

**LAKE BLUFF PARK DISTRICT  
PROPERTY AND PUBLIC LAND USE ADVISORY COMMITTEE  
MINUTES OF SPECIAL COMMITTEE MEETING  
MAY 19, 2015**

The Special Property and Public Land Use Advisory Committee Meeting of the Lake Bluff Park District, Lake County, Illinois, was held at the Recreation Center, 355 W. Washington Avenue, Lake Bluff, Illinois.

Present: Members: Dewart, Douglass, Gottshall, Nordeen, Reidy, Russell, Snoblin, Moss, Kraus

Visitors: Ron Salski (Executive Director)

**OPENING ITEMS**

**1. CALL TO ORDER**

Commissioner Kraus called the meeting to order at 6:30 p.m.

**2. ROLL CALL**

The following Members were present when the roll was called:

Members: Dewart, Douglass, Nordeen, Reidy, Russell, Snoblin, Moss, Kraus

Member Gottshall was absent.

**3. APPROVAL OF AGENDA**

A motion was made by Member Snoblin to approve the agenda of May 19, 2015. Seconded by Member Russell. The motion carried by unanimous vote.

**4. STATEMENT OF VISITORS**

None

**MINUTES**

**1. APPROVE MINUTES OF MARCH 19, 2015 SPECIAL COMMITTEE MEETING**

A motion was made by Member Douglass to approve the minutes of March 19, 2015. Seconded by Member Dewart. The motion carried by unanimous vote.

**ITEMS FOR DISCUSSION/ACTION**

**1. DISCUSS NEXT STEPS**

Chair Kraus outlined that Jim, Ron and he met and determined it was time to assess the level of work done to date and to determine what next steps were needed. Chair Kraus highlighted that he and Chair Moss determined creating a draft report would accomplish these goals and help focus the committee for the work ahead. He stated a lot of work and time has been involved to evaluate the parcels and consolidating that information has provided a framework for a meaningful work product. Member Snoblin stated that the Committee has been wallowing and needed the direction. Member Russell asked if June was the intended date for a final report. Chair Kraus stated the June meeting would include reviewing an updated draft of the report based on committee input and reaction to the first draft.

Member Reidy outlined the purpose and objectives and how the Committee has evolved. Member Snoblin asked where did the purpose and objectives come from. Chair Moss stated the Park District. Member Russell asked why did the Committee review properties of all the other government agencies. Chair Kraus highlighted the direction from the Park District outlined a scope of properties within the Park District borders and that inclusion of representatives on the Committee from the main government bodies in the community allowed for meaningful assessments to be made of parcels beyond those owned by the Park District.

Member Reidy stated that as the Committee evaluated everything and the final focal points evolved from discussions and reviews done in the last year. These included:

- Boundary and border inconsistencies
- Potential to expand the network of bike and pedestrian paths
- Evaluation of potential sites for incremental storage

Member Dewart explained that he believed the committee had reached a fork in the road and evaluating if the committee should continue fact gathering or trying to create a work product was well timed. Member Snoblin like the findings section and thought it was well laid out. Member Nordeen stated the Committee needs more work i.e. golf course, and looking at properties. Chair Moss stated while the golf course is an important parcel and was expected to be reviewed by the Committee, circumstances had changed resulting in the assessment of alternative needs for the golf course being impractical at this time. Specifically, Chair Moss highlighted that following a presentation he made to the Park District Board asking for direction on the golf course evaluation, The Park Board asked the committee to not pursue a formal evaluation and allow the Park Board time to establish a more appropriate framework for evaluating this parcel, including providing the Park Board with time to properly scope the review. Member Nordeen expressed concern that the lack of an assessment of the golf course may compromise the Committee's evaluation of other parcels given the prominence and location of the golf course.

Chair Kraus stated the Committee had a very good process and no other agency has documented parcel details across the community like this before. He asked whether the Committee had enough or not enough. Chair Kraus asked if there are any properties that can be sold and is the mix appropriate for what the community needs.

Member Snoblin stated the process has evolved by what the community says. Chair Moss stated there is a reasonable assumption because the Committee has a reflection of the will of people and findings to date appear consistent with themes of community surveys.. Chair Moss asked if the Committee has consensus that the Committee doesn't recommend the sale of any significant parcel. Members agreed.

Chair Kraus asked if the Committee should put three or four potential items on the golf course. The space is appropriate. He stated if the Committee agreed with connectivity as it is valuable and should the entry ways remain open space. There was consensus to take care of the border issues.

Chair Kraus mentioned he is looking for broad agreement. He stated how do we develop a protocol of disposition and acquisition, how do we evaluate to national standards and should the Committee provide policies on disposition and acquisition.

Member Nordeen was concerned that there was not enough focus on open space. He asked if the Committee adequately addressed issues related to storage, senior housing, and land swaps.

Member Reidy asked what happens if land becomes financially unsustainable and wouldn't the process be a significant community discussion.

Member Dewart stated he was concerned with being overly prescriptive for a process for disposition related to the Park District and/or government agency. He stated the Park District will exercise its statutory obligations and chose not to conduct an analysis. He stated it is best left for Park District.

Chair Kraus asked if the Committee should look at a potential joint purchase (Wacker Property). Member Russell asked if the Committee could include immediate attention items such as small parcels for example, the Park District lost the parking lot adjacent to former West School.

Member Dewart stated mixed jurisdiction of beach should be highlighted. Chair Kraus stated specific parcels should be put into categories for quick action.

At 7:50 p.m., Member Reidy left the meeting. At 7:55 p.m., Member Douglass left the meeting.

Chair Kraus stated the land standards need to be more robust with the NRPA Standards.

Member Russell stated how he disagrees with the Park District's Master Plan for Sunrise Park and Beach due to its messaging. He stated it is nice to dream but it is too far out there and runs contrary to the finances. He stated his concerns to specific language about Sunrise Park and Beach in the draft report. Chair Kraus asked him to provide some language.

Chair Kraus asked what should be the process and how does the Committee move forward. Member Dewart stated he would to identify areas that need more immediate attention and should be highlighted to one or more of the various Boards. Member Snoblin stated she would compile exhibits for the report. Member Russell mentioned he would finalize maps and fact sheets. Chair Kraus stated Member Reidy would compile graphics/maps for proposal on bike paths. Co-Chairs Kraus asked all members to review Sector Summary Form available on the google drive and provide feedback on parcel classifications by June 9, provide feedback on draft report presented at May meeting and compile feedback on report and update the document.

Member Dewart stated if it wasn't for Co-Chairs Moss and Kraus, it would have taken the Committee a long time to finish. Member Snoblin thanked the hard work of Co-Chairs Moss and Kraus.

Chair Moss recommended Chair Kraus, Ron and he outline action steps and send out to Committee immediately.

**2. NEXT MEETING DATE**

Chair Kraus stated June 16, 2015.

**ADJOURNMENT**

There being no further business, a motion was made by Member Dewart and seconded by Member Snoblin to adjourn the meeting at 8:35 p.m. The motion carried by unanimous vote.

Approved, June 16, 2015