



**MINUTES OF A REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS OF  
THE SALT CREEK RURAL PARK DISTRICT HELD IN THE COMMUNITY CENTER AT  
ROSE PARK 530 SOUTH WILLIAMS AVENUE, PALATINE, ILLINOIS 60074  
MARCH 11TH, 2025**

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**Meeting was convened at 7:00pm – Call to Order and Pledge of Allegiance**

- **Attendees: Commissioners:** Paul Nagel, Victoria West, Patrick McGovern, Michael Reiss, Ilene Seligmann, Joe Mazzocchi and Tim Stoeckel.
- **Staff:** Executive Director - Diane Hilgers, Director of Maintenance - Chris Paisley, Superintendent of Finance - Moira Palmer, TL Facility Manager - Ashley Medley, Superintendent of Recreation - Jody Dodson and Sports Center General Manager Alessandro Moraca.
- **Absent:** None
- **Guests:** Ryan Aiello – St Viators Representative

**PUBLIC HEARING – BUDGET AND APPROPRIATION ORDINANCE # 24-02**

Commissioner Reiss made the motion seconded by Commissioner Seligmann to open the Public Hearing to hear comments regarding Ordinance 24-02, an ordinance adopting the combined annual budget and appropriation for the Salt Creek Rural Park District for the fiscal year beginning May 1st, 2024, and ending April 30<sup>th</sup>, 2025. After noting there were no public present to comment, Commissioner McGovern made to motion seconded by Commissioner West to close the Public Hearing on a roll call vote as follows:

AYES: Commissioners Stoeckel, Seligmann, Mazzocchi, McGovern, Reiss, West and Nagel.

NAYS: None

ABSENT: None

**Regular Agenda/Additions/Deletions** – Commissioner Seligmann made the motion seconded by Commissioner Stoeckel to approve the regular Agenda of March 11<sup>th</sup>, 2025; with the amendment to move New Business and Commissioner comments before Unfinished Business. The motion carried unanimously on an all-in-favor vote as follows:

AYES: Commissioners Stoeckel, Mazzocchi, Seligmann, McGovern, Reiss, West and Nagel.

NAYS: None

ABSENT: None

**Consent Agenda** - Commissioner Seligmann motioned, seconded by Commissioner Stoeckel to approve the Consent Agenda, approval of Minutes of the Regular meeting of February 11<sup>th</sup>, 2025, Warrant #11& Prepay #11 and Treasurers Report. The motion carried on a roll call vote as follows:

AYES: Commissioners Stoeckel, Mazzocchi, Seligmann, McGovern, Reiss, West and Nagel.

NAYS: None

ABSENT: None

**Attorney's Report – None**

**Departmental Reports**

- **Diane Hilgers** -Reports focused on finance updates, the recent resident meeting regarding the Billboard, and noted the 15-year anniversary of a key employee Ashley Medley.
- **Chris Paisley** - Progress on golf course cleanup, clubhouse refurbishments, and maintenance plans for various park facilities. The challenges of wet weather and scheduling for Twin Lakes clubhouse maintenance were also noted.

- **Multi-use Sports Courts Design Discussion at Fish Park**  
A detailed discussion addressed proposed redesign of the park to accommodate tennis, pickleball, and basketball. Different design options were debated, including court dimensions, number of courts, and fencing arrangements, with concerns raised about limited parking and proper signage. Discussion centered on the layout of pickleball courts and the possible inclusion of a dog park. Participants debated court orientation, space limitations, potential rotation, and issues with light poles, as well as design alternatives like bocce courts and exercise equipment. Talk about using parking spaces behind the Grand and concerns over resident usage, and coordination with adjacent property owners who may allow parking if it benefits their residents. Detailed discussion on dog park size, dog weight restrictions, potential separation of small and large dogs, and operational considerations such as days of closure for maintenance and vet record verification.
- **Landscaping and site work for Twin Lakes Hole Five**  
Update on contractor work including removal of trees and stumps and plan to grade the mulch mound area as part of the park redesign for hole number five.
- **Jody Dodson - Recreation programming and facility usage**  
Update by the superintendent covering family bingo night, upcoming Parent's Night Out, spring break camp registrations, and the ongoing use of the multi-purpose room by study hall group participants, including scheduling and facility allocation.
- **Marketing and Sponsorship Updates**  
Jody provided updates on marketing efforts, including newsletter open rates, flyer production for summer events, and securing sponsorships from Lions Clubs and local businesses for events like the egg hunt and Wednesday Night Music on the Decks.
- **Arbor Day and Community Events**  
Details were shared about Arbor Day scheduled for April 25 at 12:30 PM at Rose Park, featuring a tree dedication and a new library built by a local community member, with promotional flyers available.
- **Ashley Medley - Twin Lakes Facility Updates and Pricing Adjustments**  
Updates on facility operations were discussed, including pro shop setup, summer staff interviews, point-of-sale system adjustments to match printed pricing, and strategies to attract more rental business by initially lowering prices at the new facility compared to Twin Lakes.
- **Rental Operations and Facility Comparisons**  
The discussion compared rental approaches between the new facility and Twin Lakes, noting capacity differences, food policies, and rental rates. Adjustments in rental pricing and seating capacities were considered to boost patronage.
- **Alessandro Moraca - Sports Leagues, Tournaments, and Facility Usage**  
Updates on sports events were shared, including the 440 league, Ironman tournament, alumni skate events, and upcoming NaRCH tournament. Discussions also included facility usage and adjustments for seasonal tournaments and practices.

## New Business

- **St. Viator Proposal for land use at Salt Creek Lane - Site Project Presentation**  
**Ryan Aiello ??** - introduced a project proposal for the Salt Creek site, showcasing renderings that include multi-use sports fields with turf and lighting improvements. The plan emphasizes preserving green space, enhancing facility usability for sports like soccer, baseball, and softball, providing turf fields and addressing community concerns such as lighting spill.
- **Rezoning and Development**  
Discussion centered around rezoning portions of the property for development, ensuring water and electric availability, and addressing open space versus built structures. Emphasis was placed on maintaining open space around the lake and incorporating community amenities such as fishing piers and pathways.

- **Facility Design and Layout**  
Debate on the optimal layout of the fields and potential stadium, including parking lot positioning, field dimensions for multiple sports, and the balance between baseball and soccer facility requirements.
- **Community and School Partnerships**  
The speakers discussed how the school facilities could serve both the institution and the wider community, proposing shared use with local high schools and middle schools, as well as community groups. The conversation highlighted the importance of partnerships and shared amenities.
- **Parking and Traffic Management**  
Concerns were raised over parking capacities for events and bus arrangements, including a discussion on parking reciprocity agreements and traffic study requirements, particularly noting the availability of alternative site parking during high attendance events.
- **Leasing and Operational Responsibilities**  
The conversation touched on the leasing of the property, management responsibilities between St. Viator and the Village of Arlington Heights, and potential concessions during events, with a focus on determining who handles permits and traffic implications.
- **Project Development Update**  
Discussion on revised project designs, updated renderings, and timeline estimates. The plan now assumes a three-year window covering entitlement, fundraising, and construction, with cost estimates between \$20M and \$30M for scaled-down facilities.
- **Multi-sport Facility Usage and Program Expansion**  
Consideration of multi-purpose facilities including baseball fields, outdoor batting cages, and supporting feeder programs like badminton and pickleball to add community value. The original plan to build a stadium will now shift to building it at St Viator's. Ryan thanked the Board for their participation and left the meeting.
- **Leasing, Rezoning, and Financial Arrangements**  
Board discussion continued about leasing terms, rezoning efforts with the village, budget allocations for site improvements and parking, and the creation of formal agreements to secure future development investments.
- **Future Action Items and Communication**  
The Board gave direction for Diane Hilgers to continue communications with St Viators, village officials, and internal committees.

**Correspondence/commissioner comments:** Commissioner Mazzocchi thanked staff for early installation of Pickleball courts. Discussion about attending a vendor expo featuring golf facilities. It was suggested that sending a small team to observe other vendors could provide insights and potential enhancements to current offerings, despite the low cost and modest attendance fee. Commissioner Nagel had concerns regarding jogging safety near a parking lot. Suggestions included modifying curbs and implementing a dedicated 3-4 foot wide path to ensure runners avoid vehicle traffic. Discussions also noted potential challenges with ADA parking regulations and vehicle maneuverability.

Staff that were not participating in the following discussion were given permission to leave the meeting.

### **Unfinished Business**

- **Fox Point Media Lease Agreement – Resolution # 25-01**  
Commissioner Reiss made the motion seconded by Commissioner West to approve Resolution #25-01. The discussion focused on billboard lighting at Fox Point. Participants discussed the light's directional output to avoid shining onto private areas, with clarification that the light would only illuminate outward and not back towards nearby condos.
- **Billboard Sign Specifications and Design**  
Discussion on the design, size, lighting, and visibility of the billboard sign along the 53 corridor, comparing it to past local examples and emphasizing minimal distraction.

- **Revenue Projections and Tax Relief**

Debate on the financial benefits from billboard lease revenues, including long-term tax relief and facility improvements, with reference to projections and potential budget impacts.

- **Approval Process and Fox Point Involvement**

Discussion around permitting Fox Point to submit design proposals via the village portal, the challenges posed by local ordinances, and previous interactions with village staff.

- **Sales Pitch and Community Engagement Strategy**

Members stressed the need for a formal, compelling sales pitch that articulates measurable community benefits, tax reductions, and improved services, along with clear communication to residents and local government.

- **Risk Management and Agreement Commitments**

Concerns were raised about potential pitfalls once the agreement is signed, including the inability to revoke commitment and the risk of disrupting relationships with village officials if the project falters. Director Hilgers reiterated this resolution is to proceed with the agreement and not the lease until we receive approval from the Village of Palatine. After no further discussion the motion carried unanimously on a roll call vote as follows:

AYES: Commissioners Stoeckel, Mazzocchi, Seligmann, McGovern, Reiss, West and Nagel.

NAYS: None

ABSENT: None

**Executive Session** - None

There being no further business, Commissioner Stoeckel made the motion seconded by Commissioner Mazzocchi, to adjourn the regular meeting at pm. The motion carried unanimously on a voice vote.

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**PAUL NAGEL, PRESIDENT**

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**PAT MCGOVERN, SECRETARY**