow	$4,000.00	$8,000	$0	$0	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,000	$0	$0	$8,000
Watts Center- Exterior walls, tuck point masonry (include chimney stack)	20	2,400	SF	$8.00	$19,200	$0	$9,600	$0	$0	$0	$0	$0	$0	$9,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,200
Watts Center- Fascia/Soffits (wood), painting/repairs over term	10	1	Allow	$12,600.00	$12,600	$0	$0	$0	$6,300	$0	$0	$0	$0	$0	$0	$0	$0	$6,300	$0	$0	$0	$0	$0	$0	$0	$12,600
Watts Center- Exterior walls, caulk replacements (twice over term)	10	3,200	LF	$8.00	$25,600	$0	$12,800	$0	$0	$0	$0	$0	$0	$0	$0	$12,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,600
Watts Center- Roof Replacement; EPDM Areas	20	2,700	SF	$6.00	$16,200	$0	$0	$0	$0	$0	$0	$0	$0	$16,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,200
Watts Center- Roof Replacement; asphalt shingle replacement	20	6,400	SF	$4.00	$25,600	$0	$0	$0	$0	$0	$0	$0	$0	$25,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,600
Watts Center- Exterior doors & lintels (Paint)	30	6	EA	$320.00	$1,920	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,920	$0	$0	$0	$0	$0	$0	$0	$0	$1,920
Watts Center- Carpet replacement	8	2	Allow	$16,000.00	$32,000	$0	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$32,000
Watts Center- VCT flooring replacements	15	1	Allow	$6,000.00	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$6,000
Watts Center- HVAC Rooftop Unit replacements (4 total units)	15	50	TON	$1,500.00	$75,000	$0	$0	$0	$0	$0	$37,500	$0	$0	$0	$37,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,000
Watts Center- Hot Water Heater replacements	10	1	Allow	$12,000.00	$12,000	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$12,000
Watts Center- Sump pump replacements	15	2	EA	$200.00	$400	$0	$0	$0	$200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200	$0	$400
Emergency lights, horns, strobes - replacements	10	1	Allow	$12,000.00	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,000	$0	$0	$0	$0	$0	$0	$0	$12,000
Fire Protection: Annunciation panel, replacement	15	1	Allow	$8,000.00	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000
Subtotal					**$702,245**	**$0**	**$22,400**	**$20,000**	**$6,500**	**$25,000**	**$45,275**	**$62,350**	**$56,000**	**$51,400**	**$62,500**	**$20,800**	**$25,120**	**$24,300**	**$20,625**	**$42,000**	**$207,775**	**$6,000**	**$4,000**	**$200**	**$0**	**$702,245**
Escalation Factor per year				**3.00%**	**N/A**	$0	$672	$1,218	$603	$3,138	$7,211	$12,099	$12,873	$13,712	$19,048	$7,153	$9,652	$10,346	$9,664	$21,529	$115,932	$3,628	$2,611	$140	$0	$251,229
Total with escalation					**N/A**	**$0**	**$23,072**	**$21,218**	**$7,103**	**$28,138**	**$52,486**	**$74,449**	**$68,873**	**$65,112**	**$81,548**	**$27,953**	**$34,772**	**$34,646**	**$30,289**	**$63,529**	**$323,707**	**$9,628**	**$6,611**	**$340**	**$0**	**$953,474**
Cost per SF - uninflated		**$67.52**			**$67.52**	**$0.00**	**$2.22**	**$2.04**	**$0.68**	**$2.71**	**$5.05**	**$7.16**	**$6.62**	**$6.26**	**$7.84**	**$2.69**	**$3.34**	**$3.33**	**$2.91**	**$6.11**	**$31.13**	**$0.93**	**$0.64**	**$0.03**	**$0.00**	**$91.68**
Average cost per SF per year		**$3.38**			**$3.38**																					**$4.58**
Cost per SF - inflated		**$91.68**																								
Average cost per SF per year		**$4.58**																								

1.3 ADA Cost Estimates

Project:	**Glencoe Park District - Watts Center Ice Rink and Watts Park**	Building(s) Area:	10,400	SF	
Location:	**305 Randolph Street**	No. of Bldgs.:	1		
Type of Facility:	**Park District Facility**	Reserve Term:	20	years	
No. stories:	**2**	Property Age:	20+	years	

Item Description	Quantity	U	Cost	A-Total$	Comments
Detectable warning strips at entry	1	LS	$1,200.00	$1,200	Install detectable warning strips along length of depressed curb at handicapped parking in front of building.
Total Cost				**$1,200**	
Cost per SF				**$0.12**	

3.4 Watts Ice Center & Park

The Watts Center is reportedly the original Park District headquarters. This building is a two-story structure with brick face exterior walls. There is an addition which was added to the original structure in the mid-1980's. The center has two exterior ice rinks; one official size and the second is junior size. The building houses programming rooms, locker/team rooms and restrooms. The building is heated and cooled with split-system rooftop units. The ice rink has underground piping and is cooled with a refrigeration unit housed in the adjacent building with and an exterior cooling tower within a fenced area adjacent to the building. The steep-sloped roof has asphalt shingles while the low-sloped roof has a single-layer EPDM roofing system.

The park is located both to the north and the west of the building across Randolph Street. The portion to the north has a single soccer field. To the east of the building there are two basketball courts which are shared with the adjacent school. The main park, located across the street to the west of the building, includes a single baseball field with dugouts, a Frisbee Golf course and two tennis courts. There are walking paths and benches located throughout the park.

Site Improvements

Item	Descriptions
Paving, Utilities, Site Drainage, Site Lighting etc.	Parking for the facility is provided via public street parking only. There is no parking lot associated with this property. Angled parking is located in front of the Watts Center and other parallel street parking is located off adjacent streets. There are paved walking paths located at the Park just west of the Watts Center. The paved walking paths appear in good to fair condition with repairs anticipated over the term. Site drainage appears to be natural percolation into the ground. There are street inlets for sheet flow to the municipal storm water system underground. No major issues with site drainage other than a few small areas of water ponding after extreme heavy rains. Site lighting is provided primarily by pole-mounted light fixtures which are positioned to the sports fields located at the Watts Center as well as the park to the west. Lights are provided at the ice rinks, tennis courts and the baseball field. There are also light bollards located along the sidewalk and entry way to the Watts Center building. Lighting was not viewed at night-time hours however it appears the spacing of the sports lighting is sufficient for the needs. Replacement of the pole-lighting is anticipated over the term period.
Site Gas Service	Underground to meter and regulator adjacent to building. There were no reported issues related to the site natural gas system per the Site Contract.
Site Electrical	Electrical power from on-site transformer, then typically underground to the building. There were no reported issues related to the site electrical system per the Site Contract.

Site Improvements

Item	Descriptions
Sidewalks / Patios	Typically broom-finished concrete to entrances. There are concrete sidewalks located along the public streets as well as on the property. The Park District is only responsible for those sidewalks located on their property and not on the public way. There is a large concrete patio located adjacent to the ice rinks. Anticipate sectional concrete sidewalk and patio replacements during the term period.
Landscaping	Lawn turf, mature trees, shrubs, and bedding plants. In-house staff maintains the landscaping.
Fences / Railings	There is a tall chain-link fence surrounding the tennis courts. Also chain-link fence is located at the baseball field. Small sections of chain-link fence are located at the Watts Center ice rinks. All fencing appears in good to fair condition with anticipated replacements over the term period.
Retaining Walls	There are no retaining walls at this property.
Watts Center- Ice Rinks	There are two (2) exterior ice rinks located at the Watts Center. The large ice rink is a professional sized rink and the smaller one is a junior sized rink. Both rinks are adjacent to the building. We anticipate refinishing and repairs at both ice rinks as well as miscellaneous equipment replacements during the term period.
Park- Tennis Courts	There are two (2) exterior tennis courts located at the northeast portion of the park, just west of the Watts Center building. The courts are enclosed with a high chain-link fence. The court surface appears in fair condition with many areas of surface cracks observed. We recommend repairs to the many surface cracking at this time to avoid further damages to the underlying courts pavement. The painted surface appears in good to fair condition however we anticipate resurfacing of the court surface in the term.
Park- Baseball Field	There is a single baseball field located within the park at the northwest portion. The baseball field has a home and visitor dugout along with bench seating. The baseball field appears in good condition. It was noted the dugouts have flooded in extreme rain. We recommend making dugout repairs and possible adding a small sump pit with pump to each location.
Park- Frisbee Golf Field	The park has a Frisbee Golf field located at the southern portion of the park. The stations of the field appear in good to fair condition with routine maintenance such as minor repairs and painting required over the term.
Soccer Field	The soccer field is located to the north of the Watts Center building. The field appears in good condition with routine maintenance required over the term.
Dumpster Area	There is a wood fence surrounding the dumpster area located at the north side of the Watts Center building. The wood fence appears to be in fair condition with board replacement anticipated over the term.
Easements	No survey drawings were available for review of easements.
Noise Sources	None observed or noted at the time of our site visit.

Site Improvements Conditions and Recommendations

The site components appear to be in generally good overall condition. We anticipated repairs and equipment replacements during the term period which would include pavement repairs at the walking paths, sectional sidewalk replacements, site lighting replacements, chain-link sectional replacements/repairs, refinishing and surface repairs at the ice rinks and tennis court resurfacing and painting. We also have identified equipment replacements for the ice rinks and potential installation of small sump pits with pumps at the baseball field dugouts.

No specific site drainage, domestic water issues, or sewer-related problems were reported by the Designated Site Contact or observed by ACG.

Immediate Repairs:

- Repair the multiple cracks located at the tennis court surface at this time.

Replacement Reserves:

- Pavement repairs and overlay system will be required over the term to the walking paths located in the park.
- Sectional replacements of the concrete sidewalks are recommended during the term.
- Replacement of the pole-mounted site lighting at the baseball field, tennis courts and the outdoor ice rinks are recommended over the term.
- Chain-link fence sectional replacements are anticipated at the tennis courts, baseball field and small sections at the Watts Center building.
- Remove the corrosion and paint the metal railings located at the Watts Center bldg.
- Anticipate surface repairs and refinishing at the ice rinks.
- Equipment replacements are also anticipated at the ice rinks.
- Tennis court asphalt resurfacing and court surface painting.
- Baseball field dugout repairs/install small sump pits & pumps are anticipated during the term period.

Building Exterior

Item	Descriptions
Foundation / Superstructure	Drawings of the Watts Center building were not available for our review. The foundation walls could not be viewed due to hidden conditions however we did view them in open mechanical rooms located in the basement of the building. We presume the foundation walls are conventional reinforced concrete foundations with a wood truss flooring system.
Floor Slabs	Concrete slab is used at the basement floor. The main level floor and the second floor have lightweight concrete topping over plywood sheathing with floor coverings.
Exterior Walls	The exterior walls at the Watts Center building are comprised of face brick over wood-framed walls. The soffits and fascia area constructed of painted wood trim. Scraping and painting of the wood soffits/fascia and trim will be required during the term period.
Windows / Doors	Windows are aluminum framed and have insulated glazing however the original wood trim frames are still in place. The main original door is wood and painted. The new entrance to the building has aluminum framed doors and sidelights. There are also painted

Building Exterior

Item	Descriptions
	metal service doors in steel frames. The steel lintels appear in fair to poor condition with visible corrosion noted. We anticipate scraping and painting of the steel lintels during the term.
Sealants	Sealant is used on the building window and door openings. The in place sealant appears old and cracking. We anticipate replacement of the sealant at the window and door openings over the term.
Equipment Entrance	Access to the ice rink equipment and the Zamboni parking has a pre-finished aluminum overhead garage door. The door appears in good condition which will require routine maintenance over the term.

Building Exterior Conditions and Recommendations

The building components appear to be in generally good to fair condition. There are no signs of significant structural distress in the architectural finishes supported by the foundations and the building exterior appears in generally good condition.

Immediate Repairs:

- Replace the damaged wood soffits/fascia located on the upper roof (southeast corner) of the Watts Center building, prime and paint the new wood at this time.

Replacement Reserves:

- Tuckpointing of select locations on the building brick facades as well as the masonry chimney will be required over the term period.
- Scraping and painting of the wood trim and the wood soffits/fascia on the building is also anticipated over the term.
- Replacement of the sealant around all windows and door openings is required over the term.
- Scraping and painting of the metal service doors and steel lintels is anticipated during the term period.

Roof

Item	Descriptions
Field Of Roof	The Watts Center building has two primary roof areas; the upper roof is a steep-sloped roof with asphalt shingles while the lower roof is a low-slope roof with an EPDM roofing system. The roofing on the building is believed to have been replaced in 2005 or 2006. Both roofs appear in good condition however we anticipate replacement of both the EPDM and asphalt shingle roofing over the term.
Flashing / Coping	Metal flashing at wall junctions and coping is in place at the lower roof. There is also metal flashing at the chimney location.
Expansion Joints / Equipment Screen Wall /	N/A.

Roof

Item	Descriptions
Roof Drainage	Sheet flow at the upper roof area is to roof edge and collected in metal gutters and then emptied into downspouts to grade. The lower roof has internal roof drains that have internal piping connected to the storm sewer system. There were no issues reported with the roof drainage systems.
Reported Leaks	There are no active leaks at this time according to the Site Contact. A previous roof leak has been repaired last year.
Attic Areas	There is no attic space in the building.

Building or Section	Roof Area (S.F.)	Roof System	Date Installed	General Condition	Estimated Remaining Service Life (in yrs.)
Watts Center Bldg.- Steep Slope	6,400	Asphalt Shingles	2005	Good	8 - 10 yrs.
Watts Center Bldg.- low Slope	2,700	EPDM	2005	Good	8 - 10 yrs.

Warranty In Place	No roof warranty is in place.
NOTE A:	Maintaining the overall service life of roofing systems requires an aggressive preventative maintenance program to be in place on an annual basis and with seasonal inspections and prompt repairs. As the in-place systems age, increasing maintenance costs should be expected to occur annually.

Roof Conditions and Recommendations

The roof components appear in generally good condition at the Watts Center building. The main upper steep-sloped roof and lower low-slope roofing were believed to be replaced in 2005. Routine maintenance to help promote extended life before replacement is needed. The roofing will require routine maintenance over the term.

Immediate Repairs:

- There are no Immediate Repair items at this time.

Replacement Reserves:

- Anticipate replacement of the asphalt shingle roofing on the upper portion and lower portions of the roof over the term.
- Replacement of the EPDM roofing at the lower roof is projected during the term period.
- Normal maintenance of the roofs is required over the term.

Building Interior

Item	Descriptions
General Finishes	The spaces within the Watts Center building appear in good overall condition. There are hard surface tile (VCT) throughout the main floor level and carpeting in the lower level corridor and locker/team rooms. General maintenance and replacement of the carpeting and sectional tile replacements is anticipated throughout the term.
Square Footage	**Watts Center Building:** 10,400 Square Feet reported.
Item	**Interior Spaces**
Walls	Painted GWB and CMU.
Floors	VCT flooring in common areas and carpeting in locker/team rooms.
Ceilings	Painted drywall or Acoustical Ceiling Tile.
Locker / Restroom Finishes	Painted CMU walls with carpeted floors.
Water Intrusion / Mold	Suspect mold growth activity was not reported by the Site Contact or observed by ACG representative at the time of the site visit.

Building Interior Conditions and Recommendations

Interior finishes were observed to be generally in good condition.

Immediate Repairs:

- No Immediate Repairs are required.

Replacement Reserves:

- We have provided an allowance for sectional VCT flooring replacements during the term.
- We anticipate replacement of the carpeting over the term period.

Elevators

Elevators (General)	There is no elevator in the building.

Elevator Conditions and Recommendations

N/A.

Immediate Repairs:

- N/A.

Replacement Reserves:

- N/A.

Mechanical / Electrical / Plumbing

Item	Descriptions
Heating And Cooling	The Watts Center building is heated and cooled with four (4) roof top units located on the low-sloped roof area. All units are reportedly in working condition and no issues have been reported. The rooftop units appear to be similar in age and will require replacement during the term period.

Unit No.	Type / Location	Manufacturer	Model No.	Serial No.
1	Rooftop Unit / Low-slope roof area.	York	D7CG048N09946EBA	NDKM043289
2	Rooftop Unit / Low-slope roof area.	York	D7CG048N09946EBA	NMJM743567 (partially worn off)
3	Rooftop Unit / Low-slope roof area.	York	D7CG048N09946EBA	NDKM036388
4	Rooftop Unit / Low-slope roof area.	York	D2CG072N09946EBA	NDKM037100

Ventilation	Restrooms are provided with exhaust fans vented to the exterior.
Main Electrical Distribution	The building service size is rated at 800 amps, 120/208 volt, three-phase, four-wire. There were no electrical problems that were reported by the Site Contact person.
Transformer(s)	Utility-owned, pad-mounted at the north side of the building.
Emergency Generator	There is no emergency generator on site.
Branch Wiring	Copper, per Designated Site Contact. No problems were reported.
Interior Lighting	Primarily ceiling-mounted fluorescent lighting throughout the building. Fixtures appear in good condition only requiring routine maintenance.
Domestic Water Distribution	Copper pipe within buildings per management and observations. Domestic hot water is by 50 gallon, gas-fired water heater located in the basement level. The hot water heater will require replacement over the term.
Backflow Prevention	A backflow prevention device was observed in place at the incoming water supply within the Maintenance building to protect water supplies from contamination or pollution.
Sanitary	Sanitary sewer is via gravity flow to the municipal system located in the street.
Plumbing Fixtures	Appears to be commercial quality.

Mechanical / Electrical / Plumbing Conditions and Recommendations

HVAC –

The HVAC system was observed to be functional and generally in good operating condition. It appears all four (4) rooftop units at the Watts Center building is of the same age. It is anticipated that all 4 units

Mechanical / Electrical / Plumbing Conditions and Recommendations

will require replacement during the term period.

Electrical –

The electrical equipment was observed to be functional and generally in good operating condition. There were no reported problems with system capacity by the Designated Site Contact. The lighting level within the interior spaces appears to be reasonable. The fixtures appear to be generally functioning and in good overall condition. Routine maintenance is recommended over the term.

Plumbing –

The plumbing systems were observed to be functional and generally in good operating condition. Fixtures located in the restrooms appear to be commercial quality and in good condition. Routine maintenance of the plumbing system is recommended over the term.

Replacement of the 50-gallon hot water heater will be required during the term period.

Immediate Repairs:

- There are no Immediate Repair items at this time.

Replacement Reserves:

- Replacement of the four (4) rooftop units during the term is anticipated.
- Replacement of the domestic hot water heater is anticipated during the term.
- The sump pump will require replacement during the term period.

Fire Protection/Life Safety

Item	Descriptions
Automatic Sprinklers	The building is not protected by a fire suppression system.
Fire Alarm Control Panel	There is a fire alarm panel located in the building lobby. Replacement of the fire alarm panel will be necessary during the term period.
Alarm Devices	Audible and visual strobes were observed throughout the building. We have included an allowance for device replacement during the term period.
Smoke / Heat Detectors	Smoke detector devices were located throughout the building. We have included an allowance for device replacement during the term period.
Pull Stations	Located only at the exits of the building.
Fire Extinguishers - Portable	Wall-mounted fire extinguishers are located throughout the building. Tags indicated that they were regularly inspected. Routine maintenance will be required over the term.
Emergency Lighting / Signs	Battery-powered emergency lighting and exit signs were observed along paths of egress and adjacent to the exit doors in the building.
Lightening protection System	There is no Lightening Protection system located on the building.
Emergency Generator	None observed.

Fire Protection/Life Safety Conditions and Recommendations

No testing was performed by ACG for this assessment; however, the fire protection system appears to be

functional and is routinely inspected/tested. There were no reported problems with the system, according to the Designated Site Contact. Maintenance and replacement of all portable fire extinguishers will be required over the term at a nominal cost. We have included an allowance for replacement of emergency light batteries, fixtures, emergency horns and strobes during the term period.

Immediate Repairs:

- No Immediate Repairs items are identified.

Replacement Reserves:

- Replacement of the emergency light fixtures, batteries, horns and strobe devices in the Watts Center building is anticipated in the term.
- The fire alarm panel located in the main lobby of the building is anticipated for replacement during the evaluation period.

ADA

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990 and effective January 26, 1992. The ADA is not a building code, it is a Law.

During our site visit, a limited visual assessment for accessibility was made, however, a full assessment Report was developed by Recreation Accessibility Consultants, LLC, dated August 5, 2011 and is referenced herein. Their opinions of costs to providing general accessibility compliance are included in the ADA Cost Table of our Report and rolled up in our overall cost estimates. Since ADA compliance can have legal consequences we recommend that the Park District consult with legal counsel and carefully develop their plans to resolve non-compliant issues that have been identified.

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

The Illinois Accessibility Code (IAC) imposes some requirements that are more stringent than the 2010 Standards; for example, in the area of accessible parking and service counter height. The recommendations in their report incorporate IAC requirements.

At the Park Districts' multiple facilities and buildings, the areas the District is responsible for ADA compliance to the public are generally considered to be:

- Parking available to the public. Each building should have at least one accessible space, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible).
- Exterior route from accessible parking to accessible building entrances,
- Interior public common area accessible route,
- Building common areas open to public, including restrooms and accessible routes.

ADA ACCESSIBILITY		
Item	**Estimated Costs**	**Comments**

ADA ACCESSIBILITY			
Item		**Estimated Costs**	**Comments**
A. Watts Center Building			
1.	Install detectable warning strips along the entire curb ramp at the sidewalk to the parking areas.	**$1,200.00**	Install for the visually disabled in the line of traffic.

PHOTOGRAPHIC DOCUMENTATION

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Photo #1 View of the Watts Ice Center main façade (west elevation).

Photo #2 View of the main entrance to the Watts Ice Center.

Photo #3 View of the north elevation of the building.

Photo #4 View of the east elevation of the building along the ice rink.

Photo #5 View of the east elevation of the building along the ice rink.

Photo #6 View of damaged fascia and trim with possible water infiltration located on the upper roof area (southeast corner).

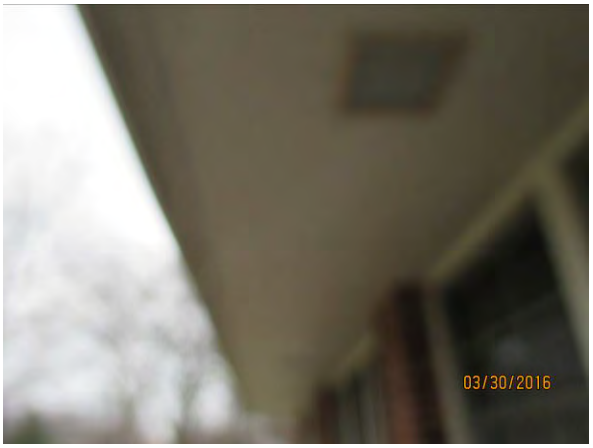

Photo #7 View of limited soffit venting at the original building.

Photo #8 View of continuous soffit venting at the newer addition to the building.

Photo #9 Overall view of the hockey rink.

Photo #10 Overall view of the hockey rink.

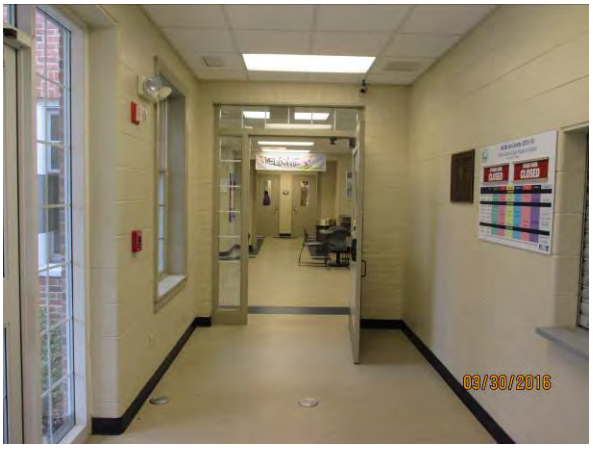

Photo #11 View of main entry and hallway.

Photo #12 View of the emergency fire panel located in the lobby of the building.

Photo #13 View of the interior spaces.

Photo #14 View of interior lounge area.

Photo #15 View of the large interior viewing room adjacent to the hockey rink.

Photo #16 View of downstairs locker and team meeting rooms.

Photo #17 View of one of the team meeting rooms.

Photo #18 View of furnace located in the basement for the lower level heating.

Photo #19 View of the hot water heater for the bathrooms in the building.

Photo #20 View of the sump pit and pump.

Photo #21 View of the sewage ejection pit and pump system.

Photo #22 View of structural metal deck which is not fireproofed (view from lower level).

Photo #23 View of steel structural beam located in the lower level which is not fireproofed.

Photo #24 View of small kitchen located on the main level.

Photo #25 View of sinks located in the kitchen on the main level of the building.

Photo #26 View of large hall.

Photo #27 View of typical bathroom located on the main level.

Photo #28 View of low-slope roof area.

Photo #29 View of low-slope and steep-slope roof areas.

Photo #30 View of typical gutters and asphalt shingle roofing on the steep-sloped roofs.

Photo #31 Typical rooftop units located on the low-slope roof area.

Photo #32 Typical rooftop units located on the low-slope roof area.

Photo #33 View of single AC condenser located on the roof.

Photo #34 View of one of the main power panels located in the building.

Photo #35 View of the Zamboni equipment located within a garage near the ice rink.

Photo #36 View of the refrigeration unit for the ice rink equipment.

Photo #37 View of the refrigeration unit for the ice rink equipment.

Photo #38 View of the refrigeration unit for the ice rink equipment.

Photo #39 View of area of leaking oil.

Photo #40 View of the chiller for the ice rink equipment.

Photo #41 View of the chiller for the ice rink equipment.

Photo #42 View of the electrical transformer and meter box located at the north end of the building.

Photo #43 View of the two tennis courts at Watts Park.

Photo #44 View of the cracking of the surface at the tennis courts.

Photo #45 View of the baseball field at Watts Park.

Photo #46 View of a typical dugout at the baseball field.

3.5 Holmes Warming Center & Central Park

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AERIAL MAP

ARCHITECTURAL CONSULTING GROUP, Ltd.	GLENCOE PARK DISTRICT **Holmes Warming Center** 680 Greenwood Ave. / Glencoe, IL	Project No. 15-170 N.T.S.	N

Architectural Consulting Group, Ltd. ACG

1.0. EXECUTIVE SUMMARY

General Property Identification Summary

Item	Description
Property Name	**Glencoe Park District - Central Park and Holmes Warming Center**
Property Address	680 Greenwood Avenue
Type of Facility	Park District Facility
Site Area (Acres)	unknown
Total Parking Spaces	See Section 3.2
Number of Buildings	1
Number of Stories	1
Building(s) Area (SF)	2,000
Year(s) Constructed	unknown
Year(s) Renovated	N/A
Gen'l Const.	The Holmes Warming Center is a one-story wood-framed building which serves as a community teen center with one bathroom, office and open space. The park was recently renovated and has 4 tennis courts, a baseball diamand and open space.
Date of Site Visit	March 30, 2016
Survey Conducted By	John E. Steinbach

Estimated Required Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	**0 to 1 YR**
Total Immediate Repair Cost	**$15,784**

1.2 Capital Expenditure & Reserve Summary

	Total Cost
Evaluation Term	**20**
Building(s) Area	**2,000**
Total Capital Expenditure	**$211,353**
Total Inflated Capital Expenditure	**$302,248**
Inflation Factor	**3.0%**
Total Capital Reserve (per SF per Year)	**$5.28**
Total Inflated Capital Reserve (per SF per Year)	**$7.56**

1.3 ADA Related Costs

	Total Cost
Total ADA Compliance Cost	**$0**

1.1 Immediate Repairs Cost Estimate

Project:	**Glencoe Park District - Central Park and Holmes Warming Center**	Building(s) Area:	2,000	SF
Location:	**680 Greenwood Avenue**	No. of Bldgs:	1	
Type of Facility:	**Park District Facility**	Reserve Term:	20	years
No. stories:	**1**	Property Age:	unknown	years

Item Description	Quantity	U	Cost	I-Total$	Comments
Holmes Center Bldg.- Chimney stack, repointing & replace flashing	1	Allow	$3,600.00	$3,600	Tuckpoint entire chimney and replace all flashing around base at roofing.
Holmes Center Bldg.- replace damaged wood fascia and soffit boards	1	Allow	$3,000.00	$3,000	Replace all damaged and rotted wood fascia and soffit boards (primarily on southeast corner) of the building.
Holmes Center Bldg.- install additional soffit vents in overhang around building	1	Allow	$4,000.00	$4,000	Install additional soffit vents around the building to increase attic ventilation.
Holmes Center Bldg.- various interior wall repairs	1	Allow	$1,800.00	$1,800	Patch and paint all damages on interior walls.
Holmes Center Bldg.- replace old fuse box	1	Allow	$3,000.00	$3,000	Replace the old fuse box with new electrical box or connect to existing breaker panel.
Total Immediate Repairs				**$15,784**	
Cost per SF				**$7.89**	

1.2 Replacement Reserves Cost Estimate

Project:	**Glencoe Park District - Central Park and Holmes Warming Center**	Building(s) Area:	2,000	SF	
Location:	**680 Greenwood Avenue**	No. of Bldgs:	1		
Type of Facility:	**Park District Facility**	Reserve Term:	20	years	
No. stories:	**1/2/1904**	Property Age:	unknown	years	

Item Description	EUL	Quantity	U	Cost	R-Total$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Cumulative
Paved Drive/Walk to Bldg - crack repairs, seal coating and restriping over term	7	3,840	SF	$0.20	$768	$0	$384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$384	$0	$0	$0	$0	$768
Paved Drive/Walk - Asphalt overlay with localized full depth repair (cut & patch, full depth)	20	1,920	SF	$3.50	$6,720	$0	$0	$0	$0	$0	$0	$0	$0	$6,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,720
Site lighting, pole & Bldg. mounted, 30 foot	25	8	EA	$4,200.00	$33,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,600	$0	$0	$0	$0	$0	$0	$0	$0	$33,600
Fence, chain-link replacement at Tennis Courts	15	640	LF	$65.00	$41,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,600	$0	$0	$0	$0	$41,600
Fence, chain-link replacement at Baseball Field	15	130	LF	$95.00	$12,350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,350	$0	$0	$0	$0	$12,350
Tennis Courts (4 total courts), resurfacing	15	2	EA	$26,400.00	$52,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,800	$0	$0	$0	$0	$52,800
Holmes Center Bldg.- Exterior walls, tuck point masonry	20	300	SF	$8.00	$2,400	$0	$0	$0	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,400
Exterior walls (Holmes Center Bldg), scrape brick walls & wood soffits/fascia, paint	10	2	Allow	$3,000.00	$6,000	$0	$0	$0	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0	$0	$6,000
Exterior walls, caulk replacements	10	600	LF	$8.00	$4,800	$0	$0	$0	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,400	$0	$0	$0	$0	$0	$4,800
Holmes Center Bldg.- replace asphalt shingle roofing	20	2,900	SF	$3.85	$11,165	$0	$0	$0	$0	$0	$11,165	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,165
Holmes Center Bldg.- Carpet, replacement	8	2	Allow	$6,000.00	$12,000	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$12,000
Holmes Center Bldg.- furnace & AC condenser replacement	15	4	TON	$1,300.00	$4,550	$0	$0	$0	$0	$0	$0	$0	$4,550	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,550
Holmes Center Bldg.- Hot Water Heater replacement (twice over term)	10	1	Allow	$3,000.00	$3,000	$0	$0	$0	$0	$0	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500	$0	$0	$3,000
Holmes Center Bldg.- Galvanized Piping replacement	15	1	Allow	$6,000.00	$6,000	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000
Holmes Center Bldg.- Emergency lights, horns, strobes - replacements	10	1	Allow	$4,000.00	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,000
Storage Sheds, replace structure	30	2	EA	$4,800.00	$9,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,600	$0	$0	$0	$0	$0	$0	$9,600
Subtotal					**$211,353**	**$0**	**$6,384**	**$6,000**	**$7,800**	**$0**	**$11,165**	**$1,500**	**$4,550**	**$6,720**	**$4,000**	**$0**	**$33,600**	**$6,000**	**$9,600**	**$5,400**	**$107,134**	**$0**	**$1,500**	**$0**	**$0**	**$211,353**
Escalation Factor per year				**3.00%**	**N/A**	$0	$192	$365	$723	$0	$1,778	$291	$1,046	$1,793	$1,219	$0	$12,910	$2,555	$4,498	$2,768	$59,777	$0	$979	$0	$0	$90,895
Total with escalation					**N/A**	**$0**	**$6,576**	**$6,365**	**$8,523**	**$0**	**$12,943**	**$1,791**	**$5,596**	**$8,513**	**$5,219**	**$0**	**$46,510**	**$8,555**	**$14,098**	**$8,168**	**$166,911**	**$0**	**$2,479**	**$0**	**$0**	**$302,248**
Cost per SF - uninflated		**$105.68**			**$105.68**	**$0.00**	**$3.29**	**$3.18**	**$4.26**	**$0.00**	**$6.47**	**$0.90**	**$2.80**	**$4.26**	**$2.61**	**$0.00**	**$23.26**	**$4.28**	**$7.05**	**$4.08**	**$83.46**	**$0.00**	**$1.24**	**$0.00**	**$0.00**	**$151.12**
Average cost per SF per year		**$5.28**			**$5.28**																					**$7.56**
Cost per SF - inflated		**$151.12**																								
Average cost per SF per year		**$7.56**																								

1.3 ADA Cost Estimates

Project:	**Glencoe Park District - Central Park and Holmes Warming Center**	Building(s) Area:	2,000	SF	
Location:	**680 Greenwood Avenue**	No. of Bldgs:	1		
Type of Facility:	**Park District Facility**	Reserve Term:	20	years	
No. stories:	**1**	Property Age:	unknown	years	

Item Description	Quantity	U	Cost	A-Total$	Comments
ADA costs not required.					
Total Cost				**$0**	
Cost per SF				**$0.00**	

3.5 Holmes Warming Center & Central Park

The Holmes Warming Center is located within Central Park off Greenwood Avenue. It is a single story building which is used as a youth center. The building is a wood-framed structure with painted face brick on the exterior walls. The steep sloped roof has asphalt shingles. The building has a fireplace, open large room, office and restroom. The building is heated with a single split system furnace and AC condenser unit. There is a small paved path from the public sidewalk to the building.

The park was recently renovated and has a soccer field, baseball field with bleachers and four tennis courts surrounded by a high chain-link fence.

The site has been generally graded to promote natural drainage as well as run-off to the municipal storm sewer system located within the surrounding streets.

Site Improvements

Item	Descriptions
Paving, Utilities, Site Drainage, Site Lighting etc.	The paved driveway is approximately 6 to 8 feet in width that extends from the main roadway to the east to the south end of the building. Site lighting is located both on the building as well as pole lighting which is located throughout the site.
Site Gas Service	Underground to meter and regulator located on the east side of the building.
Site Electrical	Electrical power is run underground to the building to the meter box located on the east side of the building.
Sanitary Sewer	The sanitary sewer system is provided by the municipal sewer system located in the main street. A main line runs from the building to the municipal system.
Sidewalks	Concrete sidewalks surround the park area and are reportedly the responsibility of the Village of Glencoe. Other small concrete pads located at the entrance of the tennis courts are the responsibility of the Park District.
Landscaping	Lawn turf, mature trees, shrubs, and bedding plants. The grounds are maintained by in-house staff.
Irrigation	There is no irrigation system at the property.
Fences	There is a tall chain-link fence located around the tennis courts as well as at the baseball field.
Signage	Signage is limited to the park designation sign located at the north portion of the park.
Retaining Walls	There are no retaining walls at the property.
Dumpster Area	There is no enclosed dumpster area.
Easements	No survey drawings were available for review of easements.
Noise Sources	None observed or noted.

Site Improvements Conditions and Recommendations

The site components appear to be in generally good condition. It was reported the entire park had a renovation in the last year. The building used for the youth center however was not renovated and has some localized issues that will require attention which are further discussed in this section of the report.

Maintenance on the driveway, walk path, and parking pavements to include miscellaneous repairs, localized full-depth replacement, seal coating and re-striping of parking spaces.

No specific site drainage, domestic water issues, or sewer-related problems were reported by the Designated Site Contact or observed by ACG.

Immediate Repairs:

- No Immediate items at this time.

Replacement Reserves:

- Ongoing pavement crack repairs, seal coating, of the paved driveway will be required over the term.
- Recommended overlay pavement system of the driveway and pavement is anticipated during the term period.
- Replacement of the site lighting elements on the site is anticipated during the term period.
- The chain-link fence surrounding the tennis courts will require repairs and eventual replacement during the term period.
- The chain-link fence located at the baseball field will require repairs and replacement over the term period.
- The four (4) tennis courts located within the park will require resurfacing which will include crack repairs, sealing of court surfaces and repainting of the court lines twice over the term.

Building Exterior

Item	Descriptions
Foundation / Superstructure	There were no drawings available for our review of the structure of the building. It appears the building is constructed of conventional means with standard block foundation walls on concrete footings however because of hidden conditions we could not review the conditions of these items. The top of the foundation walls which were visible, we did not observe any cracking and/or displacement. There is no basement within the building. The super structure is comprised of CMU framed walls and wood-framed roofing system. The exterior walls have a masonry exterior finish.
Ground Floor Slab	The floor slab appears to be poured concrete, on-grade. We were unable to observe the slab due to the carpeted finish within the building. There were no reports or observations of heavy cracks or displacement at the time of our site visit.
Exterior Walls	Exterior walls of the building are faced with brick. The brick has been painted. The soffit and fascia are painted wood.
Windows / Doors	There are limited windows on the building which are aluminum framed with painted molding on the interior. Several windows and door openings have been closed up over the years with wood siding which is painted. Doors are painted steel in wood frames.

Building Exterior

Item	Descriptions
Porch or Stoop	There is no porch or stoop at the building.
Sealants	There is limited sealant on the building which is located around the window and door frames.
Service Entrance	There are no service entrances to the building.

Building Exterior Conditions and Recommendations

The building components appear to be in generally fair condition. There are no signs of significant structural distress in the architectural finishes supported by the foundations and the building exterior appears in generally fair condition with repairs and preventative maintenance activities anticipated.

The Designated Site Contact reported no significant water-infiltration issues related to the exterior walls at the building. General cleaning, power washing and removal of debris are considered part of the normal day to day maintenance of the building exteriors.

Immediate Repairs:

- Chimney stack joint tuckpointing and replacement of the surrounding flashing is recommended at this time.
- Replace all damaged (rotted wood) wood fascia and soffit material on the building (primarily located at the southeast corner of the building), prime and finish paint the newly replaced wood.
- Install additional soffit vents in the eaves around the building to provide more attic ventilation.

Replacement Reserves:

- Exterior masonry wall tuckpointing is anticipated over the term period.
- Scraping and painting of the wood soffits and fascia is anticipated over the term.
- Replacement of the caulk around windows and doors is recommended during the term period.

Roof

Item	Descriptions
Field Of Roof	Asphaltic shingles, over plywood decking at the house. The roofing appears in fair condition and will require replacement during the term.
Flashing / Coping	Step flashing and kick-out flashing were apparent at transitions from roofing to the chimney walls.
Expansion Joints / Equipment Screen Wall /	NA
Drainage	Sheet flow to roof edge and drop directly off the roof to grade. There are no gutters or downspouts on this building.
Reported Leaks	There are no active leaks at this time according to the Site Contact.

Roof

Item		Descriptions			
Attic Areas		Attic spaces are located in the house and appear to provide some insulation. Attic ventilation is provided by minimal soffit and roof box vents.			
Building or Section	**Roof Area (S.F.)**	**Roof System**	**Date Installed**	**General Condition**	**Estimated Remaining Service Life (in yrs.)**
House- Steep slope	2,900	Asphalt Shingles (standard 3-tab shingle)	Approx. 7 to 10 yrs. ago	Good to Fair	6 - 8 yrs.
Warranty In Place		No warranty.			
NOTE A:		Maintaining the overall service life of roofing systems requires an aggressive preventative maintenance program to be in place on an annual basis and with seasonal inspections and prompt repairs. As the in-place systems age, increasing maintenance costs should be expected to occur annually.			

Roof Conditions and Recommendations

The roof components appear in generally good condition at both buildings. Replacement of the asphalt shingle roofing will be required during the term.

Immediate Repairs:

- There are no Immediate Repair items at this time.

Replacement Reserves:

- Anticipated roof replacement during the evaluation period, based on the observed conditions, reported ages, and EUL.
- Normal maintenance of the existing roof and the new roof will be anticipated. (Not costs have been identified in the cost tables for routine maintenance).

Building Interior

Item	Descriptions
General Finishes	The spaces in the house appear in fair to poor condition. The house is used for the local youth center. The floor finishes are carpeted and the walls are painted drywall with some painted plywood at various locations and painted CMU.
Square Footage	The house is approximately ± 2,000 Square Feet.
Item	**Interior Spaces**
Walls	Painted drywall and some painted plywood and painted CMU.

Building Interior

Item	Descriptions
Floors	Mainly carpet with some Vinyl tile
Ceilings	Lay-in acoustical ceiling tile.
Water Intrusion / Mold	Suspect mold growth activity was not reported by the Site Contact or observed by ACG representative at the time of the site visit.

Building Interior Conditions and Recommendations

Interior finishes were observed to be generally in fair to localized poor condition.

Immediate Repairs:

- We recommend repairs to the interior walls with holes and those that are covered up with temporary plywood at this time.

Replacement Reserves:

- Replacement of carpeting in the building during the term period.
- Painting and decorating of the interior spaces have not been addressed. If walls require painting and/or patch repairs; we recommend this be conducted by in-house staff. (No costs associated with interior wall painting have been identified in the cost tables at this time).

Elevators

Elevators (General)	There is no elevator in the building.

Elevator Conditions and Recommendations

N/A.

Immediate Repairs:

- There are no Immediate Repairs.

Replacement Reserves:

- There are no Replacement Reserves.

Mechanical / Electrical / Plumbing

Item	Descriptions
Heating And Cooling	The house has a split system gas-fired furnace which is located in the mechanical closet adjacent to the office with the AC condenser located outside on the east side of the house.

Unit No.	Type / Location	Manufacturer	Model No.	Serial No.

Mechanical / Electrical / Plumbing

Item	Descriptions			
1	Split system / house mechanical closet	Lenox (Value Series)		
Ventilation	The bathroom is not provided with an exhaust fan.			
Main Electrical Distribution	The building service size is rated at 200 amps, 120/208 volt, three-phase, four-wire.			
Transformer(s)	Utility-owned, pad-mounted.			
Emergency Generator	There is no emergency generator on the property.			
Branch Wiring	Copper, per Designated Site Contact.			
Interior Lighting	Primarily ceiling-mounted fluorescent tube and/or incandescent fixtures.			
Domestic Water Distribution	Copper pipe within buildings per site contact and observations. According to the site contact there could be some galvanized piping for the domestic water still in the building.			
Backflow Prevention	A backflow prevention device was not observed in house on the domestic water line.			
Sanitary	The building is serviced by the municipal sanitary system which is located underground piping with gravity flow to the main line located in the street. There were no reported problems with this system.			
Plumbing Fixtures	Appears to be residential quality.			

Mechanical / Electrical / Plumbing Conditions and Recommendations

HVAC –

The gas-fired furnace located in the building appears to be in good working condition according to the site contact. The unit will require routine maintenance over the term period as well as eventual replacement.

Electrical –

The electrical equipment was observed to be functional and generally in good operating condition. There were no reported problems with system capacity by the Designated Site Contact. The lighting level within the interior spaces appears to be reasonable. The fixtures appear to be generally functioning and in good overall condition. There was one electrical box which still uses the old screw-in fuses- we recommend this box be replaced with a breaker type electrical box.

Plumbing –

The plumbing systems were observed to be functional and generally in good operating condition. Fixtures located in the bathroom appear fair condition. There are currently no reported problems with the system however it was reported that the building may have galvanized piping in some locations within walls which were not visible at the time of our site visit.

Immediate Repairs:

- Replace the old fuse box with a new breaker type electrical box at this time.

Mechanical / Electrical / Plumbing Conditions and Recommendations

Replacement Reserves:

- Replacement of the furnace and AC condenser during the term.
- Replace the hot water heater during the term period.
- Replace any remaining galvanized piping located within interior walls.

Fire Protection/Life Safety

Item	Descriptions
Automatic Sprinklers	There are no sprinklers in the building.
Fire Alarm Control Panel	None.
Alarm Devices	None.
Smoke / Heat Detectors	The house has several smoke detection devices. We did not test them and recommend they be replaced as they appear older models. The smoke detector located in the restroom was covered by a plastic bag.
Pull Stations	None.
Fire Extinguishers - Portable	Portable fire extinguishers were observed in the building.
Emergency Lighting / Signs	Exit and emergency lighting was observed at exits.
Lightening protection System	There is no Lightening Protection system on the building.
Emergency Generator	None.

Fire Protection/Life Safety Conditions and Recommendations

No testing of the fire protection and/or life safety devices was performed by ACG for this assessment. The smoke alarms appear to be older and will require replacement and yearly checking and changing of batteries by in-house staff.

Maintenance and replacement of all portable fire extinguishers will be required over the term at a nominal cost.

Immediate Repairs:

- Repair/replace and provide annual inspections of all portable fire extinguishers within the building. This is a nominal cost which is not included in the cost table.

Replacement Reserves:

- Routine maintenance and/or replacement of the smoke detection devices and the portable fire extinguishers will be required over the term period. We have not included any costs associated with these nominal costs.
- Replacement of devices such as smoke detectors, exit lights and emergency lights are anticipated during the term period.

Other Structures

There are two (2) wood sheds located adjacent to the building which is used for equipment storage by various sporting groups. The sheds appear to be in good condition and will require routine maintenance such as painting and roofing replacement over the term. Eventual replacement of these structures is recommended at the end of the term period.

ADA

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990 and effective January 26, 1992. The ADA is not a building code, it is a Law.

During our site visit, a limited visual assessment for accessibility was made, however, a full assessment Report was developed by Recreation Accessibility Consultants, LLC, dated August 5, 2011 and is referenced herein. Their opinions of costs to providing general accessibility compliance are included in the ADA Cost Table of our Report and rolled up in our overall cost estimates. Since ADA compliance can have legal consequences we recommend that the Park District consult with legal counsel and carefully develop their plans to resolve non-compliant issues that have been identified.

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

The Illinois Accessibility Code (IAC) imposes some requirements that are more stringent than the 2010 Standards; for example, in the area of accessible parking and service counter height. The recommendations in their report incorporate IAC requirements.

At the Park Districts' multiple facilities and buildings, the areas the District is responsible for ADA compliance to the public are generally considered to be:

- Parking available to the public. Each building should have at least one accessible space, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be van-accessible).
- Exterior route from accessible parking to accessible building entrances,
- Interior public common area accessible route,
- Building common areas open to public, including restrooms and accessible routes.

ADA ACCESSIBILITY

	Item	Estimated Costs	Comments
A. Holmes Warming Center			
1.	No ADA costs Identified.	**$0.00**	N/A

PHOTOGRAPHIC DOCUMENTATION

Photo #1 Overall view of the warming house located centrally in the park.

Photo #2 View of the northern elevation of the building.

Photo #3 View of the northern elevation of the building.

Photo #4 View of damaged wood fascia and soffit.

Photo #5 View of peeling paint located on masonry walls.

Photo #6 View of heavily deteriorated mortar beds in the chimney stack.

Photo #7 View of the electrical and mechanical air conditioner condenser located on the outside of the building.

Photo #8 Close-up view of the natural gas regulator and meter for the building.

Photo #9 View of the interior of the building.

Photo #10 View of the interior of the building.

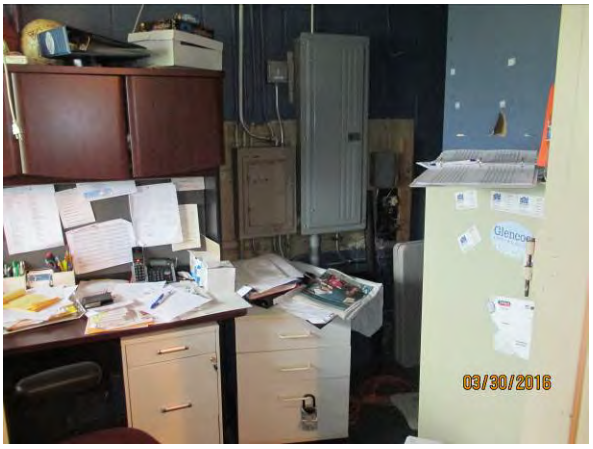


Photo #11 View of the office and electrical panels.

Photo #12 View of the fireplace in the building.

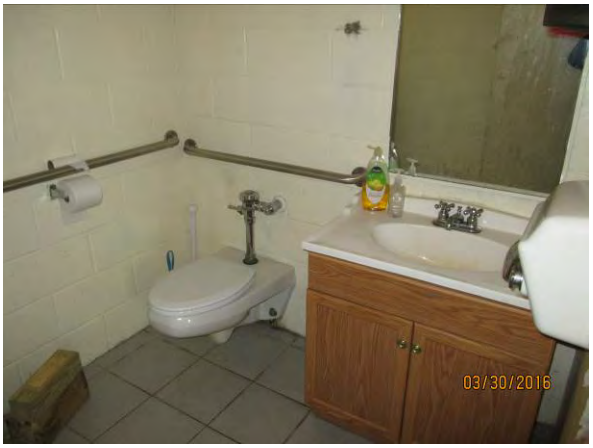


Photo #13 View of the restroom located within the building.

Photo #14 View of the gas-fired furnace for the building.

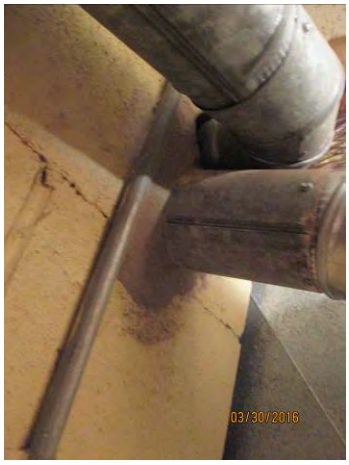


Photo #15 View of duct connections to the vertical flue in the chimney.

Photo #16 View of the hot water heater for the building; located on opposite portion of building to where the bathroom is located.

Photo #17 View of the electrical breaker box for the building.

Photo #18 View of old screw-in fuse box.

Photo #19 View of two wood sheds for equipment located in the park adjacent to the warming center building.

Photo #20 View of the tennis courts and the fencing surrounding the courts.

Photo #21 View of gates to tennis courts.

Photo #22 View of gate to tennis courts.

Photo #23 Overall view of tennis court surfaces.

Photo #24 View of tennis court surfaces.

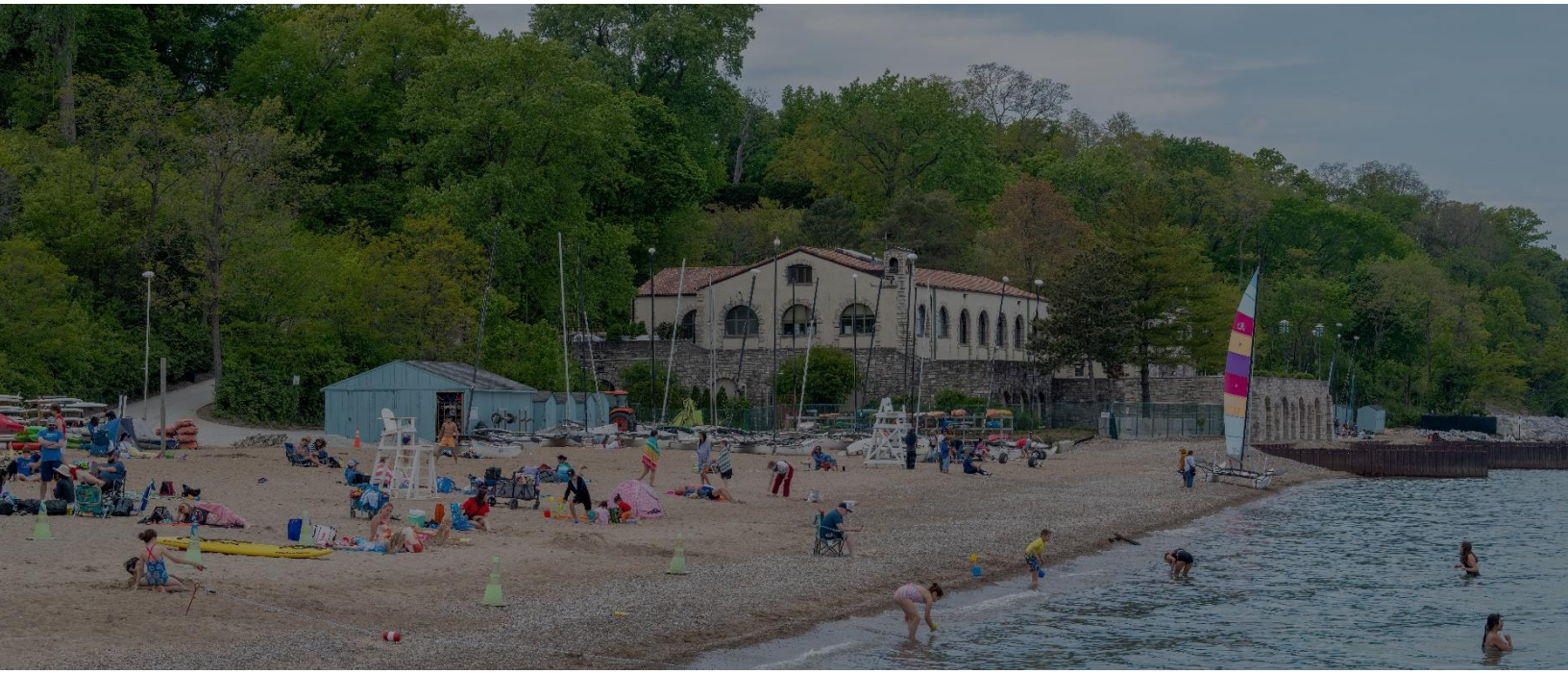
Photo #25 View of corrosion staining on the surface of the tennis courts.

Photo #26 Close-up view of the corrosion staining and small open hole in the surface of the courts at isolated locations.

SUPPLEMENT E

GLENCOE BEACH ASSESSMENT REPORT

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN



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Baird.
W.F. Baird & Associates Ltd.

Memorandum

Office | 2810 Crossroads Drive, Suite 1200, Madison, WI 53718, USA
Phone | +1 608 273 0592 Email | madison@baird.com

Reference # 13943.101.M1.Rev2

Status: Final

July 17, 2024

Attention: **Ms. Jamie Sabbach**

CC: Michael Makris

From: Caleb Barth

RE: Glencoe Beach Comprehensive Plan _Schematic Design Development Technical Memo

Introduction

W.F. Baird & Associates Ltd. (Baird) is providing coastal engineering services to 110% for the development of the Comprehensive Plan (Project) for the Glencoe Park District (Glencoe) in the Village of Glencoe (Village), IL. Baird's role is to assist 110% with the development of the master plan for Glencoe Beach. Two schematic design alternatives were developed to address coastal resiliency for each half of Glencoe Beach (north and south) and are presented in this technical memo for Glencoe's consideration. Additional recommendations regarding landside beach improvements are presented as they pertain to these alternatives.

Goals and Objectives

Glencoe Beach is Glencoe's only public beach and the community's most accessible connection to Lake Michigan. Keeping this in mind, it was critical for Baird to gather and understand Glencoe's goals and objectives for this invaluable property. Per discussions with Glencoe (November 21, 2023) and subsequent follow up emails (December 13, 2023), the following were identified as opportunities for consideration in the development of the master plan for Glencoe Beach.

Beach resilience – Glencoe would like to explore ways to improve the resilience of the beach shoreline which will focus on the stability of the beach sand during high water levels. This was suggested to be the highest priority.

Habitat restoration – Glencoe would like to explore ways to provide in-water habitat for aquatic species. The habitat restoration will likely be tied to recommendations for improving beach resilience.

Beach space use – Glencoe would like to explore ways to organize and improve sailboat and personal watercraft storage to increase storage capacity, improve aesthetics, or allow for additional programming.

Community education – Glencoe has added additional interpretive signage focused on the bluff ecosystem and located them at the top of the bluff in Lakefront Park. The Park District is interested in adding additional signage at the beach, potentially focused on coastal processes or a similar topic.

Summary of Public Outreach

An open house event was hosted by the Glencoe Park District on March 6th, 2024 to engage the community in preparation of future park and beach plans. As part of this Project, prior to the event, Baird had evaluated the existing conditions of the site and beach development requirements as laid out by Glencoe; a list of conceptual recommendations was developed from this information to present at the public outreach meeting. Baird prepared posters shown at the event to poll users of Glencoe Beach and gain feedback on which opportunities to increase shoreline resiliency and beach use efficiency matched their priorities.

Based on the images and data spreadsheet shared by 110% (emails dated March 12, 2024 and March 26, 2024), the consensus from the open house as well as a virtual poll showed support for landside beach improvements. This is in line with Glencoe Park District's desire to tie upland programming into any solutions recommended to stabilize the beach and shoreline. Regarding these shoreline resiliency solutions, beach nourishment and submerged breakwaters attracted most of the support from the community members present, while groins were more divisive. Lastly, regarding bluff stabilization, the public expressed that this is still an important area that should continue to be addressed. Glencoe has strived to implement recommended slope improvements from the Bluff Study prepared by Baird in 2018, and although many of them been executed, a few remain to be completed.

Schematic Design Development

Based on the needs of Glencoe and the feedback received from the public, several options were evaluated to provide Glencoe with two alternatives to improve shoreline resiliency for both the north and south beach areas. Each alternative has its advantages and disadvantages to consider when choosing which option is most appropriate. Although not described in greater detail below, it's also important to mention that installing interpretive signage to compliment any of the listed alternatives can be an opportunity to provide public awareness and education regarding topics such as coastal processes, coastal structural benefits, or beach nourishment operations, to name a few.

Alternatives

North Beach: Alternative 1 – Beach Nourishment

Beach nourishment is a soft-structure solution in which sand is artificially placed at the affected beach, replacing the material lost to erosion. This alternative suggests widening the existing north beach crest by 10 to 30 feet initially and allowing the sand to naturally move north-to-south along the shoreline.

Advantages

- Constructability is less complex.
- Lower capital cost when compared to a coastal structure option.
- Existing boating operations and beach programming can remain as is or be expanded with the increase in beach area.
- Viewshed remains unchanged.
- Navigation remains unaffected.
- Will not negatively impact public access - could improve public access between the north and south beach where existing access is poor.
- Temporary improvement in beach sand quality.

Disadvantages

- Requires reoccurring maintenance – the degree and frequency of which depends on water level and storm event conditions, potentially every ~1-2 years. Historically, there are no records of required beach nourishment and a shoreline change analysis of available aerial photography indicates that the shoreline has remained relatively stable. We anticipate that beach nourishment programs would be infrequent.

North Beach: Alternative 2 – Rubble-mound Groin

A shore-perpendicular groin allows for the retention of sand within the beach cell and will widen the beach (see Figure 1 and Figure 2). When used in combination with beach nourishment, the artificially placed sand stays on the beach for longer before being moved offshore by wave forces, resulting in less frequent maintenance operations and costs.

The proposed location and configuration can be seen in the attached schematic plans. The north beach cell would be prefilled to prevent disturbing the existing sediment movement pattern from the north to the south. Constructing a groin in combination with beach nourishment would result in an increase in shoreline width for the North Beach. The additional perpendicular spur feature at the end is recommended, but not required. Including the spur further enhances the structure's ability to hold the prefilled beach to the desired shape. Submerged artificial reefs are not recommended for this area as they would pose an increased navigation hazard to watercraft users.

Advantages

- Lower maintenance requirements when compared to beach nourishment on its own.
- More visible navigation hazard when compared to a submergent artificial reef.
- Existing boating operations and beach programming can remain as is or be expanded with the increase in beach area.
- Rubblemound structures can provide fish habitat.

Disadvantages

- Higher capital cost.
- Constructability is more difficult when compared to beach nourishment.
- Will impact viewsheds.
- Could negatively impact public access - public access could be improved/maintained with stairs.

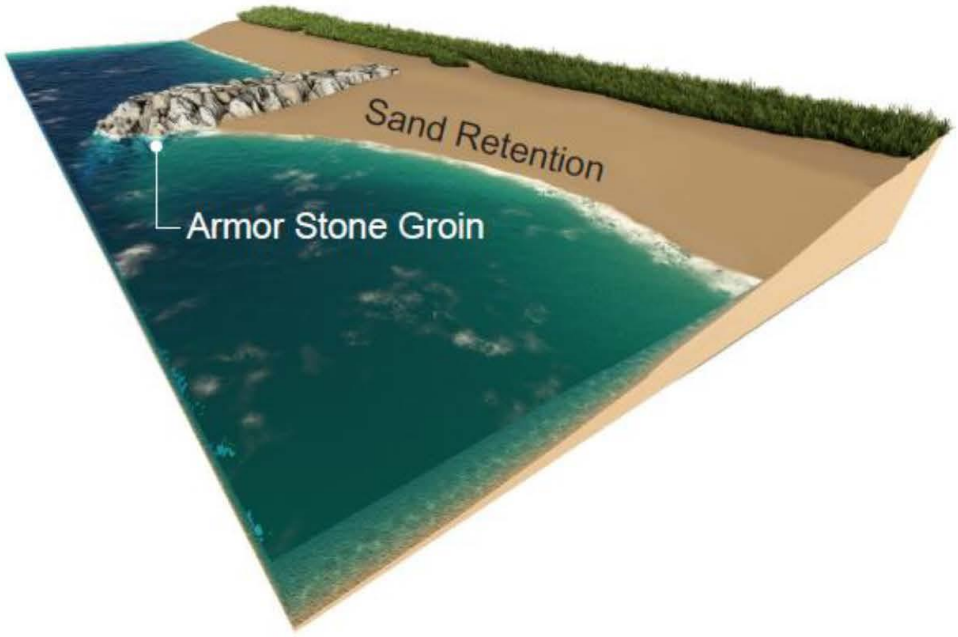


Figure 1: Rubble-mound Groin Rendering

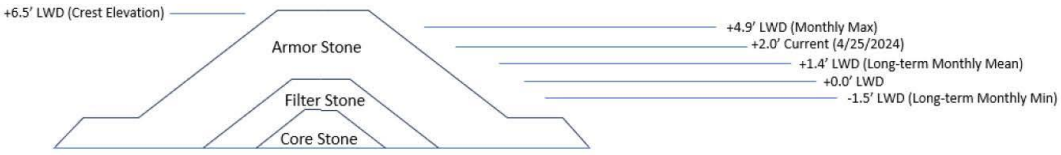


Figure 2: Groin Concept Section

South Beach: Alternative 1 – Beach Nourishment

For similar reasoning outlined in North Beach: Alternative 1, reoccurring beach nourishment is one option to preserve beach width for Glencoe's South Beach. A crest widening of 30 to 60 feet is suggested.

South Beach: Alternative 2 – Offshore Submerged Breakwater

An offshore submerged (low-crested) breakwater would dissipate incoming wave energy, reduce impacts from coastal hazards, and offers the opportunity for a more stable shoreline (see Figure 3 and Figure 4). Emergent breakwaters with higher crests are more effective at decreasing beach erosion, but Glencoe has expressed a desire to limit obstructions to beach access and lake views. With a submerged offshore reef, a low build height allows the crest of the structure to be hidden beneath the surface of the water during normal water levels.

When water levels are lower than normal water levels, the structure will become emergent. To note, water levels are typically higher in the summer months, signifying that these structures will likely be less visible during the warmer months when the beach experiences the more visitors.

The proposed location for a series of submerged artificial reefs is shown off the shoreline of the southern beach in the attached schematic plans. The submerged reefs are oriented with the prominent wave direction to be more effective.

Advantages

- Potential to include features that can enhance fish habitat.
- Preservation of lakeward sight lines.
- Lower maintenance requirements when compared to beach nourishment on its own.

Disadvantages

- A submerged breakwater will be less effective in providing shoreline protection during above average water levels when beach erosion is most severe. Additional modeling and analysis is needed for further define effectiveness.
- Increased navigational hazard.
- Requires more fill on the lakebed which may make the permitting process more difficult.
- Higher capital cost.
- Constructability is more difficult when compared to beach nourishment.

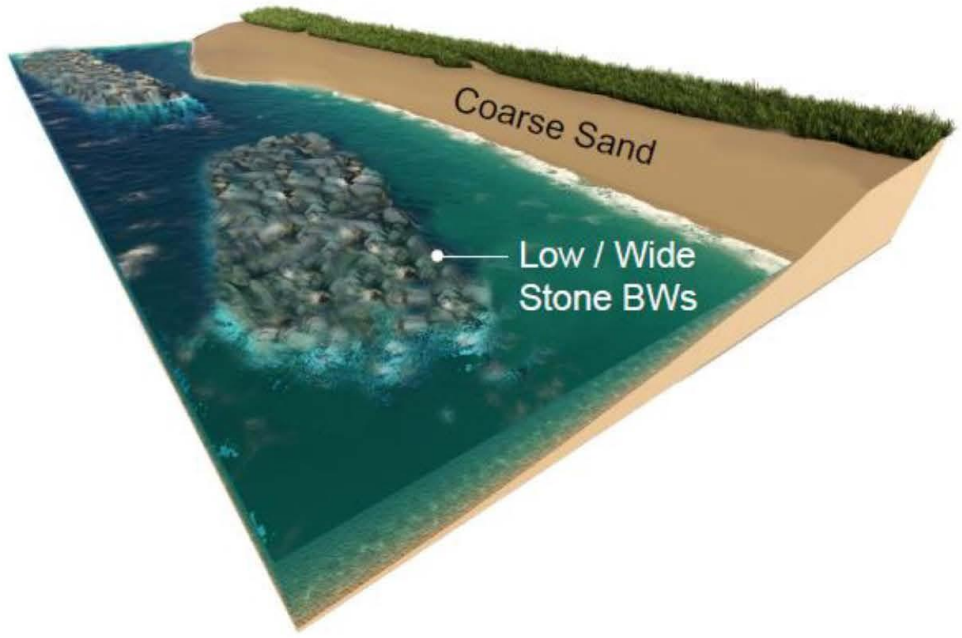


Figure 3: Offshore Submerged Breakwater Rendering

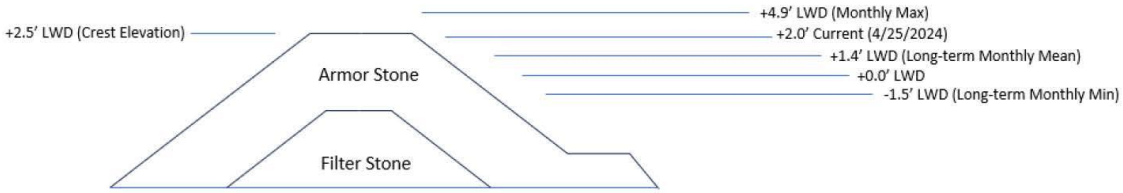


Figure 4: Offshore Submerged Breakwater Concept Section

Boat Storage Improvements

There is an opportunity to improve boat storage to free up space for additional programming. The total area dedicated to boat storage varies with the water levels and beach width, but generally varies between 0.4-0.8 acres dedicated to catamarans/sail boats (~ 50 catamarans/sailboats) and 0.05 acres dedicated to kayaks/paddleboards. Optimizing boat storage could free up valuable beach area within any of the suggested alternatives.

- Catamarans/sail boats: Dry stacking catamarans/sailboats would be the most effective method to free up beach space. We envision dry stacking structures would be located where the existing kayak/paddleboard racks are located near the back of the beach on the North Beach and near the southern limits of the water treatment plant on the South Beach. Dry stacking would require a dedicated forklift operator to assist boaters and could have negative impacts to beach aesthetics.
- Kayak/paddleboards: The existing timber racks are in poor condition. The stacking of kayak/paddleboards could be improved with steel racks similar to the new styled rack (see Figure 5) that Glencoe has started implementing which can stack kayak/paddleboards four high instead of three high (~33% increase in storage capacity).

Figure 5: Boat Storage Rack Example

Opinion of Probable Construction Cost (OPCC)

An itemized AACE Class 5 (order of magnitude) opinion of probable construction cost was developed for the shoreline resilience alternatives listed. The opinion of cost was established using Baird's database of costs from similar regional projects and cost engineering judgement.

Table 1: Opinion of Probable Construction Cost

Location	Alternative	Low Estimate	High Estimate
North Beach	Beach Nourishment[1]	$150k	$300k
North Beach	Groin (with beach nourishment)	$0.5M	$1.1M
South Beach	Beach Nourishment[2]	$75k	$150k
South Beach	Offshore Submerged Breakwaters (with beach nourishment)	$1.8M	$4.0M

[1]Assumes 10–30-foot beach crest width increase or approx. 5000-8500 tons of sand.

[2]Assumes 30–60-foot beach crest width increase or approx. 2500-4250 tons of sand. Note: the nearshore bathymetry at the South Beach is shallower.

Conclusion

The shoreline at Glencoe beach has remained relatively stable when compared to other regional beaches, as evident by aerial photographs and the lack of past beach nourishment maintenance programs. Local observations by staff have identified a loss of beach sand, which can be expected season-to-season, year-to-year with changing water levels, or after significant storm events. The shoreline position will recover after these episodic events to a position defined by the existing pier at the south end of the site (the primary structure creating the beach/shoreline position).

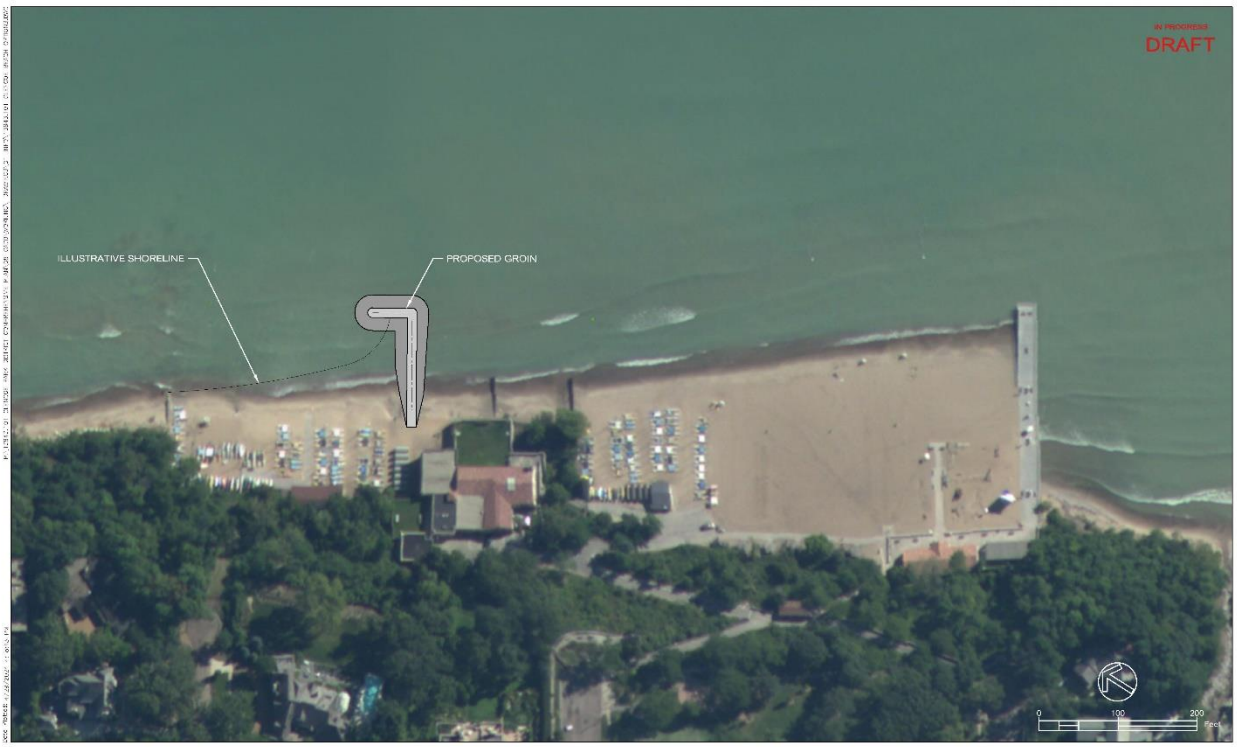
The proposed schematic design alternatives to improve shoreline resiliency were developed to meet Glencoe's goals and objectives as outlined previously in this memo. Baird recommends that Glencoe review and use the information provided in the schematic design technical memorandum to assist in their decision-making process on next steps to improve the Glencoe Beach.

Baird's recommendations for the Glencoe Beach for incorporation in the Glencoe Park District Comprehensive Plan are as follows:

- **North Beach (Medium Priority):**
  - The beach formed by the trapping of sediment by the existing pier and steel sheet pile groins provides adequate protection to the toe of the bluff thus a shoreline improvement project is not currently required to protect the bluff.
  - We recommend that Glencoe does implement a shoreline improvement project at the North Beach if it wishes to maintain and improve boat storage and programming at the North Beach. Implementing a rubblemound groin in combination with beach nourishment (Alternative 2) will provide more benefits and a lower cost over the life cycle of the structure when compared with beach nourishment alone (Alternative 1).
- **South Beach (Priority – N/A):** We recommend that Glencoe does not implement a shoreline improvement project at the South Beach and alternatively continues to monitor the condition of the pier. The existing beach as formed by the south pier provides adequate protection to the toe of the bluff and

other permanent near slope improvements (e.g., Beach House, access road, etc.). The primary benefit of the proposed alternatives would be to increase the beach width for programming and boat storage. Beach nourishment (Alternative 1) by itself will be a temporary solution and require regular maintenance to maintain. Offshore submerged breakwaters (Alternative 2) will be less effective during above average water levels, when they are most needed.

- **Boat Storage (High Priority):** We recommend that Glencoe continues to replace the kayak/paddleboard racks to improve storage. We recommend that the Glencoe investigates options for stacking the catamarans if Glencoe wishes to improve boat storage and programming space more significantly.



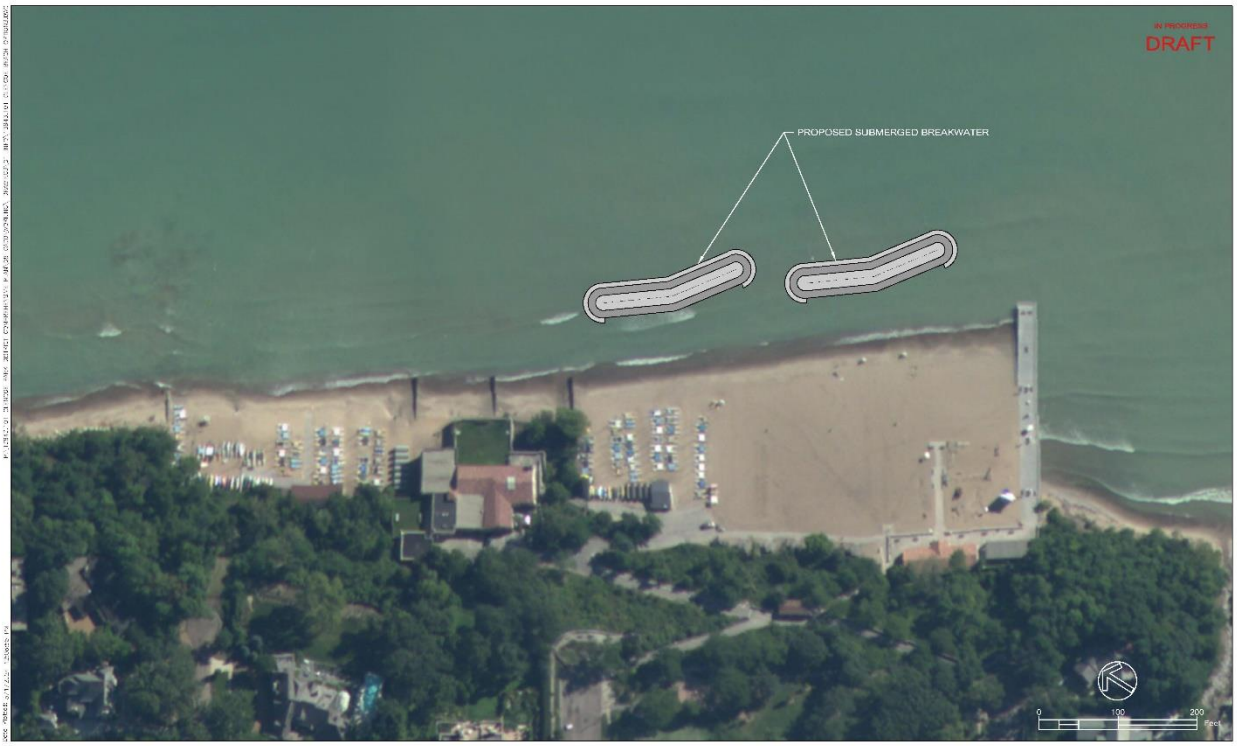
NORTH BEACH GROIN

GLENCOE PARKS COMPREHENSIVE PLAN

13913.101

2024-04-29

Baird.



SOUTH BEACH SUBMERGED REEFS

GLENCOE PARKS COMPREHENSIVE PLAN

13913.101

2024-04-29

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SUPPLEMENT F

SAFETY ASSESSMENT

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN

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Introduction

This Risk Assessment of your facility focuses on making your staff members safer from Active Threats of violence. We recommend solutions to improve the security of your facility and the safety of your staff members, and we can develop evacuation and lockdown strategies that are unique to your facility.

This is a building that is open to the public and securing a public building is a challenge. Nevertheless, we believe that there are always opportunities to increase safety for staff and visitors. This could be through building improvements, technology upgrades, or simply designing a process and training the staff to implement that process.

Between 2016 and 2020, there were 173 targeted attacks in the U.S. involving a Mass Attack. A Mass Attack is defined as an attack that injured or killed three or more persons. Mass Attacks in Public Spaces: 2016-2020. National Threat Assessment Center. January 2023. U.S. Secret Service, Department of Homeland Security.

Building Exterior Design

We observe how the building connects to the parking lot and roadway. Attackers across the world have used a car to inflict mass casualties by driving into buildings, and into large groups of people congregating outside. It is important to determine if the design of a building and parking lot would inhibit or impede an attacker in a car, or, if the design could provide an easy target and resulting mass casualties.

Between 2016 and 2020, a vehicle was used in 10% of the 173 targeted attacks in the U.S. involving a Mass Attack. Mass Attacks in Public Spaces: 2016-2020. National Threat Assessment Center. January 2023. U.S. Secret Service, Department of Homeland Security.

There is a marked increase in vehicle attacks. There were 16 vehicle attacks between 1973 and 2007. From 2008 until the end of April 2018, there were 62. Thirty of these occurred in 2017 and the first four months of 2018 alone. *An Analysis of Vehicle Ramming as a Terrorist Tactic. Authors: Brian Michael Jenkins and Bruce R. Butterworth, San Jose State University May 2018.*

In this section of the report, we comment on exterior doors or child programming areas that could be targets of a vehicle attack.

Northwest Main Entrance

The marked parking spots are located farther away from the building than at many other public facilities we have seen. This is well designed. From the perspective of a driver *accidently* driving onto the sidewalk here and causing mass casualties, this entrance is reasonably safe and well designed.

There are three doors at this entrance; a set of double doors and a single door. Each door is metal frame containing a glass panel, and set within a contiguous metal frame placed above the doors. Glass sidelight panels are on both sides of the doors, and the glass sidelight panels extend from the ground to the top of the door frame.

From the perspective of an attacker *purposefully* driving through the front doors, there is a landscaped circular seating area located strategically between the doors and the parking lot. The landscape design is supported by metal posts imbedded in the ground. Although it would be possible for someone to purposefully maneuver their car around this seating area and towards the front doors, it is reasonable to believe that this design would inhibit or restrict an attacker from attempting to do so. Additionally, a flagpole is imbedded in the brick sidewalk adjacent to the seating area, further restricting vehicle access to this area. The seating area is not only beautifully landscaped, it provides an extra layer of protection. This entrance is well designed and reasonably safe.

Further mitigating any danger is that the entrance is slightly recessed into the building, and the shadows of the recessed doorway and the dark glass tinting would impair the attacker's ability to see people congregating inside this doorway.

As with many buildings, there is unobstructed pavement between the parking lot and the North side of the brick pedestrian area. In an abundance of caution, you could consider installing a couple of strategically placed bollards here, or a similar type device.

Bollards

Bollards are concrete posts that are installed in the ground to control and restrict vehicles, and to prevent vehicle attacks. Concrete flower boxes or similar type designs accomplish the same result.

In determining if bollards may be a worthwhile investment for a particular entrance or space at a park district building, we find the following analysis to be helpful: Is this an area in which large groups of people would normally be congregating? Is it an entrance used for team sports where there would be dozens, or hundreds of visitors and participants passing through or congregating at or about the same time?

If so, it is reasonable to believe that an attacker would have greater incentive and opportunity to plan an attack at this space during that time period, and the installation of bollards would be more of a priority in those spaces than at lesser used entrances.

Door 8
The entrance here is built above the level of the parking lot and is accessed via three concrete steps in front of the door. A metal railing is installed on both sides of the steps. The steps are also accessed via a concrete pedestrian ramp connecting the sidewalk at parking lot level and the front door, which is above parking lot level. As a result of the change in grade and the metal railings, it is reasonable to believe that this building design would greatly impede or prevent an attacker from attempting to drive a vehicle through the entrance.

This entrance is extremely well designed and safe from a vehicle attack.

Door 9- South Entrance Under Blue Canopy
This building entrance is deeply recessed into the building. It is reasonable to believe that this building design would greatly impede or prevent an attacker from attempting to drive a vehicle through the entrance.

This entrance is extremely well designed and safe from a vehicle attack.

Parking Lot Outside Doors 8 and 9
The next analysis is; how can we mitigate the danger of a vehicle attack on children and parents here as they enter or exit Door 8 or 9 en-masse. For an attacker intent on inflicting mass casualties, child programming areas would be a very attractive target. Therefore, we always take special note of areas used exclusively for child programming. That includes the classroom windows, the outside walkways and the parking lot design. When it comes to keeping children safe at any building, arrival and dismissal time is always a vulnerable situation.

There are lighting poles installed in the sidewalk in this area. Although they are similar looking to bollards, they are not installed for this purpose. Even if they had the structural ability to stop a vehicle, they are installed too far apart to provide protection from a vehicle attack.

We will assume that installing bollards on the sidewalk, in addition to the lighting poles, will create a very crowded and unattractive space on the sidewalk. Another option to consider would be the installation of "speed bumps" in the pavement/driveway.

A speed bump is designed to slow a vehicle down, almost to a stop. These are different than "rumble strips" that are used to alert a driver that they are driving on the shoulder of the road for example.

Speed bumps could slow down an attacker in a vehicle and presuming they are driving at a high rate of speed, could cause the attacker to lose control of the vehicle. That may be a better outcome than if the attacker was in control of the vehicle.

From the perspective of a driver *accidently* driving onto the sidewalk here and causing mass casualties, the parking lot is reasonably safe and well designed. As with the Northwest Entrance, the marked parking spaces are not abutting or connecting to the sidewalk, and do not directly face the building. Drivers would be driving parallel to the building, and not in the direction of it.

Classroom Windows- South Side of Building
There is a brick foundation supporting these window frames from the ground, and the windows sit on a layer of concrete or stone blocks. It is reasonable to believe that this building design would greatly impede or prevent an attacker from attempting to drive a vehicle through the classroom windows to cause mass casualties. There are also two mature trees standing between Doors 8 and 9.

The location and design of these windows is well designed and reasonably safe.

Playground Area- Northeast Corner of Building
This outside programming area is very well protected from a vehicle attack. Due to a change in ground elevation, the playground area is significantly higher than the North parking lot. There are steep concrete steps between this area and the parking lot, making this area impervious to a vehicle attack.

There is a separate concrete pedestrian walkway connecting the North parking lot to the playground. Although it would be possible to drive a car on that walkway, the playground area is protected by a metal fence, and by concrete and brick foundations on the perimeter of the playground.

This area is extremely well designed and safe from a vehicle attack.

Exterior Doors and Locks

Northwest Main Entrance
This entrance has a set of double doors and a single door. Each door is metal frame containing a glass panel, and set within a contiguous metal frame placed above the doors. Glass sidelight panels are on both sides of the doors, and the glass sidelight panels extend from the ground to the top of the door frame.

Each door has a closed-loop door handle on the outside, which is reasonably appropriate here. See our comments on exterior door handle design later in this report.

Entering the front doors brings the visitor into a vestibule. The doors leading from the vestibule into the building are similar metal frame doors containing a glass panel. The glass panel comprises the majority of the surface area of the door. On the set of two doors, both doors have a closed-loop door handle on the vestibule side of the door. The single door has a lever handle on the vestibule side of the door. The inside door handle of each door is an emergency exit device commonly called a crash bar. The locking mechanism is contained within the crash bar.

It is important that staff be able to immediately lock the front door due to a threat outside the building. We confirmed that staff members at the desk do have the door key immediately available. This is an excellent safety feature of this building. All staff working at this desk should have the capability and knowledge required to lock the front door in an emergency.

It is also important to note that these doors are designed to allow people to continue to exit the building, which is appropriate. If there is a dangerous incident occurring outside that has caused the building to be locked down, staff members will need to monitor these doors to ensure that they close securely and lock behind any guests that are leaving.

Door 2
This is a solid metal door, with no window or glass sidelights. It is not possible to see outside from within, or vice versa. The door has a modified pull handle, and a locking mechanism in the handle that appears to require a key.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

This door normally remains locked from the outside. There is not an access control card reader installed at this door.

Door 3
All comments regarding this door are consistent with those of Door 2.

Door 4
This is a solid metal door, with no window or glass sidelights. It is not possible to see outside from within, or vice versa. The door has a modified pull handle, and a locking mechanism in the handle that appears to require a key. The door normally remains locked from the outside.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

There is an access control card reader installed at this door, allowing a staff member to swipe in and enter through this door. This is well designed. This door is in close proximity to the playground and areas where staff may be conducting child programming. An access control system using a swipe card is more efficient than a door that requires a key. Without a swipe card, staff would have to carry a door key with them. This door design is reasonably safe and appropriate.

Because this door protects a secured space, it is important to confirm that this self-closing door closes and latches securely. In order to test this, the door was opened and released from 3 positions; fully open, half-way open, and slightly ajar. We confirmed that this door closes appropriately and securely in the locked position from all three positions. This door is reasonably safe and working as designed.

Inside Door 4 is a stairwell and an interior door leading into the facility. The interior door is locked and protected by an access control system. This is a required safety feature as this interior door leads to a secured area of the building, and members of the public have access to this stairwell.

Door 5
This is a metal frame door containing a glass panel, and set within a contiguous metal frame placed above the doors. Glass sidelight panels are on both sides of the doors, and the glass sidelight panels extend from the ground to the top of the door frame.

There is a single cylinder deadbolt contained within the handle-set of the door. The door has a closed-loop door handle on the outside, which is reasonably appropriate here.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

The door normally remains locked from the outside, and there is an access control device installed at this door, requiring a swipe card.

Because this door protects a secured space, it is important to confirm that this self-closing door closes and latches securely. In order to test this, the door was opened and released from 3 positions; fully open, half-way open, and slightly ajar. We confirmed that this door closes appropriately and securely in the locked position from all three positions. This door is reasonably safe and working as designed.

Inside Door 5 is a stairwell and an interior door leading into the facility. It is worth noting that unlike the stairwell door inside Door 4, this interior door is kept unlocked.

Door 6
This is a set of double metal doors, each with a closed-loop door handle, which is reasonably appropriate here. There is a single cylinder deadbolt contained within the handleset of the door.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

This door normally remains locked from the outside, and there is an access control device installed at this door, requiring a swipe card, as well as an intercom.

Because this door protects a secured space, it is important to confirm that this self-closing door closes and latches securely. In order to test this, the door was opened and released from 3 positions; fully open, half-way open, and slightly ajar. We confirmed that this door closes appropriately and securely in the locked position from all three positions.

This door is reasonably safe and working as designed.

Door 7
This doorway contains two solid metal doors, with no window or glass sidelights. It is not possible to see outside from within, or vice versa. This doorway is used exclusively as an exit, and not as an entrance. As a result, the lack of a door handle on the outside of these doors is well designed. This door normally remains locked from the outside.

An emergency exit device is installed on the interior of the doors to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

This door design is reasonably safe and appropriate.

****
This Section of the report is organized to describe only the exterior building doors. Interior spaces are described later in the report. However, the spaces inside Doors 8 and 9 are intricately related to both the interior and exterior use of these doors. So, we will include our analysis of the inside of Doors 8 and 9 in this section of the report to make it easier to follow.

Door 8
Door 8 is a set of double metal doors, each with a closed-loop door handle, which is reasonably appropriate here. There is a single cylinder deadbolt contained within the handleset of one of the doors, and each door has a glass window in the upper half of the door frame.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

This exterior door design is reasonably safe and appropriate.

The door is unlocked from the outside and leads to the secured Preschool Wing. Inside Door 8 is a set of two interior doors, hereafter referred to as weather doors. These doors have no locking mechanism. They are used to control the amount of air entering the building from outside. Passing through these doors leads to a vestibule, with a reception desk and office space.

Vestibule Inside Door 8
Although a person can enter the building through Door 8 and open the weather doors, they would not be able to continue from the vestibule into the building without possession of an access control swipe card. A set of double doors secured by an access control system prevents a visitor from moving through the vestibule and entering the secured Early Childhood Wing.

The set of secured double doors are wood frame. Two large glass panels are contained within each door, one panel above the door handle, and one below. There is a glass sidelight adjacent to each door, extending from the floor to the top of the door frame.

The doors have closed loop door handles, which is reasonably safe for this doorway.

It is unknown if the glass in the doors and sidelights here is annealed, tempered or laminated safety glass. If it is not a safety glass, it may be possible for an attacker to break the glass, reach inside to unlock the door, and enter the secured space. A shatter resistant window film would significantly delay, or even prevent an intruder from forcing entry into the building in this manner.

There is signage on the doors that directs authorized visitors to not allow others to follow them in. This is a good idea, and is a good example of how building safety is a part of the culture here.

Within the vestibule is a reception desk and a suite of offices. This office space is close to the exterior door, and evacuation should always be the first option to consider here. However, if the Active Threat was between the offices and the exit doors, staff may choose to lockdown in the office space. If they are currently not able to remain out of sight inside their offices, these office doors may be a good place to install a tinted window film or shatter resistant film.

Reception Desk Inside Door 8
As this is an unsecured desk area, staff should evacuate or lockdown immediately. They should not attempt to use the phone/PA here to make any Active Threat announcement to the rest of the building. Using the phone/PA to make a mass notification should be done from a secured space.

Door 9
This door is one of two main entrances into the buildings for visitors, and the sign on the canopy refers to this door as the West Entrance to the building. Inside Door 9 is the public hallway adjacent to the secured Early Childhood Wing (ECW). Visitors would continue past the blue, secured doors of the ECW and continue into the Takiff Center.

This is a set of double metal doors, each with a closed-loop door handle, which is reasonably appropriate here. There is a single cylinder deadbolt contained within the handleset of one of the doors. There is a glass window in the upper half of the door frame.

This door is open to the public during business hours. As a result, staff would not normally use the access control system that is installed at this door. It was determined that the access control system on this door does not work. We recommend that the access control device be repaired or replaced.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

This exterior door design is reasonably safe and appropriate, other than the issue mentioned above.

Exterior Door Handle Design
In very specific situations, closed-loop door handles placed side by side on double doors, like those on Doors 8 and Door 9, can be a safety concern.

Closed-loop door handles could provide an opportunity for a person intent on inflicting mass casualties inside a building. The attacker could chain or tie the closed-loop door handles together, or insert a bat or pipe type object between the two handles, thereby preventing anyone inside from opening and escaping through the door. The attacker could then enter the building through another door and begin the attack. People inside the space would be trapped, as they would not be able to open the doors to escape.

In 2021, the US Secret Service completed a report that studied planned attacks on schools that were averted between 2006-2018. In 7 of 67 cases, plotters intended to trap potential victims by blocking doors or otherwise trapping victims in a specific location to maximize casualties. This included plans to chain or zip-tie the door handles together. *Averting Targeted School Violence, US Secret Service, National Threat Assessment Center, 2021.*

Concerns about closed loop type handles are limited to exterior doors that are not in plain view, and are not observed regularly. Fortunately, those situations do not apply here.

Additionally, should people attempting to evacuate the building find that either of these doorways have been obstructed, there are numerous other building doors from which to evacuate. The handle design is reasonably safe and appropriate as installed in this building.

Early Childhood Entrance- Inside Door 9.
This is a set of two metal doors with lever type door handles. The same analysis we have discussed above with closed loop door handles would be applicable to this type of door handle design. The concerns about this type of handle are limited to doors that are not in plain view, and are not observed regularly. Fortunately, those situations do not apply here. Additionally, if anyone attempting to evacuate the ECW were to find that this doorway has been obstructed, there are numerous other building doors from which to evacuate from this space. The handle design here is reasonably safe and appropriate.

The blue entrance doors are protected with an access control system requiring a swipe card. The door had a temporary malfunction on the day of our visit, and it was quickly repaired. When testing the door, it was determined that the door remains open and unsecured for too long after an authorized person uses the swipe card to open the door. This is concerning because the hallway outside the door is a public hallway, and this could allow anyone to walk through the door as it stays open. Presumably this timing mechanism could be shortened.

Also, the wiring on this door is mounted outside of the door frame. In theory, a motivated assailant could simply pull the electric cable out of the mechanism on the top of the door frame. We don't know what that would do, but it may be that simple to defeat the locking mechanism.

It is worth noting that if the fire alarm is activated, it will override the auto-locking system of the secured doors. If so, an intruder can pull the fire alarm and gain unrestricted access to this area.

We would suggest making changes to this door design.

Classrooms
The classroom doors in the ECW do not have locking mechanisms on the interior door handle. It is our understanding that this is mitigated by the fact that the door handles are always kept locked, and the doors can be pulled shut and locked. The lock receptacles contained within the metal door frames in these offices are of considerable strength.

Each room has a unique safety feature called a "bolo stick." The bolo stick is inserted through a mechanism in the bottom of the door, and into a drilled hole in the floor, thereby preventing the door from opening. This is a great safety feature.

There are glass sidelights at each room that allow someone to see into this space. Even if bolo sticks were used, the sidelights are wide enough that an Active Threat assailant could break the glass and step through the window. Assuming the sidelights do not have a shatter-resistant film installed, this would be a good location to install it.

The windows of each room have a shade installed. If the teacher decides that it is safer to lockdown than to evacuate, they can lower the shade and remain out of sight from the hallway. This is well designed. It is reasonable to believe that an Active Threat is less likely to forcibly breach a secured space if they cannot see what is on the other side of the door.

Note
Child programming rooms in this building are contained in secure parts of the building. This is rare for park districts. In most park districts, child programming rooms may be locked, but they are still located within public hallways and areas open to the public. Regardless of any comments above, children in this building are significantly safer than at other park district buildings we have seen.

Shatter Resistant Film on Glass

This building is open to the public, and a person intent on causing harm here can walk in anytime during business hours. As a result, installing shatter resistant film on exterior glass may be less of a priority than making other safety related upgrades.

If the budget will allow the installation of shatter resistant film on the exterior windows of the ECW, as well as the other internal improvements we have noted, installing shatter resistant film would be a highly effective safety measure.

If you need to make choices as to what safety improvements to make first, we would recommend making the interior doors to the ECW as secure as reasonable possible before installing shatter resistant film on the exterior windows of the ECW. It is reasonable to believe that an attacker would have a better probability of causing mass casualties by entering the building and beginning an attack while attempting to force entry into the ECW through an interior doorway. It seems less likely they would attempt to shoot out an exterior window from the parking lot.

It is worth making sure that stakeholders know that the shatter resistant film is not bullet proof. Bullets will still penetrate the exterior glass. The shatter resistant film will keep the glass intact and significantly slow the attacker's ability to enter through the window frame, thereby allowing adequate time for teachers and children to evacuate the room.

If a building has classroom windows that do not open, it is worth being mindful of the fact that shatter resistant film would make escape from inside the room impossible. This may be ok if the priority is keeping a bad guy out, rather than having the ability to escape through the window to get out.

For secured spaces inside, specifically the windows on the doors leading into the ECW, it is worthwhile to consider shatter resistant window film as a tool to slow down an attacker trying to force entry. A shatter resistant window film would significantly delay, or even prevent an intruder from forcing entry into this space by shooting or breaking the glass in the door window and reaching through to unlock the door. Installing shatter resistant window film in select locations is a highly effective safety measure.

Windows in the ECW Doors

Each of the blue doors contain a vertical window. In some situations, we also recommend installing a tinted film or a frost of some type on covering on windows. This tinted film or frost is in addition to the shatter resistant film.

There are a number of reasons for this. The most serious, of course, is an attacker that comes here with the intent to cause mass casualties. By having the ability to see inside, they have the ability to observe how many people are inside, and they can maximize the effectiveness of the attack.

There are other reasons that we want to restrict visual observation of child programming areas from outside the building: There may be times when it is NOT safe to even allow entry to parents. Examples could include; an impending tornado; or when the police are in pursuit of a dangerous offender somewhere on campus or nearby, etc.

During a tornado or weather emergency, for example, parents and caretakers will most likely be arriving at the building expecting to pick up their child. Someone in charge must be prepared to decide if it is safe for students to be released, and how they should be released. Releasing students can create security and safety challenges that are dangerous, including;

- Staff and students should not be congregating near any entrance during a weather emergency that is surrounded by glass.
- If staff are sheltering inside the building with children, it may not be safe for them, or fair to them, to have them return to the entrance to allow parents or caretakers to enter the building to retrieve their child.
- The amount of people arriving at the building and the ensuing confusion could lead to an unauthorized parent or caretaker being granted access to the building and leaving with a student that they shouldn't be leaving with.

If a decision is made that students will not be released due to a weather emergency or a dangerous situation on or near campus, staff could, if time permits, post shelter-in-place signs on exterior doors to alert parents and caretakers that students are safely sheltered and will not be released during the emergency.

We recommend that signs like these should already have been made, and available for immediate use. Signs could include a phone number to reach a staff member taking shelter inside the building. This simple act would relieve a lot of parent stress and complaints about why they cannot get into the building and pick up their child.

After events such as these, there may be a "Reunification" procedure between children and parents/ caretakers that are waiting outside. Reunifying the children in your custody with their parents can be a chaotic procedure. It is vital to ensure that children are being picked up by a legally appropriate parent or caretaker. If children and parents have direct line of sight with each other, the strategic and orderly process will often break down.

If staff would know most, if not all parents and caretakers personally, some of the challenges of a reunification procedure would hopefully not be applicable here.

For camp programs, and other large seasonal programming, staff will most likely not know all the children or caretakers. For those situations, it is important that children should be kept safely and securely inside the building, out of the sight of their parents or caretakers, until they are released in a coordinated, orderly and safe procedure.

This is another example of why the ability to see inside child programming areas should be restricted, if reasonably possible.

Parents and Access Control Swipe Cards
It is our understanding that parents of children in programming are issued swipe cards that provide them unrestricted access to this space. Admittedly, this is the first time we have seen this.

Some forseeable problems with this design include

- Having a parent enter this space that is prohibited from picking up their child due to an order of protection,
- An unauthorized family member that has taken the swipe card without permission and enters this space
- There is no "vetting area" or physical separation in which staff and administrators have time to evaluate a situation and decide what to do. With the system as it is, the parent or caretaker will have entered the secured space and possibly removed the child before staff have adequate reaction time.
- If you decide that the building must be locked down and secured due to a threat outside the building or in the community, parents will still be entering the building, thereby defeating the purpose of securing the building.
- An Active Threat assailant could forcibly remove a swipe card from a parent outside and gain access to the ECW.

This being said, we also realize that taking swipe cards away from parents would be a very drastic change in culture that is presumably going to direct more anger and grief towards the park district than it would any praise or acclamation.

Fortunately, this access control system can be customized to program multiple different authorizations; a parent authorization and a staff-only authorization. There could be a parent authorization for the EC entrance inside Door 8 and a staff-only authorization for Doors 8 and 9. Parents would still have a swipe card, but they would be directed to enter only through Door 8, not the EC entrance inside Door 9. This system also allows administrators to deactivate specific cards, and to do so quickly.

This ability to customize authorization and access is an excellent safety feature that mitigates some of the issues identified above.

Restricting access could allow you to focus on monitoring and securing one doorway rather than two in an emergency. Ideally, the access control system could temporarily disable parent authorization during a "Secure Building" emergency situation when you decide to lock the building due to a violent event outside or in the nearby community.

Another option is to lock Door 9 from the outside for everyone, including Takiff Center patrons. The upside is that it gives you more control over parent access to the EC space.

We don't know what negative pushback you would receive from patrons that are accustomed to using this door to enter the building for other activities. From an Active Threat standpoint, the argument could be made that locking Door 9 to everyone doesn't really make the space any safer, as the assailant can simply enter the building through the main entrance and proceed to the EC door from within the building. But if parents are entering Door 9 and swiping into the EC, it would be easy for an assailant to simply walk in right behind them. This risk could at least be mitigated if parents stopped using Door 9 and used only Door 8, which also has a staffed reception desk.

Door 10
This is a solid metal door, with no window or glass sidelights. It is not possible to see outside from within, or vice versa. This door has no exterior door handle, which is a good idea here, as the door is partially hidden in this area of the building. This door normally remains locked from the outside.

This door design is reasonably safe and appropriate.

Door 11
This door has a lever handle, with a single cylinder deadbolt located within the handleset of the door. There is a square panel of glass located in the middle of the door. There are glass sidelight panels on both sides of the door. This door normally remains locked from the outside.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device.

This door design is reasonably safe and appropriate.

Door 12
This is a solid metal door, with no window or glass sidelights. It is not possible to see outside from within, or vice versa. There is a single cylinder deadbolt located above the door handle. This door has a lever handle which is different than Door 13. This door normally remains locked from the outside.

This door design is reasonably safe and appropriate.

Door 13
The description of Door 13 is consistent with the description above, other than the door handle. Door 13 has a closed-loop pull handle, which is reasonably safe here. This door normally remains locked from the outside.

This door design is reasonably safe and appropriate.

Doors 14 and 15
These are metal doors, each with a modified pull handle on the exterior. A single cylinder deadbolt is contained within the handleset of the doors. There is a glass window in the upper half of the door that would allow people inside to scan for danger outside before opening the door.

An emergency exit device is installed on the interior of the door to allow exit from the building, regardless if the door is locked or unlocked. A locking mechanism is contained within the emergency exit device. These doors normally remain locked from the outside.

This door design is reasonably safe and appropriate.

Protocol for Locking Exterior Doors
This building is open to the public and the front door is open. Like any public building, an Active Threat will enter the building through the doors that are open. As a result, for purposes of mitigating or preventing an Active Threat from entering the building, it is somewhat irrelevant whether other exterior doors remain locked or unlocked during business hours. Of course, there would be an exception for child programming areas.

Door Numbers
For large buildings, and buildings with multiple doorways on the same side of a building, having clearly visible numbers on doors is very helpful. Exterior door numbers can help police locate and communicate exactly where the Active Threat may be staged. Interior door numbers could be a help to callers that are reporting the exact location of the Threat from inside the building.

Although Doors 4 and 6 did not have numbers on the exterior of the doors at the time of our visit, it was temporary and due to recent maintenance work done on the doors. Both doors did have a number attached on the inside.

This building uses door numbers on both sides of exterior doors, as well as interior doors. This is an excellent safety feature of this building.

Building Interior

Reception Desk
Staff here have a clear and unobstructed view of the front door and the area outside the front door. This is well designed.

In the event of an Active Threat, evacuation is the first option to consider here because of the multiple exits from the office. Staff can exit through the lobby and out the front door, or through the exit doors on the other side of the office, and through multiple building exits. But if staff cannot evacuate and must lockdown, they have access to interior offices that could be considered secured spaces, and they can lock those offices without needing a key.

There is also a "roll down" door that can be lowered to secure the office space from the unsecured reception desk.

As this is an unsecured desk area, staff should evacuate or lockdown immediately. They should not attempt to use the phone/PA here to make any Active Threat announcement to the rest of the building. Using the phone/PA to make a mass notification should be done from a secured space. This desk area is reasonably safe and well designed.

Secured Office Door Facing the Main Entrance
The door that connects the lobby to the secured reception/office area behind the reception desk is self-closing, and will close in the locked position. The lobby side of the door has an access control system requiring a staff member to enter an access code into the key pad. A key pad like this can have a major advantage over an access control system that uses a swipe card.

It would be easy for an Attacker to forcibly remove a swipe card from a staff member. At that point they would have full access to most, if not all secure areas of the building. That is not the case with a key pad entry. This is well designed.

Because this interior door protects a secured space, it is important to confirm that this self-closing door closes and latches securely. In order to test this, the door was opened and released from 3 positions; fully open, half-way open, and slightly ajar. It appears that when the door is released from the slightly ajar position, with no momentum, it did not close securely. This would be an easy fix. It did close appropriately and securely in the locked position from the other two positions.

This door contains a vertical window. The window is covered from the inside, thereby preventing someone from seeing inside the office space from the lobby. This is well designed.

Administration Offices Behind the Reception Desk
The office doors have push lock mechanisms contained within the door handles. This is an excellent design that allows someone to lock the office door immediately without needing to locate and use a key.

The lock receptacles contained within the metal door frames in these offices are of considerable strength. In other buildings we have seen, lock receptacles are mounted within weak or thin wood, or the mounting screws attaching the face plate to the door frame are not of sufficient length. In these situations, a strong and motivated intruder would possibly be able to pull the door and deadbolt through the wood trim piece and force entry, or kick it open, depending on the door design.

Some of the offices in this space have large glass windows adjacent to the office door. Offices that have large uncovered windows would give an intruder would have an unrestricted view inside each office. In terms of staying out of sight, this is mitigated if the inside of the window is covered with a shade or a similar type design. Multiple offices already have either a window covering or a frosted window pane. It is reasonable to believe that an Active Threat is less likely to forcibly breach a secured space if they cannot see what is on the other side of the door.

We observed a communications room that could be considered a secure room. We also observed that there is a landline telephone installed in the room. This would allow someone locking down inside the room to have communication. This is well designed.

Office Doors Between the Public Hallway and Secured Office Space
The additional doors have the same access control system as the other door previously described, requiring a staff member to enter an access code into the key pad. This is an excellent design.

Because these interior doors protect a secured space, it is important to confirm that each self-closing door closes and latches securely. In order to test this, each door was opened and released from 3 positions; fully open, half-way open, and slightly ajar. We confirmed that each door closes appropriately and securely in the locked position from all three positions. These doors are reasonably safe and working as designed.

Unlike the secured office door facing the main entrance, the windows on the other secured office doors are not covered from the inside, thereby allowing someone to see inside the office space from the public side of the door. It may be appropriate to apply a tint, a frost, or even a shatter resistant film to this door if it does not already contain one. It is also worth keeping in mind that unless this glass has a shatter resistant film applied, an offender could simply break the glass, reach inside, and turn the door handle to enter.

We make suggestions to help you make the building safer, and we also want to help you do that in the most cost-efficient way possible. There is not a downside to having shatter resistant film on these office doors, other than cost. But it is worth noting that depending on the strength of the shields installed at the desk, and assuming that the roll down door could not be lowered in time, an attacker could simply come over the front counter to enter the office space. If that were the case, having shatter resistant film on the secured doors would be irrelevant.

Gym Doors Connecting the Lobby and the Gym
It is worth noting that during an Active Threat incident in the building, anyone inside the gym can evacuate immediately through Doors 2 or 3.

As part of any future training, staff should know that if they are inside the gym area during an Active Threat incident inside the building, they should not move towards these hallway doors in an attempt to "lock down" or secure the gym, as they would be visible and vulnerable and the Active Threat could be right around the corner. They, and any children in programming with them, should evacuate the building through Doors 2 and 3.

Art and Fitness Wing
People using the Fitness Room can evacuate through Door 15. This is well designed.

The doors to Rooms 162A and 162B were locked on our visit. They may have the same locking mechanism as the office doors behind the reception desk, which would allow staff to lock the door from the inside without use of a key. With the lights off inside the room, it appears that Room 162B could be a secure room in which to lockdown, should evacuation not be possible.

Ceramics Room and Room 155
The doors of these rooms do not appear to have a locking mechanism on the inside door handle. Staff would have to lock the door with a key from the hallway side of the door. Due to the layout of these rooms, people inside here should make every attempt to evacuate rather than locking down in these rooms.

Lower Level Studios
In the event of an Active Threat, staff in this area should make every attempt to evacuate, as the studios are enclosed by mirrors. Even if a staff member had a door key, and had the ability to lock the door, evacuation through Doors 4 and 5 should be the first option to consider.

At least one of the studios has an interior room or closet, and there are shades installed on the window sidelights. This is an excellent idea to help staff remain out of sight. Staff should consider though that in the time it takes them to come to the front door of the studio and lock it, and to lower the shade, they are probably better served by continuing through the door and out the nearby exit door.

There are phones installed in all of these studios, which is an excellent safety feature, both for an Active Threat announcement or a medical emergency.

Outside Programming/ Playground Use
It is important to examine our process for getting the children back in the building as quickly as possible if there is a dangerous situation outside. We have observed some park districts in which teachers do not have or do not carry an exterior door key. Those teachers take the children outside through a door that closes locked behind them. They then return the children into the building through the main entrance, which could be on the opposite side of the building. If at all possible, teachers should be able to get the kids into the building from any exterior door in the fastest way possible.

Note: If an Active Threat developed on or near the playground, or at North Field Park on the North side of the building, it would be ideal if staff could return children back into the building through the closest possible door(s). If you decide that Door 2 or 3 would better serve that purpose, it may be worthwhile to consider installing a swipe card system at one or both doors. Of course you may decide that the Main Entrance and Door 4 serve that purpose equally well.

This analysis assumes that staff do not carry a key to open Doors 2 and 3.

Enrichment Wing
There is an access control device installed on the interior set of double doors leading into this area, and a swipe card is required. This is well designed.

There are sidelights on each side of the door that allow someone to see into this space. Assuming the sidelights do not have a shatter resistant film installed, an Active Threat could break the glass and step through the sidelights. In an abundance of caution, you could consider the options discussed previously in this report concerning window glass.

Enrichment Rooms 228 and 229
In the event of an Active Threat, evacuation is the first option to consider. But if staff and students were trapped in this space and unable to evacuate, the rooms are deeply recessed and provide the ability for people to remain out of sight from the hallway. This is well designed.

Large Blue Programming Room
If an Active Threat was outside this room, it is not reasonable to believe that children and staff in this room could remain out of sight. It is our understanding that very young children would be in programming here, and evacuation would not be easy, if even possible. As a result, this would be a very appropriate space in which to install shatter resistant film on all window and door glass in this room. There are shades installed on the door sidelight. This is an excellent idea and is useful if staff have time to lower them.

The two doors to this room do not have locking mechanisms on the interior door handle. It is our understanding that this is mitigated by the fact that the door handles are always kept locked, and the self-closing door will close in the locked position.

Upper Level

Rooms 1-4 and Community Room
When discussing programming rooms used by adult visitors, it is worth noting that this report is designed primarily to ensure the safety of our staff members, and the children in our care. It is to provide our staff with the tools and the training to react appropriately to an Active Threat in the building.

If there is an Active Threat in the building and adult guests are using these rooms and spaces, the reality is that they are on their own. This would be true for any public space. Staff have no legal duty to put themselves in danger during an Active Threat incident to provide direction or ensure the safety of adult visitors. The priority of each staff member should be to make themselves safe; evacuate or lockdown.

Our process is to design safety protocols and training that will result in staff acting quicker, and with confidence. This will result in increased safety to visitors as well.

There are multiple exits from this level of the building; the main staircase, through Door 11, or down the stairs through Door 14.

We noted that the public bathrooms have thumb turn deadbolts installed on the inside of the door. NOTE- the deadbolt was not working on the day of our visit. It is possible that a policy decision was made to disable the deadbolts so no one could lock themselves in the bathroom.

It is not our recommendation that a working dead bolt is required for this bathroom. There are excellent evacuation options from this space. People in this space should make every attempt to evacuate rather than locking themselves in the bathroom.

There may also be unintended negative consequences when a member of the public can lock themselves inside a room and your staff can no longer make entry. This would be a problem if someone is assaulting someone in this room, or lures a child into this room.

Staff Breakroom and Conference Room

The doors have an access control keypad, which is well designed as we have previously discussed. Even so, staff should make every attempt to evacuate from these spaces, and use Doors 11 or 14, as they may be less visible than if they evacuated down the main staircase.

Administrative Offices Upper Level

In the event of an Active Threat, evacuation is the first option to consider here, as there are multiple exits from this area of the building; the main staircase, through Door 11, or down the stairs through Door 14.

If staff felt that it was safer to lockdown in this space rather than evacuate, they should retreat immediately into the two interior secure offices. They should not move towards the office door to lock it, as they would be visible and vulnerable, and the Active Threat could be right around the corner.

The office doors have a push lock mechanism contained within the inside door handles. This is an excellent design that allows someone to lock the office door immediately without needing to locate and use a key. The doors also have a covering over the glass in the door. As a result, both offices could be considered secure rooms in which to lock down in.

The lock receptacles contained within the metal door frames in these two offices are of considerable strength. In other buildings we have seen, lock receptacles are mounted within weak or thin wood, or the mounting screws attaching the face plate to the door frame are not of sufficient length. In these situations, a strong and motivated intruder would possibly be able to pull the door and deadbolt through the wood trim piece and force entry, or kick it open, depending on the door design.

The glass window in the Executive Director Office is frosted, which at least allows the occupants to remain out of sight if they decide to lockdown rather than evacuate.

Additional Park District Buildings on Campus

The Glencoe Park District has a unique resource that most park district campuses do not have. There are other Park District buildings on campus, located North of the Takiff Center, that are used as offices for building and grounds, landscaping, etc. These buildings can be used by staff and children in programming during an Active Threat incident. Staff and children using the baseball field or the playground area have the option to evacuate those areas and lockdown in a selected building. It is our understanding that staff are aware of this option, and have even participated in training. This is a great idea.

There is a specific building that has been selected for staff and students to evacuate to. The inside of the door has a thumb turn deadbolt, which allows staff to lock the door and secure the building without use of a key. This is well designed.

If there were an Active Threat incident inside the Takiff Center, staff outside would receive the notification via their cell phones. At the time of our visit, we confirmed that staff outside do in fact have their cell phones on their person. The Glencoe Park District has obviously done a lot of preparation and planning on this topic already.

Active Threat Inside the Takiff Center

It is important to clarify to staff members that in any Active Threat situation, the decision to evacuate or lockdown is situational, and must be made by them, using their best judgment and supported by their training.

If an Active Threat occurs inside this building, evacuation is the first and best option to consider. If staffers are able to evacuate, they would not lock any doors behind them. Their only concern would be getting out of the building immediately.

This concept is often referred to as a "Hard Lockdown" by schools and hospitals. In those specific buildings, it can be reasonable and appropriate. However, using the term Hard Lockdown for our staff may erroneously suggest that they should choose locking down and hiding as their first response. Evacuation is the first and best option to consider. We prefer the term "Active Threat" or "Active Assailant" rather than "Hard Lockdown."

Active Threat Outside the Takiff Center

A staff member outside on campus may observe or be notified of an Active Threat occurring in the parking lot, the baseball field, etc. Or staff may discover that the police are pursuing a dangerous offender that is hiding somewhere on campus. What have we trained staff to do, and what additional tasks, if any, are they responsible for?

Although it is assumed that they would call 911 at the least, there may be other tasks that are even more pressing. The most important and urgent task may be to lock the building doors. This will prevent the danger from entering the building, and potentially leading to more victims. This protocol will also involve the decision to allow people inside only at the discretion of a staff member in charge.

Locking the doors to prevent entry may be counter-intuitive, in that persons outside that may be involved would not be able to come inside to seek safety or assistance. However, by securing the building, we accomplish important tasks:

- Staff and guests inside remain safe;
- The offender cannot chase their intended target into the building;
- The offender cannot enter the building looking for additional victims;
- It may give us the opportunity to notify guests inside the building so they don't unknowingly walk into the middle of a violent incident as they leave.

For people outside this building, whether they are directly involved in the violence or not, they can run to their car, or run away from the offender, etc. It is not our duty or responsibility to allow them into the building when doing so could cause more injury or violence inside the building to our staff and guests. But this type of planning and decision making does not happen by accident. It happens by creating a policy that addresses a situation like this; training staff that a policy exists and why the policy exists; and training staff to implement the policy.

After the building is locked down, there may be people outside attempting to gain entry to the building to seek safety. There will be tremendous social pressure on a staff member to open the door and let them in.

Although a staff member may have an opportunity to allow people entry, this would have to be done with the highest amount of discretion and good sense so as not to expose everyone inside to the danger occurring outside.

Staff training and preparation is the key to responding to any crisis situation.

There is a PA in This Building

All rooms in this facility have a phone in which a person can access the PA. This is a great resource to have. Most park districts do not have a PA that is accessible from so many access points. The tasks required to make an announcement on this PA are a bit more complicated than simply dialing a two or three-digit code to access the PA. A staff member must press a button, pause briefly, say a code, and press a different button. In an Active Threat situation, this may be more difficult than it sounds. Fortunately, there is a sticker on every phone with simple and well written instructions on the handset. Training is provided to staff so they have the knowledge and confidence to use this valuable system as it is intended.

NOTE- The phone in Community Room 3 does not have an instruction sticker on the handset. The sticker in Community Room 4 is no longer readable.

Mass Notification System MNS

A MNS allows an emergency to be announced immediately throughout a building or campus. If there are multiple buildings or outside programming areas, the more important this is. Without this notification, people may not even know that a violent or dangerous incident is happening nearby and that they may be in immediate danger.

The Park District uses a sophisticated cell phone app called RAVE that can provide instant mass notification to many if not all staff throughout the campus.

Just for purposes of example, other Mass Notification concepts include:

- Strobe lights – Flashing lights similar to a fire alarm system that would be activated either by a pull station and/or a phone app. Can often be integrated into an existing security system. Very helpful and effective for making notification to areas outside of the building. The lights must be different than a fire alarm.

- Audible alarms- A unique tone that could be activated via a pull station and/or a phone app. The tone must be different than a fire alarm.

- Designing access to the phone speaker system from a cell phone. This allows a staff member to dial a phone number on their cell phone, which provides access to the building PA, or through the speaker phone on every phone in the building.

- There are pull station alerts, similar to fire alarms. If the system is activated by pulling an alarm for example, the access points should be at exits. This way staffers can make notification by pulling an alarm as they run out the door.

  The system could even activate a pre-recorded message that there is an Active Threat. Ideally the system would give the location, based on where the system was activated. This allows staff members far away from the Threat to know that they have an opportunity to evacuate, rather than locking down.

- The use and availability of Walkie Talkies- Self-explanatory.

We include this information simply to identify some of the systems that exist. We believe that it is possible to have a Mass Notification System in the absence of these systems. That can be done by providing staff members with training opportunities that will help them act more effectively and efficiently in any emergency.

As part of our training component, it is worth noting that cell phones are often the primary communication method for staff. For staff outside on campus that are calling the main building due to an active threat incident, they must know who to call. And the person they are calling must be on scene and available to lock the building down or take other actions that are required. Calling a manager or supervisor who is not on scene and able to take immediate action will result in a considerable delay in getting the notification to people who need it.

Conclusion

We have been fortunate to have so few, if any acts of violence in and around this facility. We do not recommend limiting or restricting our planning to events that have happened in the past. We want to anticipate reasonable and realistic situations that could happen in the future.

So often organizations rely solely on developing written plans and instruction. They fail to provide training that will provide their staff with the confidence they need to implement those plans. Written policies and procedures are only as good as the last time they were practiced. We have witnessed first-hand that staff members here have received crisis management training, and there is a strong culture of safety in this organization.

The Glencoe Park District has made many modifications and improvements regarding staff and visitor safety. This includes the installation of bolo sticks on classroom doors, access control systems on child programming areas, utilization of the RAVE phone app, recent policy reviews that provide a clear chain of command and a culture of providing training to all staff, full time and seasonal. We commend you for your ongoing commitment to the safety of staff and visitors.

Submitted by:
SERVE AND PROTECT LAW, LLC.

JC

_____

Joseph Crimmins
President
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SUPPLEMENT G

OPERATIONAL ANALYSES REPORT

GLENCOE PARK DISTRICT COMPREHEN SIVE PLAN

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OVERVIEW

The Glencoe Park District's expressed interest in conducting a series of operational analyses as part of the overall Comprehensive Master Plan process intended to serve several purposes for the organization including evaluating and improving the effectiveness and efficiency of District operations.

Three analyses were conducted and included the following.

1. **Cost of Service Analysis**
2. **Administrative Analysis**
3. **Partnership Agreement Analysis**

The key purposes of these analyses were to:

- identify inefficiencies, bottlenecks, or areas where resources (time and money) are being underutilized or wasted.
- examine current processes and procedures and identify areas for improvements that can streamline operations and reduce costs.
- enhance quality to ensure services meet or exceed resident and internal and external customer expectations.
- ensure that day-to-day operations align with the District's overall priorities, helping to prioritize activities that contribute most effectively to this end.
- Optimizing resource allocation (staff time, finances, etc.) to maximize output and minimize waste.

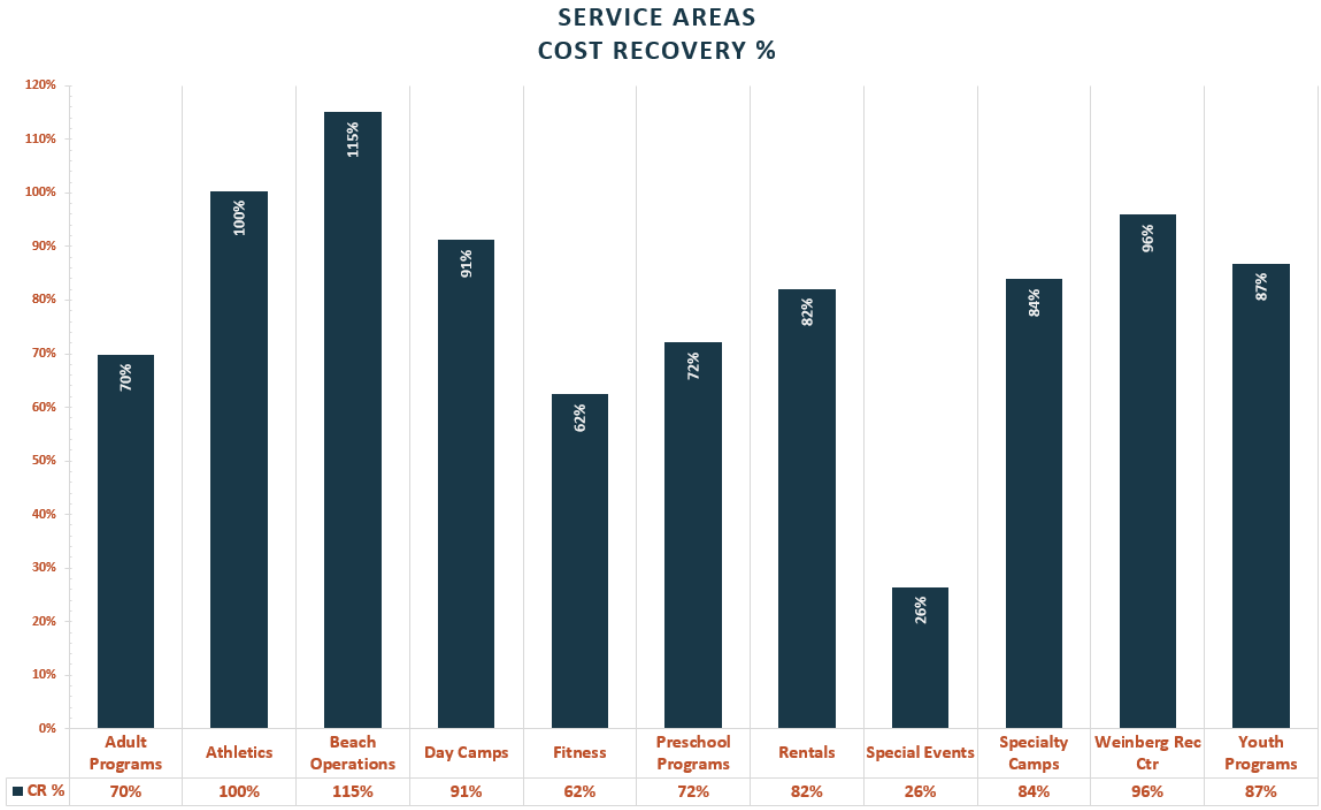
Overall, the outputs of the three operational analyses conducted provided valuable insights and recommendations are expected to help the District operate more efficiently, effectively, and in alignment with the strategic direction identified in the Comprehensive Master Plan.

COST-OF-SERVICE ANALYSIS

TASK OVERVIEW

High-performing park and recreation agencies seek out and embrace responsible financial and service management practices. They actively understand the cost of doing business, identify cost savings, seek out partnerships that have reciprocal benefits, divest of services that do not align with mission or waste resources, and generate revenues when and where appropriate to reinvest in important and often underfunded services, maintain infrastructure, and relieve pressure on taxpayer resources. Ultimately, they possess a financial sustainability philosophy that provides a foundation from which all investment and spending decisions, and funding strategies are built.

Glencoe Park District's cost-of-service analysis prepares and equips their team with solid financial management competencies and data to inform decisions and cultivate fiscal responsibility at all levels of the agency. Results of the analysis provide a comprehensive review of fiscal year 2024, covering March 1, 2024 through February 29, 2024.



THE ANALYSIS

Completion of the cost-of-service analysis allowed the District to understand its costs of doing business, ultimately revealing each service's cost recovery and subsidy investment level. Operational revenues (fees and charges, sponsorships, grants, donations), direct costs (expenses associated with the delivery of a service; without the service, the cost would not exist) and indirect costs (expenses that would exist with or without the provision of any one service) that the agency provided were captured and attributed to all services as part of this work, providing several insights that would inform the design and development of the District's Financial Sustainability Strategy.

Service Area	Stats		Expenses				Subsidy	Cost Recovery
	Participations/ Quantity Sold	Total Revenue	Direct - Service	Direct - Facility	Indirect	Total Expense	Subsidy Amount	Cost Recovery %
Adult Programs	1,186	$ 277,054.18	$ 185,831.06	$ 61,439.71	$ 149,201.00	$ 396,471.77	$ 119,417.59	70%
Athletics	1,717	$ 365,332.13	$ 178,883.10	$ 48,109.44	$ 136,965.30	$ 363,957.83	$ (1,374.30)	100%
Beach Operations	11,687	$ 653,131.25	$ 218,934.56	$ 135,248.47	$ 213,710.92	$ 567,893.96	$ (85,237.29)	115%
Day Camps	563	$ 653,773.15	$ 400,546.40	$ 46,586.20	$ 269,795.87	$ 716,928.47	$ 63,155.32	91%
Fitness	1,515	$ 132,260.36	$ 93,115.97	$ 39,099.09	$ 79,777.40	$ 211,992.46	$ 79,732.10	62%
Preschool Programs	1,441	$ 3,374,815.32	$ 2,501,917.92	$ 419,668.11	$ 1,762,859.28	$ 4,684,445.31	$ 1,309,629.99	72%
Rentals	-	$ 263,127.53	$ 35,918.33	$ 164,043.55	$ 120,655.24	$ 320,617.12	$ 57,489.59	82%
Special Events	9,731	$ 101,380.00	$ 234,308.54	$ 5,369.26	$ 144,619.47	$ 384,297.27	$ 282,917.27	26%
Specialty Camps	335	$ 232,912.00	$ 168,397.01	$ 4,789.46	$ 104,499.19	$ 277,685.65	$ 44,773.65	84%
Weinberg Rec Ctr	7,250	$ 578,180.67	$ 255,094.08	$ 120,775.36	$ 226,796.31	$ 602,665.75	$ 24,485.08	96%
Youth Programs	1,497	$ 712,140.00	$ 487,826.34	$ 23,694.69	$ 308,647.28	$ 820,168.31	$ 108,028.31	87%
POST	-	$ -	$ -	$ 796,708.90	$ 480,727.13	$ 1,277,436.03	$ 1,277,436.03	0%
Total	36,922	$ 7,344,106.59	$ 4,760,773.30	$ 1,865,532.23	$ 3,998,254.41	$ 10,624,559.95	$ 3,280,453.36	69%

Process

The consulting team worked closely with the Glencoe Park District team to ensure all expenses and services were identified, and to develop meaningful divisions, facility, and park areas to facilitate the appropriate attribution of expenses to services. The result is a clear picture of the total cost-of-service to guide the agency's development of cost recovery/subsidy investment goals.

Results

Selected results from the analysis are included in the pages that follow. Full results and interactive features are available in the cost-of-service results excel file provided as a supplemental document.

SELECTED RESULTS - EXPENSE INSIGHTS

Expense insights provide context and a greater understanding of how the District spends its operational budget. Results below detail the division and category breakdown of the District.

Division Summary

Division Summary		Amount	% of Total
G&A	$	1,247,015.47	11.74%
Parks	$	1,133,645.87	10.67%
Weinberg	$	302,975.36	2.85%
Beach	$	283,832.21	2.67%
Boat House	$	161,853.69	1.52%
Admin-Takiff	$	1,779,147.26	16.75%
Rec Programs	$	2,734,509.77	25.74%
Daycare	$	1,794,597.39	16.89%
Fitness	$	56,813.22	0.53%
Admin	$	1,130,169.71	10.64%
Total Department	**$**	**10,624,559.95**	**100.00%**

Category Summary

Expense Category Summary		Amount	% of Total
Personnel	$	6,073,162.77	57.16%
Admin	$	930,880.07	8.76%
O&M	$	3,384,412.21	31.85%
Utilities	$	236,104.90	2.22%
Total Department	**$**	**10,624,559.95**	**100.00%**

SELECTED RESULTS - FACILITY OPERATIONS EXPENSE

Operating and maintaining facilities represents a significant expense to the District. The summary below provides insight into the annual direct expense of operating and maintaining each facility.

Takiff Center

Takiff Center		Amount	% of Total
Personnel	$	202,172.21	32.11%
Admin	$	-	0.00%
O&M	$	289,316.26	45.95%
Utilities	$	138,127.99	21.94%
Total Department	**$**	**629,616.46**	**100.00%**

Weinberg Family Recreation Center

Weinberg Family Recreation Center		Amount	% of Total
Personnel	$	13,885.21	9.26%
Admin	$	-	0.00%
O&M	$	95,495.60	63.70%
Utilities	$	40,523.69	27.03%
Total Department	**$**	**149,904.50**	**100.00%**

Glencoe Beach - Beach House and Boat House

Glencoe Beach Facilities		Amount	% of Total
Personnel	$	14,646.26	15.03%
Admin	$	-	0.00%
O&M	$	64,897.62	66.60%
Utilities	$	17,904.10	18.37%
Total Department	**$**	**97,447.98**	**100.00%**

Glencoe Beach - Beach Area

Glencoe Beach - Beach Area		Amount	% of Total
Personnel	$	29,538.06	77.89%
Admin	$	-	0.00%
O&M	$	8,009.91	21.12%
Utilities	$	374.59	0.99%
Total Department	**$**	**37,922.56**	**100.00%**

ADMINISTRATIVE ANALYSIS

TASK OVERVIEW

An evaluation of the District's current administrative processes and procedures was conducted through in person conversations with various administrative staff. Questions asked included the following.

1. When you hear the words "administrative tasks", what comes to mind?
2. Please tell me what your role is in the district and what administrative tasks you perform?
3. What areas/tasks currently suffer due to lack of time or other resources?
4. Where does overlap exist?
5. What can be done to reduce overlap, duplication, and inefficiencies?
6. What falls through the cracks?
7. What needs to be addressed so that tasks do not go undone or unnoticed?
8. Tell me what you think about communication as it relates to administrative tasks?
9. What should be done to simply make things better?
10. Is there anything else you would like to share?

Opportunities for improvement were identified and recommended as part of the strategic plan.

STAFF FOCUS GROUP MURAL BOARD

What areas/ tasks suffer due to lack of time or other resources?

What barriers (if any) prevent people from participating in park and recreation services currently offered by Glencoe Park District?

Staff development; am I giving employees what them need to be successful; not enough time

Innovation: get into a groove and do same processes; takes time to do thigs differently

Time off requests are a burden; cumbersome

Maintenance suffers; too many admin tasks when seasonal facilities are open

Quality of trainings lessen our quality/ competencies of staff

Where does overlap exist?

Hiring/HR tasks as we are just trying to get people through the door - quality of staffing suffers

When IT is bad; systems go down all the time; lose internet (RecTrac and connectivity ExCAL)

A lot of people approve the same payroll

Time off requests; too much waste

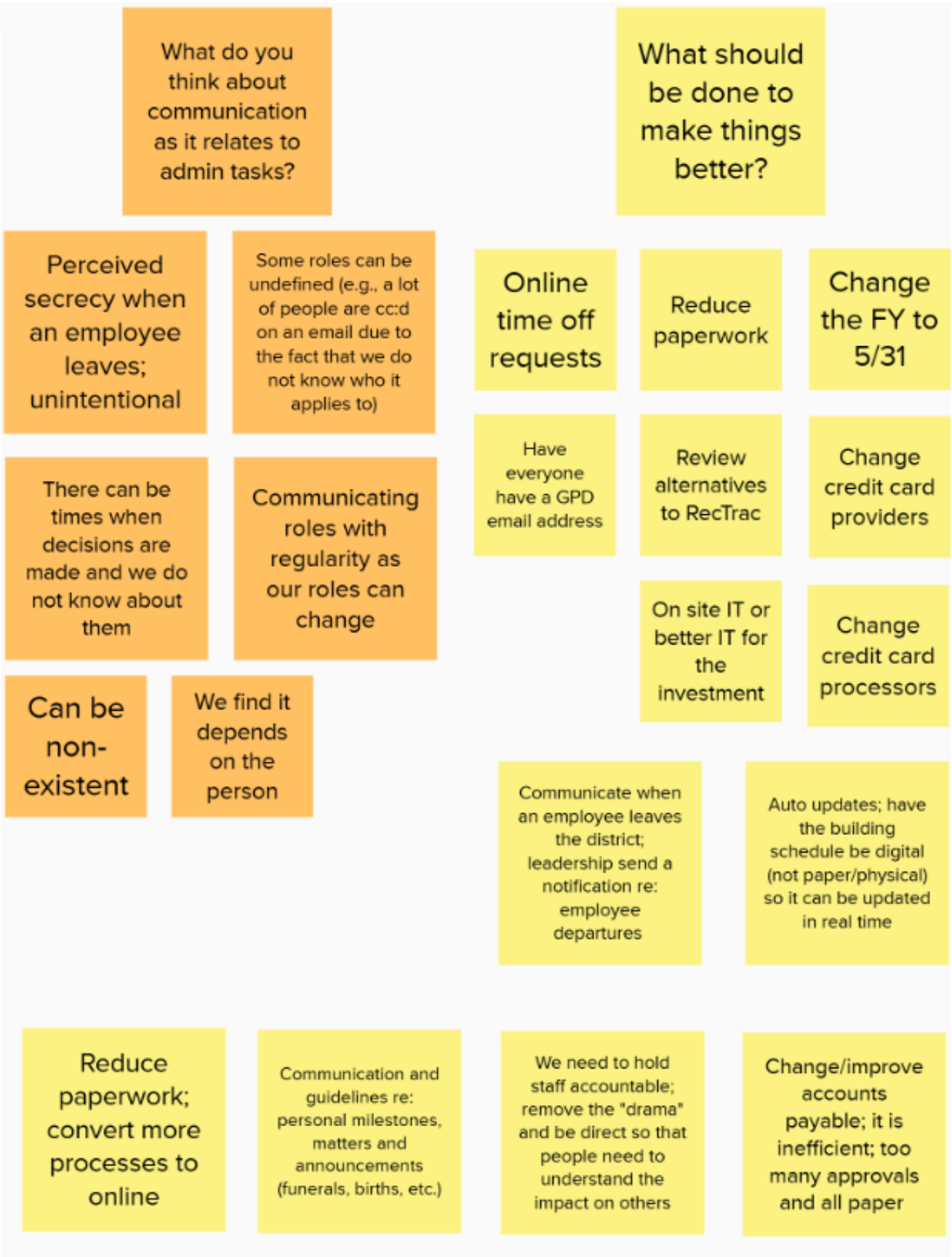
Lack of staff presents issues; levels of service suffer

Staff training and onboarding; not enough time to do it well

Time off requests are done on paper and ont he computer (redundant)

Overlap with facility booking in RecTrac (decentralized)

What can be done to reduce overlap, duplication or inefficiencies?
What falls through the cracks?
What needs to be addressed so that tasks do not go undone or unnoticed?
Review systems (TCP - payroll and time off requests for better approaches)
Last minute rental changes
Make staff accountable for using the systems we have in place
Convert time off requests to online
Having one person control all facility bookings
Information break downs and disconnects; too many steps (approvals by too many people)
Enforce accountability
Better implementation of the work order system
Get rid of white sheets (mechanism for time off requests and for anything the director has to approve)
Training (camps); we talk a big game but we default to what we have done
Follow through with communication - staff do not know what Bamboo HR is
One clock in system and streamline time-off requests (one system to take care of all payroll, time off requests, etc.)
Many staff do not have a GPD email; they do not get communications
Convert time off requests to online so we can track and monitor; we easily lose track
Change credit card providers (Fifth Third, BMO, WinTrust)
Year-round training on new admin tasks; expecations
Increase staffing levels; need to adapt to new norm re: difficulty recruiting/ retaining staff


What do you think about communication as it relates to admin tasks?
What should be done to make things better?
Perceived secrecy when an employee leaves; unintentional
Some roles can be undefined (e.g., a lot of people are cc:d on an email due to the fact that we do not know who it applies to)
There can be times when decisions are made and we do not know about them
Communicating roles with regularity as our roles can change
Can be non-existent
We find it depends on the person
Online time off requests
Reduce paperwork
Change the FY to 5/31
Have everyone have a GPD email address
Review alternatives to RecTrac
Change credit card providers
On site IT or better IT for the investment
Change credit card processors
Communicate when an employee leaves the district; leadership send a notification re: employee departures
Auto updates; have the building schedule be digital (not paper/physical) so it can be updated in real time
Reduce paperwork; convert more processes to online
Communication and guidelines re: personal milestones, matters and announcements (funerals, births, etc.)
We need to hold staff accountable; remove the "drama" and be direct so that people need to understand the impact on others
Change/improve accounts payable; it is inefficient; too many approvals and all paper

PARTNERSHIP ANALYSIS

TASK OVERVIEW

The partnership agreement analysis included a comprehensive review and assessment of the terms, conditions, and provisions outlined in current District partnership agreements. The primary reasons why the District wanted to conduct this analysis include the following.

1. **Clarifying Roles and Responsibilities:** Understanding the roles, responsibilities, and contributions expected from each partner to reduce ambiguity and potential conflicts.
2. **Aligning Expectations:** Ensuring that the expectations of all parties involved are aligned as it relates to financial contributions, decision-making authority, and other important aspects of the relationship.
3. **Risk Management:** Identifying and mitigating potential risks associated with partnerships such as disagreements over decision-making, financial liabilities, or exit strategies.
4. **Optimizing Efficiency:** Streamlining operational processes, enhancing communication, and improving overall efficiency in achieving partnership objectives.
5. **Facilitating Dispute Resolution:** Providing a clear reference point for resolving conflicts based on agreed-upon terms and conditions.
6. **Strategic Alignment:** Ensuring that agreements are in alignment with the mission, values and vison of the District and its priorities is crucial to success and sustainability.

Comprised of both document review and discovery, agreements were analyzed through the lenses of productivity, reciprocation, and efficiency. Agreements tended to be well crafted and consistent in nature and include statements that address reciprocity.

General recommendations and opportunities to revise and enhance these agreements include the following tasks.

- Agreements with renewal clauses – update agreements to reflect active terms.
- Athletic agreements - consider reviewing and taking into consideration the Comprehensive Master Plan's cost of service analysis results when determining whether field usage and maintenance fees should be adjusted and to what degree.
- Capital Improvement clauses - some agreements (e.g., GBA, BYS) have vague clauses that request donations from the partner organization in the event of unforeseen capital improvement or repair costs. It is recommended that these clauses be detailed so each party understands investment expectations.
- All agreements – it will be beneficial to the District to include Key Performance Indicators in each agreement (e.g., financial KPIs - monetary value of the partnership to each party; strategic KPIs (less tangible) - defined intended partnership impacts such as engagement, branding/image, customer satisfaction).

PARTNERSHIP ANALYSIS SHEETS

PARTNER ORGANIZATION: AMERICAN YOUTH SOCCER ORGANIZATION

- **Date of agreement**
  April 1, 2020

- **Agreement/relationship/arrangement goals**
  The agreement aims to enhance youth soccer opportunities for the best interests of the community through a collaborative relationship for the benefit of Glencoe Park District residents.

- **Role and responsibilities of all partners including decision making authority**
  District: provides space in its seasonal program guide to advertise; provide AYSO meeting rooms.
  AYSO: Field Schedule – desired dates submitted 45 days in advance and detailed schedules two weeks in advance; Sponsorships – must submit written requests to District for approval of sponsorship agreements; Contact Information – submit contact information for league representatives and participants; adhere to volunteer, insurance, and supervision/security provisions.

- **Obligations of all partners**
  Annually meet to review agreement.

- **Milestones**
  AYSO: Within three (3) months after the end of AYSO's fiscal year, shall provide financial and participation reports to the District.

- **Term of the agreement**
  April 1, 2020 – February 28, 2021
  Automatically renewed for successive three (3) year periods unless either party initiates otherwise in writing at least 90 days prior to renewal date.

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  District: provide routine maintenance, cover all water bills related to field irrigation ($5,000), mow each field one additional time per week and aerate two additional times per year outside of normal landscape routine, provide weed control and fertilizers ($2,500).
  AYSO: Equipment and Materials: responsible for any and all expenses including but not limited to the provision of equipment and materials related to AYSO's programs and use of facilities; Field Preparation: direct costs for field preparation $50/hour; Lighting Fee: $30/hour; Capital Improvement Fee: $5,000 in 2020 for a field stripper.

- **"Out clause"**

Either party can initiate termination by writing at least 90 days prior to annual renewal date; parties can mutually agree to terminate; District has the right to terminate at any time or any reason including misuse of property, purposes deemed necessary for public safety or preservation of property, or if AYSO has breached any of its obligations under the agreement.

PARTNER ORGANIZATION: GLENCOE BASEBALL ASSOCIATION

- **Date of agreement**
  January 20, 2023

- **Agreement/relationship/arrangement goals**
  The agreement allows GBA to use District fields and facilities for baseball activities.

- **Roles and responsibilities of all partners including decision making authority**
  District: provide GBA with their respective priority use, provide and maintain fields and facilities, manages scheduling and field preparation, field condition determination and cancellations, provide GBA with advertising space in its seasonal program guide.
  GBA: provide game and practice schedules a minimum of two weeks in advance, provide contact information for all league representatives and participants, field inspection (and reporting) immediately before and after each use, providing supervision and security services, comply with all applicable laws/ordinances/rules/regulations, after hours weather related field preparation and installation and transportation of portable pitching mounds, providing information to District for advertising, complying with insurance provisions, conducting annual background checks for all employees and volunteers.

- **Obligations of all partners**
  Meet annually to review and evaluate agreement performance.

- **Milestones**
  Both: meet each January to review agreement.
  GBA: Annual Statements - within three (3) months of the end of GBA's fiscal year, submit an annual financial and participation report; Schedule Submission – submit a minimum of two weeks in advance.

- **Term of the agreement**
  April 1, 2023 – March 31, 2024
  Notes: *Agreement is automatically renewed annually unless terminated with 90 days' notice by either party.*

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  District: provide routine maintenance and repairs related to field irrigation systems, all water bills related to field irrigation ($5,000), mow each field one additional time per week and aerate two additional times per year (outside normal routine), provide weed control and fertilizers ($5,000).
  GBA: Field Use Fees: $52.50 per staff hours + materials; Light Usage Fee: $45 per hour; assist with Capital Improvements as necessary.
  Notes: *GBA must pay District for any fees/money owed within 30 days of receipt of invoice.*

- **“Out clause”**
  Either party can terminate with 90 days’ notice. District can alter or terminate the agreement for misconduct or misuse of property.

PARTNER ORGANIZATION: GLENCOE HISTORICAL SOCIETY

- **Date of agreement**
  January 21, 2020

- **Agreement/relationship/arrangement goals**
  The District leases a portion of the land at 7N Park to GHS with the intent of GHS to relocate the Booth Cottage to the parkland to operate and maintain the cottage for public use and enjoyment. District: Public hours of operation limited to 9:00am to 5:00pm with up to six events per year with hours not to exceed 10:00pm and not to exceed 15 hours of public use per week.

- **Roles and responsibilities of all partners including decision making authority**
  District: mowing the lawn and trimming trees on the property per standards of other District properties.
  GHS: relocate the cottage to 7N Park; maintain the property and the cottage; adhere to volunteer requirements.

- **Obligations of all partners**
  Adhere to insurance provisions.

- **Milestones**
  Annually: review hours of operation

- **Term of the agreement**
  January 22, 2020 – January 21, 2199
  Notes: *The agreement may be renewed for an additional term of 99 years upon written agreement of the parties within six months of the expiration of the initial term.*

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  GHS: Relocation - show proof of funds in the amount of $300,000 deposit in an escrow account; Lease - pay the District $1.00 a year; Utilities - responsible for all water, gas, light, electric service, telephone, data and other utilities.
  Notes: *District is not responsible for any damage to the building caused by flooding unless due to its own negligence. District is exempt from real estate and other taxes.*

- **"Out clause"**
  If either party shall breach the agreement, the non-breaching party shall serve written notice to the breaching party. The breaching party has thirty (30) days to provide a written response before having one hundred eighty (180) days to cure breach. If at that time the breach has not been resolved, both parties will meet with an independent arbiter to mutually resolve their differences

for a period of one hundred eight (180) days before the non-breaching party may terminate the agreement.

If either Party shall breach the insurance provisions of the agreement, the non-breaching party may terminate the agreement effective immediately provided that the breaching party not be able to demonstrate compliance within thirty (30) days.

If GHS files for bankruptcy, the agreement shall automatically be terminated upon ninety (90) days prior written notice by either party to the other party.

PARTNER ORGANIZATION: GLENCOE SCHOOL DISTRCT 35 (west park lease)

- **Date of agreement**
  August 5, 2021

- **Agreement/relationship/arrangement goals**
  GSD35 agrees to lease the 1.48 acre portion of West School grounds to the Park District to be used as outdoor recreation purposes for the Glencoe community.

- **Roles and responsibilities of all partners including decision making authority**
  Glencoe Park District: responsible for repair and condition of the premises at its sole cost and expense; obtain written consent from GSD35 for improvements other than routine maintenance and necessary repairs; in case of termination, remove any structures on premises.
  GSD35: has first priority access to premises.

- **Obligations of all partners**
  Comply with insurance provisions.

- **Milestones**
  December 31, 2022 - If Park District does not receive OSLAD grant related to Premises either party may terminate the lease upon thirty (30) days written notice to the other party.

- **Term of the agreement**
  25 years - September 1, 2021 – August 31, 2046
  Notes: *may be extended by mutual agreement*

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  Lease - Park District pays $10 to the School District; Maintenance – Park District bears all repair and condition costs; Taxes – Park District responsible for any taxes or fees levied against Premises.

- **"Out clause"**
  Either party may terminate the lease with thirty (30) days written notice. Breach of Agreement – party alleging a breach will provide thirty (30) days written notice to the other party to remedy the breach. In the event the breach party fails to remedy within the period, the party alleging the breach may seek any appropriate remedy at law or in equity. If Park District does not receive OSLAD grant related to Premises either party may terminate the lease upon thirty (30) days written notice to the other party.

PARTNER ORGANIZATION: GLENCOE SCHOOL DISTRCT 35 (west playground)

- **Date of agreement**
  November 3, 2016

- **Agreement/relationship/arrangement goals**
  Glencoe Park District and GSD35 establish a cooperative effort for the development and ongoing maintenance of a shared playground facility on the adjoining West School and West Park grounds.

- **Roles and responsibilities of all partners including decision making authority**
  Glencoe Park District: act as the fiscal agent for the project that handles the bidding and construction process; responsible for ongoing inspection/maintenance/repair of the playground including debris removal, snow and ice removal, and graffiti removal.
  GSD35: permit Park District employees and contractors to enter onto grounds for construction/maintenance/repair/replacement of playground.

- **Obligations of all partners**
  Provide the land portion of the playground on their respective grounds; appoint three representatives to a joint committee to work on playground design; equally share construction and repair costs; compliance with insurance provisions.

- **Milestones**
  No milestones identified.

- **Term of the agreement**
  20 years - November 3, 2016 – November 2, 2036
  Notes: *may be extended by mutual agreement*

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  Share construction costs equally that doesn't exceed $275,000 for each party; share repair costs equally.
  Notes: *GSD35 remits construction payments to Park District – 50% within ten (10) days of approval of bids and 50% after receiving written notice that construction has been substantially completed.*

- **"Out clause"**
  Either party may terminate with 60 days' prior written notice if the joint committee cannot agree on specifications by May 1, 2017. Either party may terminate if there is not agreement on replacement of playground.
  Notes: *If terminated based on replacement disagreement, it requires sixty (60) days written notice to the other party and both parties shall equally share in the removal cost of the playground.*

PARTNER ORGANIZATION: GLENCOE YOUTH SERVICES

- **Date of agreement**
  September 15, 2015

- **Agreement/relationship/arrangement goals**
  Glencoe Park District leases the Holmes Warming House to GYS to operate.

- **Roles and responsibilities of all partners including decision making authority**
  District: perform maintenance and building improvements on the Premises deemed necessary (shall not exceed $2,000). If the cost exceeds this amount, District Board of Commissioners may 1) authorize the improvements at a not to exceed amount; 2) accept donations from GYS; 3) immediately terminate the lease.
  GYS: Maintain the Premises in a safe condition. Cannot make alterations or improvements to the Premises or assign lease/sublet the Premises without approval from the District's Executive Director.

- **Obligations of all partners**
  Nothing specified.

- **Milestones**
  60 days prior to expiration – GYS can extend term of lease

- **Term of the agreement**
  September 17, 2015 – September 16, 2016
  Notes: *GYS can extend the lease for a term of one year as of the date the extension term is to commence with 60 days' notice prior to the expiration date of the lease.*

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements –** Who gives what? Who gets what? Under what terms?
  GYS - Lease: pays District $1.00 per year as rent. Utilities - GYS is responsible for payment for all utility services provided to the Holmes Warming House. Liability and Insurance Reimbursement - GYS is responsible for reimbursement to District for any damages to the premises and any increases in insurance premiums which may be charged by the District's insurance carrier.

- **"Out clause"**
  The District may terminate the lease upon 30 days written notice.
  Notes: *District has the option to terminate the lease if cost improvements exceed $2,000.*

PARTNER ORGANIZATION: KENILWORTH WINNETKA BASEBALL ASSOCIATION

- **Date of agreement**
  March 25, 2022

- **Agreement/relationship/arrangement goals**
  The agreement grants KWBA use of Glencoe Park District's North Field, West Pony, Watts Bronco, and Berlin Mustang Fields for scheduled games and practices. To provide structured recreation baseball activities for the community while utilizing Glencoe Park District facilities.

- **Roles and responsibilities of all partners including decision making authority**
  Glencoe Park District: provide KWBA with field availability/schedule based on priority order, maintains fields and ensures field safety and readiness (including field cancellations).
  KWBA: field inspection (and reporting) immediately before and after each use, providing supervision and security services, comply with all applicable laws/ordinances/rules/regulations.

- **Obligations of all partners**
  No obligations identified.

- **Milestones**
  No milestones identified.

- **Term of the agreement**
  2022 season with evaluation and potential renewal based on mutual agreement.

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  KWBA - Field Use Fees: $52.50 per staff hours + materials; Game Field Use Fees: $15 per hour for games only; Deposit: $200; Light Usage Fee: $40 per hour.
  Notes: *District will bill KWBA at the end of June and end of October for all field preparation expenses. Any unused money from the Deposit will be refunded.*

- **"Out clause"**
  Failure of KWBA to maintain required insurance.

PARTNER ORGANIZATION: NORTHBROOK PARK DISTRICT

- **Date of agreement**
  January 19, 2023

- **Agreement/relationship/arrangement goals**
  The agreement extends Northbrook Park District's access to Glencoe Beach and to Glencoe Park District's access to Northbrook's pool passes and dog park passes for their respective residents.

- **Roles and responsibilities of all partners including decision making authority**
  Glencoe: Provide Northbrook residents all Tokens, Programs, Rentals and Services at resident rates including Beach Passes, Sailing and Aquatics Courses, Trellis Rentals, and Day Camp Field Trips to Beachfront.
  Northbrook: Provide Glencoe residents all membership and program options available at Northbrook Sports Center Pool and Meadowhill Aquatics Center at resident rates including Pool Passes, Family Splash Cards, Programs, Day Camp Field Trips to Pool, and Dog Park Membership.

- **Obligations of all partners**
  Each partner is responsible to advertise the exchange of programs and services to each's respective residents and respects the other partner's resident aquatics fees rate. Each partner will track participation in the respective programs and provide a detailed report at the end of the aquatic season.

- **Milestones**
  No milestones identified.

- **Term of the agreement**
  January 19 – September 4, 2023
  Notes: *Agreement expires on the last day of the aquatics season.*

- **Key Performance Indicators (KPIs)**
  No KPI's identified.

- **Financial arrangements**
  No financial arrangements identified.

- **"Out clause"**
  Can only be cancelled before Labor Day unless just cause warrants termination.

PARTNER ORGANIZATION: VILLAGE OF GLENCOE

- **Date of agreement**
  March 20, 2014

- **Agreement/relationship/arrangement goals**
  Agree upon shared services between Glencoe Park District and the Village of Glencoe to enhance operational efficiencies and cost savings to the benefit of the citizens and taxpayers of Glencoe.

- **Roles and responsibilities of all partners including decision making authority**
  Village: Vehicle Maintenance – will perform vehicle maintenance and repairs of District vehicles and incorporate District vehicles in the Village's database; Tree Maintenance – maintain trees on District properties and incorporate data into the Village's tree management system; Beach Trash Collection – perform regular garbage collection.
  Park District: Holiday Lighting – administer the Village's holiday lighting program; Lawn Maintenance – provide lawn maintenance to Village properties (and potential additional areas as notified by the Village).

- **Obligations of all partners**
  Joint Purchases – explore and implement opportunities of joint purchases of goods and services; Agreement Evaluations – assess overall effectiveness and cost savings of shared services and schedule periodic formal reviews on at least an annual basis; Insurance – adhere to insurance requirements.

- **Milestones**
  No milestones identified.

- **Term of the agreement**
  March 1, 2014 – February 28, 2017
  Notes: *Renewal upon mutual agreement with 90 day's written notice by either party.*

- **Key Performance Indicators (KPIs)**
  Vehicle Maintenance: Reduction in vehicle transport time, cost of parts and supplies, and major repair needs; Tree Maintenance: Avoided cost of a separate tree inventory system, reduced contractual services, and disposal costs; Holiday Lighting: Productivity gains in tree maintenance; Lawn Maintenance: Cost savings from reduced seasonal staff and contractual services.

- **Financial arrangements**
  District: Vehicle Maintenance: if needed, cost to secure the services of a third-party provider; Holiday Lighting: all labor costs; Lawn Maintenance: provide all staff and equipment, bear costs for fuel and routine maintenance of Village equipment).
  Village: Vehicle Maintenance: all associated maintenance costs; Tree Maintenance: all associated maintenance costs; Holiday Lighting: all costs with respect to any Village equipment uses; Lawn Maintenance: Cost savings from reduced seasonal staff and contractual services.

Notes: *Village invoices costs to the District and the District pay within 35 days of issuance.*

- **"Out clause"**
  Either party may terminate the agreement or any individual shared service with 90 days' written notice.

PARTNER ORGANIZATION: WINNETKA PARK DISTRICT

- **Date of agreement**
  June 24, 2017
- **Agreement/relationship/arrangement goals**
  Provide Glencoe Park District residents to access Winnetka Park District's Platform Tennis Facility and Group Lesson Program in exchange for advertisement by Glencoe Park District.
- **Roles and responsibilities of all partners including decision making authority**
  Glencoe Park District: advertise for Winnetka Park District's Platform Tennis Group Lessons in seasonal brochure, newsletters, flyers, electronic communications (email and website).
  Winnetka Park District: Provide resident rates for Platform Tennis group lessons, facility rentals, and court rentals to Glencoe Park District residents.
- **Obligations of all partners**
  Platform Tennis Facility Manager for the Winnetka Park District and the Director of Recreation & Facilities for the Glencoe Park District shall communicate on a regular basis.
- **Milestones**
  No milestones identified.
- **Term of the agreement**
  September 1, 2017 – August 31, 2020
- **Key Performance Indicators (KPIs)**
  No KPI's identified.
- **Financial arrangements**
  Glencoe Park District residents receive Winnetka Park District resident rates for Platform Tennis Facility group lessons, facility rental of the facility, and court rentals.
- **"Out clause"**
  60 days written notice.

SUPPLEMENT H

STRATEGIC ACTION PLAN

GLENCOE PARK DISTRICT COMPREHENSIVE PLAN

Glencoe Park District Strategic Action Plan

PRIORITY GOAL: AN ENGAGED COMMUNITY

Recommended Actions	Timeline	Staff lead/team	Prioritization	Resource Requirement	Complete?	Notes
Develop a process for the public to communicate with the District regarding park and facility issues.		Erin/Kyle			☐	
Develop a communications/marketing plan for high profile/high traffic areas of the District.		Erin/Kyle			☐	
Re-establish a shared community wide event collaboratively with the Village of Glencoe staff and the public (e.g., Touch a Truck event).		Kyle/Nate			☐	
Design a structured community outreach process for the 10-year for Capital Improvement Plan (CIP).		Admin			☐	
Condict a comprehensive review of program descriptions and titles to encourage inclusivity.		IDEA			☐	
Evaluate alternative methods for capturing program satisfaction/interest/testimonials from internal/external customers		Survey Task Force			☐	
Develop quarterly podcast/video re: the history and/or happenings of the Glencoe Park District.		Admin			☐	
Incorporate additional signage at Glencoe Beach for informational and educational purposes.		Erin/Kyle/Bobby			☐	
Evaluate the merits of adding historical markers at or in areas of historical significance within the District.		Kyle			☐	
Complete Illinois Distinguished Accreditation.		Lisa/Admin			☐	
Pursue CAPRA accreditation.		Lisa/Admin			☐	
Apply for National Gold Medal Award.		Lisa/Admin			☐	

PRIORITY GOAL: PRESERVED AND WELL MAINTAINED PARKS & FACILITIES ☐

Recommended Actions	Timeline	Staff lead/team	Prioritization	Resource Requirement	Complete? ☐	Notes
Develop and implement park site master plans.		Kyle			☐	
Standardize equipment and site furniture.		Kyle			☐	
Re-imagine the landscape.		Kyle			☐	
Consider land acquisition when approproate and responsible.		Admin			☐	
Replace or improve the security of select interior and exterior doors at the Takiff Center.		Kyle/Bobby			☐	
Continue and add securty and safety tranings.		Admin			☐	
Improve Glencoe Beach Shoreline resiliency.		Kyle			☐	
Enhance environmentally sustainable maintenance practices includung updating the Intergrated Pest Management Program (IPM).		Green Team			☐	

Conduct a cost-benefit analysis of maintenance-related technologies.		Kyle			☐	
Investigate grant opportunities for dealing with invasive species at a large scale.		Kyle			☐	
Reduce the use of salt for snow removal.		Kyle			☐	
Prioritize investment in the maintenance facility and yard.		Kyle			☐	
Conduct an accessible routes evaluation to improve walkability and bikeability to parks and facilities.		Kyle			☐	
Implement Green Team Initiatives and environmental scorecard.		Green Team			☐	
Include American with Disability Act (ADA) improvements in the capital improvement plan.		Kyle			☐	
Improve sailboat and personal watercraft storage.		Kyle/Bobby			☐	
Install targeted rain gardens/seed blends/native plantings.		Kyle			☐	
Update the District's Capital Improvement & Replacement Plan – The District's "Heat Sheet".		Kyle			☐	
A proposed referendum.		Admin			☐	
PRIORITY GOAL: PROGRAM EFFECTIVENESS					☐	
Recommended Actions	**Timeline**	**Staff lead/team**	**Prioritization**	**Resource Requirement**	**Complete?**	**Notes**
Apply the recreation service analysis.		Bobby/Rec Team			☐	
Continue to evaluate existing partnerships and agreements.		Lisa/Bobby/Rec Team			☐	
Develop and champion a Glencoe Provider Inventory & Network		Bobby/Rec Team			☐	
Identify new partnership opportunities.		Bobby/Rec Team			☐	
Conduct a strengths, weaknesses, opportunities and threats (SWOT) analysis of adult and pre/teen programs.		Bobby/Rec Team			☐	Analyze adult fitness programs for effectiveness and efficiency. Leverage
Identify constraints and barriers to accessing programs.		Bobby/Rec Team			☐	Identify/reduce barriers for working parents (e.g., Kids Night Out).
Develop initives to engage with diverse individuals and understand their needs.		Bobby/Rec Team			☐	Sensory Hour before an event, Brochure Imagery
Create an annual District master program lifecycle document to ensure a balanced and up-to-date program portfolio.		Bobby/Rec Team			☐	(X & Y chart, visual)
PRIORITY GOAL: FINANCIAL SUSTAINABILITY & TRANSPARENCY					☐	
Recommended Actions	**Timeline**	**Staff lead/team**	**Prioritization**	**Resource Requirement**	**Complete?**	**Notes**
Complete annual categories of service evaluation, using multiple data sources.		Lisa/Admin			☐	
Develop tools to better communicate district waitlists to improve transparency.		Bobby/Rec Team			☐	

Develop a property/parkland acquisition and development plan.		Lisa/Kyle			☐	
Maintain a 50% or less ratio of property taxes to total revenue.		John/Bobby			☐	
Continue to actively pursue alternative funding sources (grants, donations, referendum, etc.).		Lisa/Kyle/Bobby			☐	
Explore alternatives to contractor "splits" where appropriate.		Bobby/Rec Team			☐	
PRIORITY GOAL: A DYNAMIC & INCLUSIVE WORKPLACE						
Recommended Actions	**Timeline**	**Staff Lead/Team**	**Prioritization**	**Resource Requirement**	**Complete?**	**Notes**
Establish educational/training opportunities and guidelines for staff at all district levels.		Training Task Force/Admin			☐ ☐	
Host All District Team Meetings twice a year.		Admin			☐ ☐	
Analyze the effectiveness of current communication efforts and implement changes.		Erin			☐	
Standardize contractor manuals to ensure consistency in expectations and performance.		Bobby/Rec Team			☐	
Analyze the makeup and effectiveness of District committees and task forces including review of term limits.		Erika/Lisa			☐	
Continue to evaluate recognition efforts for both part-time and seasonal staff.		Employee Appreciation Comittee			☐	
Evaluate the feasibility of providing benefits to part-time and seasonal staff.		Admin			☐	
Review/re-engineer the annual staff performance evaluation process.		Eval Task Force			☐	
Evaluate administrative processes that impact internal customer service and influence operational efficiencies.		Eval Task Force			☐	
OTHER						
Strategic Action Plan Updates	ongoing	Admin	high	medium	☐	

NOTES:

Staff Requirement:

If an action requires staff time over 6 months extending beyond one year that will result in a HIGH Staffing Requirement

If an action requires staff time over weeks and possibly a few months that will result in a MEDIUM Staffing Requirement

If an action requires staff time over days and possibly a few weeks that will result in a LOW Staffing Requirement

Financial Requirement:

If an action requires an investment of over $25,000 that will result in a HIGH Financial Requirement

If an action requires an investment of over $5,000 and under $25,000 that will result in a MEDIUM Financial Requirement

If an action requires an investment of under $5000 that will result in a LOW Financial Requirement

Prioritization:

If an action is considered urgent, is a requisite to what is necessary for the organization to thrive and inherent to maximum impact, it will be a HIGH priority

If an action is considered a way to satisfy a service interest or contributes to an operational efficiency, it will be a MEDIUM priority

If an action is considered a desire and satisfies interests to accomplish something new, it will be a LOW priority