



Wheaton Park District

Wheaton Park District Board of Commissioners Meeting Minutes

Wednesday October 25, 2023, 5:00 p.m.

City of Wheaton Council Chambers 303 W. Wesley Street Wheaton, Illinois

CALL TO ORDER – President Kelly called the meeting to order at 5:00 p.m. Barrett, Frey, Mee, Pecharich, and Vires were present.

President Kelly stated that there were some board members who were not able to make the November 1st Subcommittee Meeting and the November 15 Regular Meeting, so in order to have a quorum the meetings will be changed to November 8th for the Subcommittee Meeting and November 29th for the Regular Meeting. All board members agreed to the change in the schedule.

PRESENTATIONS

None

COMMUNITY INPUT

The following Wheaton Park District residents and non-residents provided public comment concerning the proposed Cosley Zoo parking lot expansion plan.

Residents:

Carol Lathrop N650 Coventry Drive, Wheaton IL
Christy Needham 1311 N. Carlton Ave, Wheaton, IL
Liz Westergaard 742 Ralph Court, Wheaton, IL
Mary Lee, 1310 N. Carlton Ave, Wheaton, IL
Alex Lee, 752 Ralph Court, Wheaton, IL
Sharon Beiersdorf, 766 Ralph Court, Wheaton, IL
Catherine Harrison, 1305 N. Carlton, Wheaton, IL
Jeff Westergaard, 742 Ralph Court, Wheaton, IL
John Patterson, 1849 Cherry St, Wheaton, IL
Silvester Bernhardt, 1317 N. Carlton
Tim Youngren, 902 W. Hawthorne, Wheaton, IL
Angela Stephenson, 860 W. Hawthorne, Wheaton, IL
Kevin Needham, 1311 N. Carlton, Wheaton IL
Ginny Christensen, 1145 Wheaton Oaks, Wheaton, IL
Marily Mauritz, 1138 Wheaton Oaks, Wheaton, IL
Phyllis Geyer, 1202 Wheaton Oaks Drive, Wheaton, IL
Edward Sepke 1043 Oakview Drive, Wheaton, IL
Elaine Purnell, 310 N. Ellis, Wheaton, IL
Kenneth Kwiatkowski. 26484 White Birch, Wheaton, IL
Jeff Mousseau 25W700 Flint Creek, Wheaton, IL
Julie Wachowski, 151 Travers Ave, Wheaton, IL
Rob Eakins, 151 Travers Ave, Wheaton, IL
Robert Stozek, 1130 Champion Forest, Wheaton, IL
Jamie Szafranski 815 W. Elm, Wheaton, IL
Susan Varcak 520 N. Main St, Wheaton, IL

Chris Gould (945 Wheaton Oaks Drive, Wheaton, IL) letter read by Angela Stephenson, Angela Stephenson, 860 W. Hawthorne, Wheaton, IL
Laura Christensen 27W071 Lowden Ave, Wheaton, IL letter read by Julie Wachowski, 151 Travers Ave, Wheaton, IL

Non-Residents:

Laura Sariano 632 Main Street, Glen Ellyn, IL

The following Wheaton Park District residents provided public comment concerning Wheaton Park District General Use Ordinance Section 2.8 "Use of Restrooms, Washrooms, and Locker Rooms"

Residents:

Minette Vogt, 1639 Wadham Place, Wheaton, IL
Katherine Wasserman, 1639 Wadham Place, Wheaton, IL
Mindy P. No address given, Wheaton, IL

CONSENT AGENDA

- A. Approval of the Disbursements totaling \$1,381,695.99 for the period beginning September 13, 2023, and ending October 17, 2023
- B. Approval of the Disbursements totaling \$497,595.85 for the period beginning September 13, 2023, and ending September 17, 2023
- C. Approval of the Regular Meeting Minutes September 20, 2023

Commissioner Mee moved to approve the consent agenda as presented. Seconded by Commissioner Frey. No discussion.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Easement Agreement with the Wheaton Sanitary District –

Commissioner Pecharich moved to approve the Addendum to an Easement Agreement with the Wheaton Sanitary District for Pedestrian/Bicycle Path Access to Atten Park. Seconded by Commissioner Frey.

Commissioner Mee stated that the Muirfield Estate Association is assuming maintenance of the fence.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

2. **Mary Lubko Center Roof Replacement Project –**

Commissioner Vires moved to approve Change Order #1 from Roofmaster Metalmasters in the amount of \$1,295. Seconded by Commissioner Mee. No discussion. Motion passed by voice vote.

3. **Ordinance 2023-02**

Commissioner Mee moved to approve Ordinance 2023-02 Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District. Seconded by Commissioner Barrett. No discussion.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

4. **Arrowhead Golf Club Food Supply 2023-2024**

Commissioner Pecharich moved to approve the Bids for the Following Products, Vendors, Costs and Pricing Terms as Presented:

Dairy:	Get Fresh	\$ 130,146	Commodity Pricing- 1 year
Seafood:	Fortune Fish	\$ 124,059	Commodity Pricing- 1 year
Poultry:	Consumers Meat	\$ 76,400	Commodity Pricing- 1 year
Meat:	Consumers Meat	\$ 328,499	Fixed Pricing- 1 year
Bread:	Turano Baking	\$ 125,900	Fixed Pricing- 1 year
General/Froz:	Sysco Chicago	\$ 171,976	Fixed Pricing- 1 year
Dry Goods:	Sysco Chicago	\$ 152,767	Fixed Pricing- 1 year
Paper/Disp:	Sysco Chicago	\$ 56,669	Fixed Pricing- 1 year
Produce:	Get Fresh	\$ 164,798	Fixed/Commodity Pricing- 1 year
Beverages:	Sysco Chicago	\$ 27,270	Fixed Pricing- 1 year

Seconded by Commissioner Vires.

President Kelly asked Director of Special Facilities Bendy when they could see a comparison on our commodity priced items to the fixed priced item. Bendy stated, later in the year.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

5. Rice and Northside Pool Fees 2024

Commissioner Frey moved to approve of 2024 Fee Proposal for Pool Memberships and Daily Fees as presented.

Season - Individual Res \$115 / Non Res \$164

Season - Each Additional Family Member Res \$55 / Non Res \$74

Season - Senior Individual (60+) Res \$100 / Non Res \$142

Season - Senior Couple (60+) Res \$143 / Non Res \$203

Daily Adult – Res \$11.75 Rice / Res \$11.25 Northside

Daily Adult – Non Res \$16 Rice / Non Res Northside \$15.25

Daily Child (to 17) & Senior (60+) – Res \$8.50 Rice / Res \$8.00 Northside

Daily Child (to 17) & Senior (60+) – Non Res \$11.25 Rice / \$10.50 Northside

6 Visit Guest Booklet \$63.00

20 Visit Guest Booklet \$210.00

Seconded by Commissioner Barrett. No discussion.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

6. Parks Plus Fitness Center Fees 2024

Commissioner Mee moved to approve of 2024 Fee Proposal for Memberships, Group Fitness and Personal Training as presented beginning January 1, 2024. Seconded by Commissioner Barrett.

Executive Director Benard stated that the fees are listed in the related staff report on charts A & D.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

7. Resolution 2023-09

Commissioner Frey moved to approve Resolution 2023-09 Authorizing the Estimate of the Annual Aggregate Levy in Compliance with the Truth in Taxation Law. Seconded by Commissioner Mee. No discussion.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

8. 2024 Budget and Appropriation Ordinance Draft –

Commissioner Vires moved to place the 2024 Budget and Appropriation Ordinance Draft and Related Reports on 30-day Public Inspection. Seconded by Commissioner Frey.

Benard stated that the budget will be on our website and posted at all facilities, a copy will also be available at the library.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly

Nays: None

Abstain: None

Absent: None

9. Cosley Zoo Parking Expansion Project Plan – Review of Plan and Board Discussion

Executive Director Benard, Director of Parks & Planning Sperl, Shawn Benson from Wight Engineering gave a presentation on the Cosley Zoo Parking Expansion Project Plan. Commissioner Pecharich thanked everyone who stayed to watch the presentation. Commissioner Vires asked Zoo Director Sue Wahlgren how we measure the overflow parking days. Wahlgren said that we keep a detailed visitor count at the admission booth, and that staff watches the lot, which is in view of staff the entire day, and we always make note of when the lot is full and there are backups. Staff collect that information every day.

Vires said that he heard a lot of objections about where the proposed parking lot is being built and references to the Change.org petition. Vires stated that it's important we understand what the facts are and that he heard some contradictions between what the Change.org petitions says and what he just heard from Shawn Benson Director of Land Development from Wight & Company. Vires stated that the Change.org petition states that the Wheaton Park District plans to build a 3.9-acre parking lot on the natural wetlands environment located on the east side of Gary Avenue between Winfield Creek and Hawthorn Boulevard. Benson stated that the actual wetland and wetland buffer is Southeast of the proposed parking lot location, not in the actual location of proposed lot location.

Vires stated that the petition says that the park district quietly bought the property, Executive Director Benard stated that every action regarding acquisitions of property is done before the board at public meetings. Vires stated that negotiations are allowed to be done in closed session but when purchasing or accepting a gift from Cosley like with the Lanzarotti property, those needed to be done at a public meeting. Benard stated that is correct it's done with a public action at a public meeting. Benard stated then we tore down the houses, the expense related to the demolition of those properties was also done in public meetings. Residents within 250 feet of those properties were notified of the demolition. Vires stated that there were references to flooding which would be of concern to the neighbors. The petition states that destroying the natural wetland environment, which are not wetlands, to construct a parking lot would eliminate flood control in an area prone to flooding. Benson stated that the current design is not impacting the existing flood plain. The existing flood plain that is regulated by the county ordinance is the 100-year flood plain. President Kelly asked Benson about the runoff to the houses. He asked Benson to explain how the runoff is established. Benson

said the natural drainage plan is from north to south, they will mimic that as much as they can. The northeast portion of the parking lot will be raised slightly to divert water south and west and use a series of storm sewers and inlets to get the required capacity into the detention vault underground and that will discharge south. Within the buffer area there will be a small berm and a swale. They will collect as much water as feasible to minimize how much water goes to the neighbor's property. President Kelly stated that the entire parking lot will have a curb around it, and any rainwater that falls into the parking lot will go into the storm drains and that will head south to the storm collection tank and then it will be released slowly through a pipe directly into the creek. Kelly asked Benson if stormwater from outside of the parking lot will be directed into the parking lot. Benson said that there is a swale that will collect that water and bring it to the storm trap and directly into the pipe to the creek. Commissioner Pecharich asked Benson that if we build this lot doing what we need to do, we will mitigate the runoff that is currently on that property, so we are improving the flow of water away from the homes by building this parking lot. Benson stated that is correct. Vires asked if this proposal has a fence line at the property line. Benard stated it could go at the property line or at the curb. This hasn't been determined yet. Vires said that if we move the fence to the curb, we could plant a green buffer in between that space. The fence would then be screened by the trees we plant. Kelly asked how many feet the buffer is. Benson said that two sides are 60+ feet and the south side is 45 feet and skinny part along the access drive is 30 feet.

Kelly stated that the Cosley parking lot concept will be an item on next month's agenda, whether it is an action item remains to be seen. Kelly thanked everyone for being respectful of all the speakers tonight, it was very well organized. The board appreciated this.

REPORTS FROM STAFF

Commissioner Pecharich commended the athletics staff on an excellent annual report. She also thanked the staff for all their hard work in the last few months.

Commissioner Mee said the athletics annual report was well done. He also commended staff on their hard work increasing the number of pool pass sales, and daily revenue at the pools. He commented that the fitness center construction is going well. He asked Director of Recreation Beyer how Halloween Happening went. She stated that 1,000 people attended. Commissioner Mee thought that was great. Mee was impressed that the Cosley Zoo attendance was up with 93,000 people in 2023, last year there was 84,000.

Commissioner Barrett stated that he attended the NRPA conference in October and he was impressed with the conference and with staff's involvement in the conference.

ADJOURNMENT

At 8:12 p.m. Commissioner Mee moved to adjourn to closed session for the purpose of discussing the: Pending, probable or imminent litigation, 5ILCS 120/ 2 (c) (11)
Commissioner Vires seconded.

Motion passed by roll call vote.

Ayes: Barrett, Frey, Mee, Pecharich, Vires, Kelly