

The Special Meeting of the President and Board of Trustees of the Village of Bedford Park was held on April 12, 2017, at 6:00 p.m., in the President's Office of the Municipal Complex.

PRESENT AT THE MEETING: President Brady, Village Clerk Solis, Trustees: Errant, Kensik, Regep, Rubel, Salecki and Stocks.

ABSENT: Attorney Larry Gryczewski.

ALSO IN ATTENDANCE: Village Engineer Jim Butler.

VISITORS: None.

Purpose of the meeting:

- Discuss Convention Center.

Preliminary discussions were made to determine a location site for the convention center but the discussion is still pending. Originally, the first location was the 5401 site. Also in consideration, the Weglarz offered a portion of their property for free. However, there is no parking and they are looking into building restaurants on that particular property. The Weglarz suggested the Village buy Harbor Properties but that would cost us more money. So the idea is to firm up a site to begin preliminary designs. Engineer Butler began speaking regarding more information about the layout for a convention center. Trustee Stocks asked how the Village would be financing the convention center. President Brady stated that we would begin with the design and layout and figure out costs. Once we get an idea of costs, we will see how to finance but if not financial feasible then we will not proceed with the convention center. Ideally, we would look at private investment first.

Engineer Butler began discussion by handing the Board copies of floor plans from the architecture company SinkCombsDethlefs. The architecture company presented layouts for three sites using the concept of the size of each site. The first site test fit would be at the Village owned site at 65th Street and Major Avenue. The design of the facility would have the court on either sides of the facility with lobby, locker rooms etc. in the middle. The second concept would be at the same site but the design of the facility would be different. The courts would be together as an open "unified" layout and the lobby, locker rooms etc. would be located on the left side of the hardwood/courts. This gives you the ability of a convention center type facility because it would be all in one spot. There is also plenty of room for parking. If the decision to construct an industrial mall is still open, it can be designed across from the convention center and the parking can be in the middle of the two buildings/facilities so they feed off of each other.

The second site test fit was done across the street by 65th and Central where the Central Avenue Pump Station will be located. The parking would be limited but there would be a viewing area upstairs for the parents to sit while the children play. The courts would be on either sides of the building and the concession area, locker rooms and multipurpose room would be in the middle of the facility.

The third test fit site seven would actually be on Harbor Properties. The layout is the same as the second site test fit. However, we would have to purchase the property which would be another added expense and the parking would be extremely limited.

The type of flooring would be hardwood with turf being rolled out or stored away when not in use. This would be more cost effective than laying out turf and then placing hardwood on top. The Board would like to have a walking track in the facility as well. Rob Hunden suggested in his analysis to include an outdoor area for functions or events.

Trustee Regep asked how the Village would be able to financially fund this facility. President Brady stated that it is possible to build this facility. The idea is to use private funding first and then public but the Village does not want to be the only party financial responsible for the facility because of the risk involved.

The Board decided to go with the 5401 site first, second the IKO property, third the area that Weglarz would give the Village and the fourth site to be considered is Harbor Properties. Ideally, the Village Board would like to stick with the 5401 property and IKO site because the Village already owns it. The Weglarz property is limited with parking space and the Harbor Property would be an extra expense because we would have to purchase the property and parking is limited there as well.

A motion by Rubel, second by Regep, to adjourn the meeting at 7:02 p.m.

ROLL CALL VOTE: Ayes: 6 Nays: 0 Absent: 0 MOTION CARRIED



David R. Brady, President



Yvette Solis, Village Clerk