



Wheaton Park District

**Wheaton Park District Board of Commissioners
SUBCOMITTEE MEETING
Wednesday July 2, 2025 DuPage
County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187
5:00 pm**

CALL TO ORDER –

President Vires called the meeting to order at 5:00 p.m., Commissioner Kelly, and Commissioner Mee
Commissioner Pecharich, Commissioner Welker were present.

Barrett & Frey Absent

Staff Present included: Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning
Sperl, Superintendent of Planning Hinchee, Director of Marketing Wilhelmi, Graphic Design Manager Meade,
Director of Arrowhead Operation Novak, Assistant Director of Arrowhead Operation Prazak and Director of Golf
Nations

Guests: Willaims Architects Andreas Symeonides, Associate Principal and Carrie Kotera, Director of Interior
Design

COMMUNITY INPUT

DISCUSSION ITEMS

Buildings and Grounds

- 1. Ray Morrill Community Center Interior Renovation Project Phase 3 – Design**
Presentation by Williams Architects

Andreas Symeonides stated they are working on the schematic design phase. They are
working on getting the construction documents ready to go out to bid.

Symeonides went through the schedule recap, schematic design plan, interiors options
revisions and investment revisions. They would like concept approval and then be directed
to move into construction document development with estimated completion in September
2026.

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contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative
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dsiciliano@wheatonparks.org

Highlights of the presentation:

- The color scheme will stay the same as previous phases
- Staff area will be enlarged
- Built in benches in hallways will replace the display cases

Commissioner Welker asked where the alternative gym storage is. Symeonides said the bleacher renovation will replace the pullouts and allow us to use that area for storage.

Estimate Update:

The 3rd party review came in line to what they were suggesting previously. They talked about doing alternate for the gym area, so we could bring the project back into scope. Entire project without gym work is \$3,849,631.00

Symeonides went over the rest of the budget figures.

President Vires asked how much budgeted? Executive Director Benard stated 2 million this year and 2 million next year. The planning process has pushed construction to 2026, so the 2025 budget number will be shifted to 2026 budget for a total budget of 4 million in 2026.

President Vires asked what is staff looking for the board to approve? Benard said staff are looking for consensus on concept and budget estimates so the consultant can proceed with the development of construction documents for bidding the project later this year.

Commissioner Kelly asked how this compares to the other floors we've done. He stated that this floor has less infrastructure than other floors, so he's not sure how this is so high. Kelly was not comfortable with the \$225 per square foot figure. Kelly thinks we need another estimate, pin down the budget a little more. Symeonides said this budget has 15% contingency plus a 10% contingency.

Kelly would like to come up with a max spend. He would like to look at options to replace air handlers. He thinks we need to sit down with Berg while Williams is working on design. Benard said when we get 50% of design we can get a better estimate.

President Vires would like to come in under budget. Benard said we will push 2 million next year so we would have 4 million in 2026.

Commissioner Pecharich stated the design and finishes are beautiful, but she feels like this is the wish list design, but in her opinion it's a community center and wants it to look nice, however the finishes won't change the experience that people will have there. She feels there is a way to scale back on the finishes to bring the price down.

Commissioner Kelly asked how staff feel about the gym. Benard stated that staff is in favor of reorienting the access to the individual gyms and spectator areas. Kelly would be happy with spending 3.5 million without the gym, and 4 million with the gym.

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Commissioner Welker would like to be under budget; she thinks this is a lot of money for not changing the amount of space. Pecharich agreed.

2. **Arrowhead Rebranding** – Presentation by Julia Meade, WPD Graphic Design Manager
Graphic Design Manager Julia Meade stated this redesign is brought on by Arrowhead's 100-year anniversary. Staff thought this was a good time to look at the branding, Marketing met with Arrowhead staff and looked at other golf course logos and other clubs named Arrowhead Golf Club logos around the country. It was important to staff that all three areas of Arrowhead were represented. Staff likes one color for ease of ordering apparel etc. They still wanted to see an arrow; they also wanted to have some branding element of the Clocktower at Arrowhead.

Commissioner Pecharich asked if this is going to happen what kind of cost issues we will face, for signage etc. Benard said there will be some minor signage and stationary updates. The bulk of the cost would be for lit sign out front. Staff will provide an estimate. The board liked the new logo.

3. **Community Center Memorial Room Drape Replacement** – Review proposal from Allstar Drapery
Benard stated staff received three quotes for the drapes that need to be replaced. Commissioner Kelly asked if we provided a specification? Kelly suggested staff ask for samples and make sure it's what you want. Staff will provide more information for the regular meetings.
4. **Cosley Zoo Education Pavilion & Duck Enclosure Project** – Review of Change Orders #6 & #7
Benard stated this is for additional plumbing and vapor barrier. Commissioner Kelly informed the board that he approved staff to go ahead with this.
5. **Cosley Zoo Staff and Overflow Parking Area Project** – Review of Change Order #4
Benard said we are running into timing issue with nursery for plant material. No further discussion.
6. **Arrowhead Driving Range Improvement Concept** – Review Proposal for Design Services
Benard said the proposal is to spend \$24,000 on concept design related to Driving Range Improvement. Staff have provided analysis and business plans, with information from other courses for comparison. The only action contemplated now is to pursue concept design to get a better understanding of design possibilities and cost. The area would provide two different ancillary food and beverage operations that would be adjacent to the driving range area.

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President Vires asked is this like Cantigny where the patron hits off a bay and onto a screen. Benard stated no, there are no screens. Patrons would be hitting into the same driving range that they are now.

Commissioner Welker asked how staff arrived at the projected revenue, Director of Golf Nations stated that we used our four-year average for basket types and used our sales from April through October. Director of Arrowhead Operations Novak stated that we are gaging other park districts of what their sales are during the months that we are not open.

Commissioner Pecharich asked aesthetically how this is going to change people's view, Benard stated that the footprint of the driving range might enlarge slightly. The view change will be a major part of the design team's job. Pecharich asked if this is this something the people want? Benard stated this technology is on the uptrend and cutting edge. The goal of this facility is to put money back into Arrowhead. Commissioner Kelly said this came up when we were at PGA a few years ago. We've been talking about it for a while, He thinks there is a need for this in our area. He doesn't think Cantigny would be competition. Kelly is in favor of this. He doesn't think we can lose money on this. Commissioner Mee will support the \$23,500 for the study. Commissioner Welker asked if we would still be able to offer fireworks for weddings/events. Benard said yes, we could still have fireworks. Welker thinks protecting the view is important.

7. Northside Park Girl Scout Cabin - Review of Building Conditions

Benard stated that the cabin is no longer occupiable. Recommended moving forward with abandonment of the historic structure. Suggested staff begin concept work on a replacement structure. Benard noted that a modest building addition could significantly enhance public enjoyment of the park. Commissioner Mee Questioned whether a replacement facility is truly necessary. Benard stated that to maintain current programming levels, a replacement is essential. He also said that the Recreation Department has increased summer camps this year. Commissioner Pecharich pointed out that summer camps were increased without using the cabin. Commissioner Welker does not believe a 25-participant increase justifies new construction. Neither Pecharich nor Welker supports building a new facility. Commissioner Kelly recommended waiting until the end of the summer to assess how programming functions without the cabin. President Vires suggested bringing the proposal to tear down the cabin back to the board.

8. Prairie Path Park Playground Equipment Purchase - Review of Proposal from GameTime

Sperl stated that two applications for equipment were made through this program, we were successful with our applications. Sperl stated that the 45% discount is if we pay upfront.

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9. **Seven Gables Park Fitness Equipment Purchase** - Review of Proposal from GameTime
Same discussion as in agenda item #8. Commissioner Pecharich asked why the discount is less for this equipment. Sperl stated that it is in line with discounts in comparison to pricing we have seen for previous exercise equipment.
10. **Briar Patch Park Adult Fitness Area Safety Surface** – Review of proposal from Perfect Turf
Benard said we have learned that this equipment is being used as monkey bars, and we need to put a supplemental surface there. We will cover the existing concrete slab. Signage will continue to be posed concerning appropriate use.
11. **Pickleball Shade Structures: Briar Patch Park, Central Park, & Northside Park** – Review Proposal from Parkreation
Benard stated we are adding shade at Memorial Park, Commissioner Pecharich did not think we needed to add shade structures where everyone requests them. Commissioner Welker thinks Baseball will want them.
12. **Northside Pool Pump Replacement** – Review purchase of replacement pump for Northside Pool
Benard authorized this emergency purchase of the pump since it's pool season. President Vires was notified in advance of the purchase.
13. **Playground Surface Repairs** – Review purchase of materials
Sperl said we can't get comparative pricing for what is out there since we must match what was originally installed. No further discussion.

Finance and Administration

1. **Access Audit and Transition Plan** - Review Contract Assignment from WT Group to W-T Group AEC, LLC.
Benard stated this is a simple assignment of the contract. Since the board approved this contract under WT Group, they need to approve WT Group going to their new name W-T Group AEC, LLC.

ADJOURNMENT

At 6:15 p.m., Commissioner Mee moved to adjourn to closed session for the purpose of Appointment, employment, compensation, discipline, performance, or dismissal of specific employees, 5ILCS 120/2 (c) (1) Commissioner Pecharich seconded.

Motion passed by roll call vote.

Ayes: Kelly, Mee, Pecharich Welker Vires,

Nays: None

Abstain: None

Absent: Barrett, Frey



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