



Wheaton Park District

PUBLIC NOTICE

**Wheaton Park District Board of Commissioners
SUBCOMMITTEE MEETING
Wednesday September 7, 2022, 5:00 p.m.
DuPage County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187**

Public Notice Date September 2, 2022

Public notice is hereby given that the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois (the “Park Board”) will hold a Subcommittee Meeting at 5:00 pm on Wednesday September 7, 2022, at the DuPage County Historical Museum 102 E. Wesley Street, Wheaton, IL 60187

Please contact Michael J. Benard, Board Secretary, for further information.

mbenard@wheatonparks.org

Michael J. Benard
Secretary

The Agenda for the September 7, 2022 Subcommittee Meeting is as Follows:

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district’s ADA Compliance Officer, Michael Benard, at the park district’s Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org



Wheaton Park District

Subcommittee Meeting of the Wheaton Park District Board of Commissioners **September 7, 2022 5:00 pm**

No Action Will Be Taken at This Meeting – Review & Discussion Only

CALL TO ORDER

DISCUSSION ITEMS

Finance and Administration

1. Review of Quotes for Purchase of Football Helmets
2. Review of Payment to Wheaton Chamber of Commerce for Cream of Wheaton Net Proceeds Share
3. Review of 2023 Budget Development and Approval Calendar
4. Review of 2023 Operating and Capital Budget Proposal

Buildings and Grounds

1. Community Center Parking Lot Replacement Project – Review of Professional Services Proposal from Wight Engineering
2. Community Center / Rice Pool Filter Room Roof and Wall Repair Project – Review of Leak Assessment and Recommendations from Klein and Hoffman
3. Open Space Land Acquisition and Development Grant Program – Review of Proposal for Completing a Grant Application for Improvements to Danada South Park
4. Tourism Attractions and Festivals Grant Program – Review of Proposal for Completing Grant Applications for the Cosley Zoo Parking Lot Project and the Shakespeare in the Park Event
5. Assessment of Aging Structures – Review of Assessment Report from Altus Works for Structures at Cosley Zoo and Northside Park
6. Land Transfer Between the Wheaton Park District and the Wheaton Sanitary District – Review of Concept

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Wheaton Park District

CLOSED SESSION

- a. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1)
- b. Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5)
- c. Setting of Price for Sale or Lease of Property Owned by the Public Body, 5ILCS 120/2 (c) (6)
- d. Pending, Probable or Imminent Litigation, 5ILCS 120/2 (c)(11)
- e. Discussion of Minutes of Meetings Lawfully Closed Under this Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes, 5 ILCS 120/2(c)(21)

ADJOURNMENT

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TO: Board of Commissioners
FROM: Daniel Novak, Director of Athletics & Facilities
Adam Lewandowski, Superintendent of Athletic & Facilities
Matthew Wrobel, Athletic Manager
THROUGH: Michael Benard, Executive Director
RE: Approval of Payment exceeding \$10,000
DATE: September 7, 2022



SUMMARY:

Staff seeks board approval for payment to TPS Sports in the amounts of \$19,800, \$15,840, and \$19,800 for football helmets for the 2022 Rams Football Season.

The Athletic Department included football helmets on the Football Uniforms and Athletic Equipment bid that was opened on Tuesday, February 15 and approved at the March 16 board meeting. Riddell was the only vendor who bid on football helmets. After being awarded the bid Riddell informed us, they could not honor their bid submission as they were not producing any further helmets for the 2022 season.

After contacting various vendors that came back with the same response that due to supply chain issues, they were not producing helmets for the 2022 season, the Athletic Department was able to secure three price quotes from TPS Sports, Schutt Sports, and Xenith.

Staff originally ordered 50 Light Helmets from TPS Sports at the lowest cost of \$396 per helmet. Due to an unexpected surge in registrations, tackle football going from 190 participants in 2021 to over 280 participants in 2022, more helmets were needed, and 40 Light Helmets were ordered from TPS Sports. In July Riddell returned our reconditioned helmets from the 2021 season and there were a lot more rejected for safe use than anticipated. Due to this, and more last-minute registrations, 50 additional Light Helmets from TPS Sports were ordered of the lowest priced helmet.

REVENUE OR FUNDING IMPLICATIONS:

Funding for these additionally 140 Light Helmets will be paid for out of the Rams Football Operational Budget as well as the Rams Football \$5 fund balance. Price Quotes Listed Below:

Company	Price/Helmet
TPS Sports	\$396.00
Schutt Sports	\$430.00
Xenith	\$459.00

RECOMMENDATION:

Approval for payment of \$19,800, \$15,840, and \$19,800 to TPS Sports for football helmets for the 2022 Rams Football Season.

TO: Board of Commissioners

FROM: Carolyn Wilkin, Special Event Manager
Margie Wilhelmi, Director of Marketing

THROUGH: Michael Benard, Executive Director

RE: Approval to Issue Check to Wheaton Chamber of Commerce for event proceeds

DATE: September 1, 2022



SUMMARY:

Staff seeks board approval to issue a check to Wheaton Chamber of Commerce not to exceed \$22,262.42 based on finance department's final approval.

This check represents a 50% share of profit from 2022 Cream of Wheaton event and will be made payable to our partner in this event, the Wheaton Chamber of Commerce.

The Wheaton Chamber of Commerce mission is to promote business, enhance economic development, and serve as a catalyst for improving the quality of life in the community.

In this partnership, Wheaton Chamber is responsible for co-chairing the event, assisting in marketing and promotion of the event, aiding in recruiting and scheduling of all of the volunteers, and soliciting sponsorship dollars to help fund the event.

Cream of Wheaton	Total Event Profit	Partner Distribution	Share to Wheaton Chamber*
2022	\$91,224.84	\$45,612.42	\$22,262.42
2019	\$98,571.56	\$49,285.78	\$6,710.78

**less revenue collected by Wheaton Chamber of Commerce for Business Expo*

PREVIOUS COMMITTEE/BOARD ACTION: In 2019, the Wheaton Park District Board of Commissioners approved issuing a check to Wheaton Chamber of Commerce not to exceed \$6,710.78 as outlined in the chart above, for the proceeds from the 2019 Taste of Wheaton based on finance department's final approval. The Taste/Cream of Wheaton event did not take place in 2020 or 2021.

REVENUE OR FUNDING IMPLICATIONS:

Wheaton Park District will net \$45,612.42, which will cover staffing costs with remaining revenue staying within the 416 special event budget.

RECOMMENDATION:

Staff requests the Board of Commissioners' approval for the payment not to exceed \$22,262.42 to the Wheaton Chamber of Commerce.

Wheaton Park District 2023 Budget Development Calendar

April 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28 Noon deadline for finishing policy change recommendations for May Finance Committee. <i>[Finance Director]</i>	29	30

1 2

Notes

May 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
1	2	3	4 Finance Committee Agenda Item: Staff proposed policy amendments presented for review .	5 Noon deadline for updating any policy changes for May Board Meeting. <i>[Finance Director]</i>	6	7
8	9	10	11	12	13	14
15	16	17	18 BOARD Agenda Item: Staff proposed policy amendments with any changes from Finance Committee presented for approval .	19	20	21
22	23	24	25	26	27 Budget manual posted on intranet (needs to be prior to kick-off because Finance, HR, Marketing, FT salaries & wages, and IS&T are due before kick-off)	28
29	30	31	1	2	3	4

5 6

Notes

Wheaton Park District 2023 Budget Development Calendar

June 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
29	30	31	1 Noon deadline for Finance, HR, Marketing, Parks, Executive Director and IT 2023 input.	2	3	4
5	6	7	8	9	10	11
12	13	14 Budget Kick-Off Meeting at the Community Center - Rathje Room (9:00 am)	15 Board Agenda Item: <i>approve policies if not done in May.</i>	16	17	18
19	20	21	22 Capital & IT Requests deadline (5 PM)	23	24	25
26	27	28	29	30	1	2
3	4					

Staff inputs budget detail into Springbrook software.

Staff inputs budget detail into Springbrook software.

Staff inputs budget detail into Springbrook

Notes

Wheaton Park District 2023 Budget Development Calendar

July 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
26	27	28	29	30	1	2
					New account number, telephone/cell phone and Full Time Personnel requests deadline (5 PM)	
	Staff inputs budget detail into Springbrook software.					
3	4	5	6	7	8	9
	Staff inputs budget detail into Springbrook software.					
10	11	12	13	14	15	16
			Capital Improvement Plan preliminary meeting 10 AM		2023 budget entry complete by 2:30 PM. Those entries are then copied over to the 2024 & 2025 entries.	
	Staff inputs budget detail into Springbrook software.					
17	18	19	20	21	22	23
	Staff inputs budget detail into Springbrook software.					
24	25	26	27	28	29	30
				Capital Improvement Plan Final Meeting 10 AM	Budget Input is cutoff at 4:30 PM	
	Staff inputs budget detail into Springbrook software.					
31	1	Notes				

Wheaton Park District 2023 Budget Development Calendar

August 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
31	1	2	3	4	5	6
	Finance review of proposed budgets					
7	8	9	10	11	12	13
					Draft of budget to Executive Director for review	
	Finance & Executive Director review of proposed budgets					
14	15	16	17	18	19	20
	Finance & Executive Director review of proposed budgets					
21	22	23	24	25	26	27
	Finance & Executive Director review of proposed budgets					
28	29	30	31	1	2	3
	Finance & Executive Director review of proposed budgets					
4	5	Notes				

Wheaton Park District 2023 Budget Development Calendar

September 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
28	29	30	31	1	2	3
					Preliminary draft of budget is due to the board for Labor Day weekend review	
4	5	6	7	8	9	10
	[Labor Day]		Finance Committee meeting where Budget review begins			
11	12	13	14	15	16	17
			Board acknowledges receipt of budget which starts the 30 day viewing period			
18	19	20	21	22	23	24
25	26	27	28	29	30	1
2	3	Notes				

Wheaton Park District 2023 Budget Development Calendar

October 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
25	26	27	28	29	30	1
				Tax levy estimation resolution prepared for board package [Finance Director]		
2	3	4	5	6	7	8
			Publication notice of budget hearing (7-14 days prior to hearing). This is the 1st day it can be published. [Executive Assistant]			
			Finance Committee meeting review of budget			
9	10	11	12	13	14	15
			Publication notice of budget hearing (7-14 days prior to hearing). This is the latest day it can be published. [Executive Assistant]			
16	17	18	19	20	21	22
			Tax Levy Presentation and adoption of tax levy resolution		30 Day public viewing period concluded	
			Budget hearing is opened (once hearing is closed, the board must take action within 7-30 days)			
23	24	25	26	27	28	29
30	31					

Notes

Wheaton Park District 2023 Budget Development Calendar

November 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
30	31	1	2	3	4	5
			Finance Committee meeting review of budget If a tax levy hearing is required, this is the first date that the tax levy hearing publication notice can be published. <i>(Required only if the total tax levy exceeds the prior year's extension by 105%)</i> <i>[Executive Assistant]</i>			
6	7	8	9	10	11	12
			Last date the tax levy hearing publication notice can be published, if required. <i>[Executive Assistant]</i>			
13	14	15	16	17	18	19
			Board meeting- Budget and Appropriations Ordinance (BAO) on agenda, if budget hearing closed at the October board meeting) If the BAO is on the agenda, the tax levy and abatement ordinances would also be agenda. Budget hearing may be continued if not closed at the October board meeting (once hearing is closed board must take action within 7-30 days) If required, Tax Levy hearing is held		Last date the BAO can be adopted, if the Budget Hearing was closed at the October board meeting. <i>[Executive Assistant]</i>	
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	Notes				

Wheaton Park District 2023 Budget Development Calendar

December 2022

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
			Regular board meeting - Budget and Appropriations, Tax Levy and Tax Abatement Ordinances on agenda for adoption (if not adopted at November meeting)		Last date the BAO can be adopted, if budget hearing closed at the November board meeting <i>[Executive Assistant]</i>	
18	19	20	21	22	23	24
25	26	27	28	29	30	31
		Deadline for filing the tax levy with DuPage County <i>[Executive Assistant files this. She typically does it along with the BAO and the Tax Abatement Ordinances right after the December board meeting]</i>				
1	2	Notes				

Wheaton Park District 2022 Budget Development Calendar

January 2023

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
					Deadline for filing the BAO, if adopted at December board meeting (Executive Assistant)	
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6					

February 2023

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
					Deadline for filing any Tax Abatement Ordinances with the County	
26	27	28	1	2	3	4
	5					

March 2023

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
26	27	28	29	30	31	1
2	3					
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Community Center Parking Lot Repaving – Concept review and surveying

DATE: September 1, 2022



SUMMARY:

Staff first approached the Board in early 2021 to discuss the need to resurface the parking lot at the Community Center. It was last paved in 2005. Staff had suggested milling and overlaying the lot as a cost saving measure. Following discussion with the board, we decided to hire an engineer to evaluate some alternatives that included permeable pavers and reconfiguring the lot to reduce conflicts with cut through traffic.

The last time this project was presented to the Board was in February 2022. The preferred option was reviewed, and the City of Wheaton's permitting requirements around stormwater regulations were discussed. Since that time, we were able to confirm the requirements specific to our site, and have determined the amount of stormwater storage is needed.

Per staff's request, Wight has provided a proposal that would extend their services from final engineering through the completion of the project.

PREVIOUS COMMITTEE/BOARD ACTION:

In February 2021 Board consensus was to look at options for reconfiguring the lot rather than repairing and resurfacing.

In May 2021, the Board approved a proposal from Wight Engineering for conceptual engineering in the amount of \$20,300, and in February 2022 an additional \$12,900 was approved for a topographical survey. The preferred concept for the parking lot reconfiguration was also presented at that time.

REVENUE OR FUNDING IMPLICATIONS:

Wight estimates the cost of the parking lot could range from \$1.65 million to \$4.77 million depending on the construction selected. Previous conversations have leaned toward a full depth replacement of asphalt which is estimated to be \$2.45 million. Budgets for 2023 are currently being developed. Additionally, 18% of project cost could be applied to ADA.

The proposal from Wight is approximately 4.5% of the least costly option.

STAKEHOLDER PROCESS:

Community Center staff has been a part of the design process

LEGAL REVIEW:

N/A

ATTACHMENTS:

Option 7: Alternate Site Plan

Proposal from Wight dated 9/30/22

ALTERNATIVES:

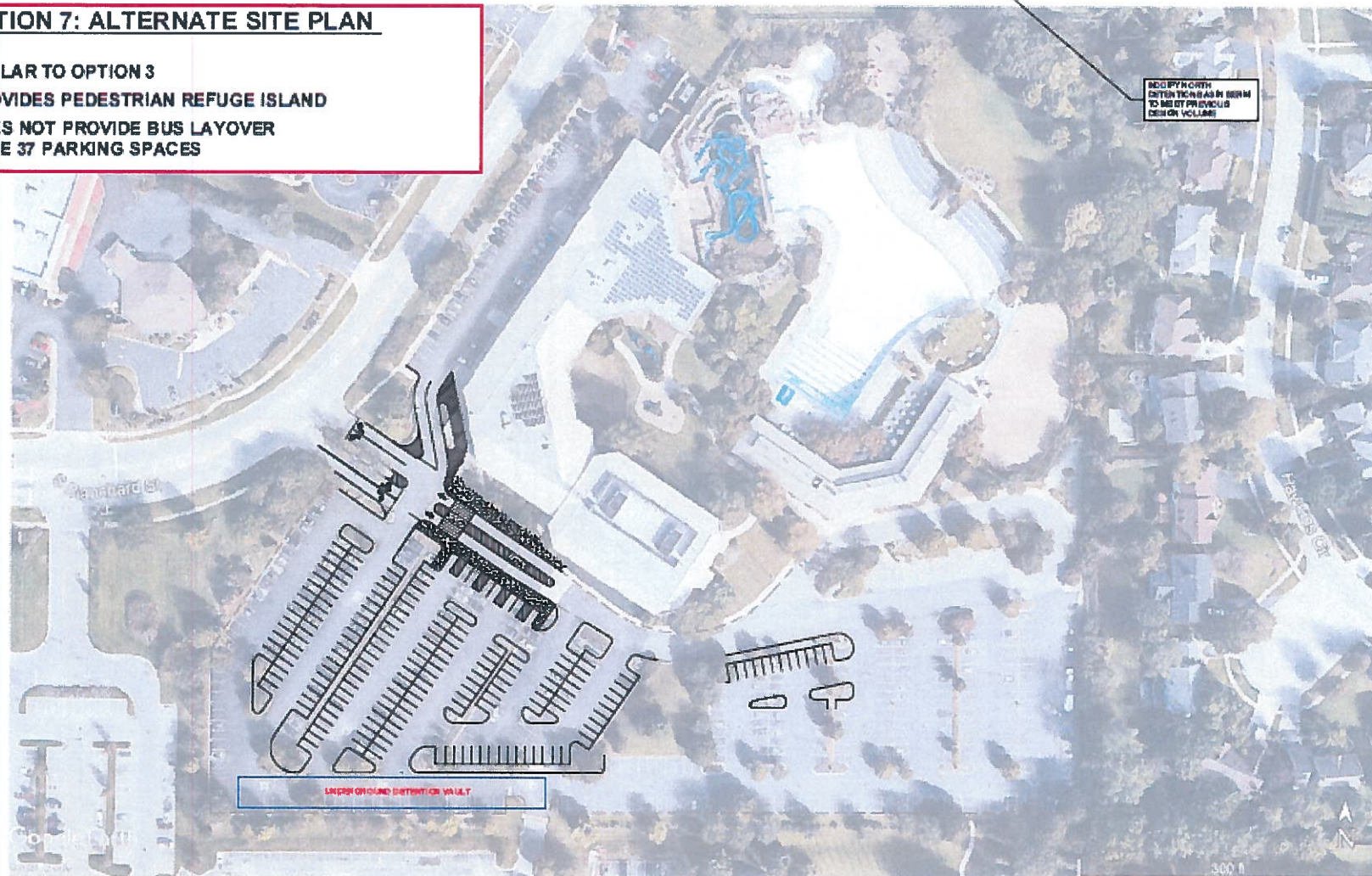
We can seek additional proposals for this work from other engineers we have used.

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners approve the additional services for engineering in amount of \$73,000 from Wight Engineering for the Community Center Parking Lot.

OPTION 7: ALTERNATE SITE PLAN

- SIMILAR TO OPTION 3
- PROVIDES PEDESTRIAN REFUGE ISLAND
- DOES NOT PROVIDE BUS LAYOVER
- LOSE 37 PARKING SPACES



COMMUNITY CENTER PARKING LOT CONCEPT 7
Wheaton Park District





September 30, 2022

Mr. Rob Sperl, CPRE
Director of Parks and Planning
Wheaton Park District
102 E. Wesley
Wheaton, IL 60187

**Professional Services Proposal for Design Services
Wheaton Park District Community Center Parking Lot**

Dear Mr. Sperl:

Wight & Company (Wight) is pleased to submit this proposal to you and the Wheaton Park District (WPD) to provide Design and Engineering Services for the planned parking lot improvements for the existing Community Center located at 1777 S. Blanchard Street. This proposal includes:

UNDERSTANDING
PROJECT TEAM
SCOPE OF SERVICES
SCHEDULE
COMPENSATION
TERMS & CONDITIONS

UNDERSTANDING

We understand the WPD would like to proceed with full engineering and permitting services to advance the conceptual plans for the proposed improvements at the Community Center parking lot located at 1777 S. Blanchard Street. The scope of services is in preparation for a potential start of construction in 2023.

Based on a preliminary project cost estimate, the approximate budget for the improvements is targeted between \$2-\$3M and includes the following improvements: Rehabilitated/reconstructed west parking lot (Community Center), proposed traffic and pedestrian improvements to help with traffic conflicts & circulation, stormwater management improvements necessary per City/County requirements, potential site lighting modification, landscape improvements, and associated site infrastructure improvements.

PROJECT TEAM

Based on our project understanding, we have assembled a talented team of in-house civil engineers, landscape architects, and cost estimators that have designed and delivered many of our park & recreation projects. The project will be led by Shawn Benson who will serve as the Project Manager; David Evans will be the lead the Civil Engineer, Patty King will be the lead Landscape Architect and Randy Jardine will be the project cost estimator.

SCOPE OF SERVICES

Wight proposes to provide design and engineering services for the Community Center Parking Lot outlined in the Project Understanding through the following Scope of Service:

A. Preliminary Engineering Phase

1. Based on owner provided comments Wight will update and finalize the conceptual design site plan for WPD approval prior to proceeding with Construction Documents. Wight will update the following:
 - a. Update Conceptual Engineered Site Plan
 - b. Update Pedestrian/Traffic Circulation improvements as needed.
 - c. Complete Preliminary Engineering
 - d. Site Electrical Review
2. Update construction cost opinion as needed
3. Review Design Development Documents with WPD once and document meeting results via written meeting summary
4. Review Design Development with jurisdictional agencies as needed

B. Final Engineering / Construction Documents Phase

1. Prepare the documentation of the proposed design improvements:
 - a. Civil Engineering
 - i. Cover Sheet
 - ii. Existing Conditions Plans
 - iii. Demolition Plans
 - iv. Storm Water Pollution Prevention Plans
 - v. Grading and Utilities Plans
 - vi. Stormwater Management Improvement Plans
 - vii. Layout and Materials Plans
 - viii. Civil Details
 - b. Electrical Engineering
 - i. Site Power and Electrical for Parking Lot Lighting modifications.
 - ii. Photometric Plans if needed
 - iii. Electrical Details
 - c. Landscape Architecture
 - i. Site Landscape Plans
 - ii. Landscape Details
2. Provide Stormwater Management Report and Calculations meeting DuPage County and City of Wheaton Requirements.
 - a. Provide Necessary Storm Sewer Sizing & Hydraulic Calculations
 - b. Provide as-built detention computations and back-up for existing parking lot detention and north-off-site detention basin for City of Wheaton to confirm.
 - c. Provide on-site stormwater modeling for existing and proposed stormwater detention and site run-off. Per the City of Wheaton requirements, additional detention will be required for the proposed improvements, missing detention from the original design intent that was discovered during conceptual design

phase, and repair/restore detention volume of off-site detention basin to the north.

- d. Provide necessary exhibits, calculations, reports, and data for permits.
3. Prepare the project manual specifications.
 - a. Part One: Front End (Owner to provide applicable sections if requested)
 - b. Part Two: Technical
4. Update construction cost opinion
5. Review Construction Documents with WPD up to two (2) times. Document meeting results via written meeting summary.

C. Permitting Phase

1. Submit permit documents for the following permit agencies:
 - a. Site and Building Permits
 - i. Building and site development permits, local municipality (City of Wheaton)
 - ii. National Pollutant Discharge Elimination System (NPDES) permit
 - a. IHPA Consultation
 - b. IDNR Eco Cat Consultation
 - c. US Endangered Species Consultation
 - iii. City and DuPage County Stormwater Permit
2. Attend review meetings, as required by reviewing agencies
3. Revise permit submittals as required by review agencies during the review process

D. Bidding and Negotiation Phase

1. Upload Bid set to reproduction plan room website for distribution and tracking
2. Administer pre-bid meeting with prospective bidders to discuss scope and answer questions
3. Respond to request for information (RFI) and issue addenda as needed to clarify bid documents
4. Attend bid opening and summarize bid results
5. Conduct reference checks for low bidder, as needed
6. Prepare bid recommendation letter

E. Construction Administration Phase

1. Prepare the AIA-A101-2017 Standard Form of Agreement Between Owner and Contractor.
2. Attend the Pre-construction meeting with WPD and contractor to discuss the following:
 - a. Construction schedule
 - b. Submittals
 - c. Communications
 - d. Payment procedures
 - e. Contractor and Owner responsibilities
3. Perform site visits at intervals appropriate to the stage of the contractor's operations to review progress, approximately every two (2) weeks (8 visits total)

4. Provide responses to Request for Information (RFI) related to interpretation of contract documents
5. Review contractor application for payments
6. Review contractor submittals and shop drawings for conformance with contract documents
7. Perform Substantial Completion inspection and prepare punch list for work to be completed prior to Final Acceptance
8. Review project for Final Acceptance

F. Additional Services (Not included in this proposal)

1. Services not specified in the scope of services will be considered additional services. Prior to any additional services work, we will discuss additional services with the client for written authorization to proceed.
2. Services of sub-consultants not indicated in the scope of services
3. Services required due to unforeseen site conditions or circumstances beyond the control of the project team
4. Services requested after Final Acceptance of Contractor's work
5. Additional off-site Stormwater Modeling not mentioned in scope
6. Off-site Roadway and Utility Improvements
7. Geotechnical borings and CCDD testing (by others)
8. Construction Geotechnical Testing (by others)

SCHEDULE

We propose to begin work on this assignment upon your authorization. We will prepare a detailed project schedule for your review and input during the initial project kick-off meeting.

COMPENSATION

Wight & Company proposes to perform these professional services listed in the Scope of Services for a Fixed Fee as follows:

Preliminary Engineering:	\$10,000.00
Final Engineering:	\$45,000.00
Permitting:	\$5,000.00
Bidding & Negotiation Phase:	\$3,000.00
Construction Administration Phase:	\$8,000.00

In addition to the professional services fees, we will invoice reimbursable expenses at direct costs and estimated at \$2,000.00. The following is list of typical reimbursable expenses:

- CAD plots, printing, color reproductions and delivery costs of drawings and reports.
- Supplies, materials, and costs related to specific reports and presentations.
- Travel at current IRS established reimbursement rate.


TERMS & CONDITIONS

This proposal assumes the terms and conditions outlined in the AIA Document B101-2017, "Standard Form of Agreement between Owner and Architect." Wight will invoice monthly based on a percentage of the work completed and payment will be due in 30-days (or in accordance with the Illinois Prompt Payment Act).

We thank you for the opportunity to continue our partnering relationship with the Wheaton Park District and look forward to working with you on this design and engineering effort. If this proposal meets your approval, please sign one copy and return it to us. If you have any questions regarding this proposal, please do not hesitate to contact us.

Respectfully submitted,

WIGHT & COMPANY



Shawn M. Benson, PE
Director of Land Development



Jason Dwyer, AIA, LEED AP
President, Design & Construction

Approved by:

Signature

Date

Printed Name

Title

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Community Center Filter Room Roof Wall Coating

DATE: September 1, 2022



SUMMARY:

Last year we completed work around the Rice Pool waterslides to stop leaks and stabilizing deterioration of the structure. While the situation is much improved, staff noticed some leaks in areas adjacent to the work in the filter building.

Staff contacted Klein & Hoffman Engineering, the consultant for the previous work, to assess the leaks and their source. According to the findings detailed in a recent report, the water appears to be entering from the wall that surrounds the roof. Their recommended solution would be to coat the wall with a sealant to keep moisture from entering. An additional measure that can be taken would be to reposition the flashing to redirect any moisture that does get into the wall back out. Staff would like to perform the recommended work this fall before the temperatures become too low.

Once we are confident that the leak issues are resolved, we will need to stabilize some additional deterioration to the structure. This work may be complete in 2023 at a time that does not interfere with the pool season.

PREVIOUS COMMITTEE/BOARD ACTION:

The previous work was completed through consulting agreements with Klein & Hoffman totaling \$32,000 approved at the October 21, 2020 and February 17, 2021 board meetings. A contract in the amount of \$141,680 with Schaeffges Brothers for construction work was also approved at the February 17, 2021 Board meeting.

REVENUE OR FUNDING IMPLICATIONS:

\$100,000 is budgeted for unforeseen capital expenses in 2022 account (40-000-000-57-5701-0000).

STAKEHOLDER PROCESS:

Work will be scheduled with Community Center staff. We would seek to complete this work prior to the 2023 pool season.

LEGAL REVIEW:

Contract documents will be reviewed by our legal counsel.

ATTACHMENTS:

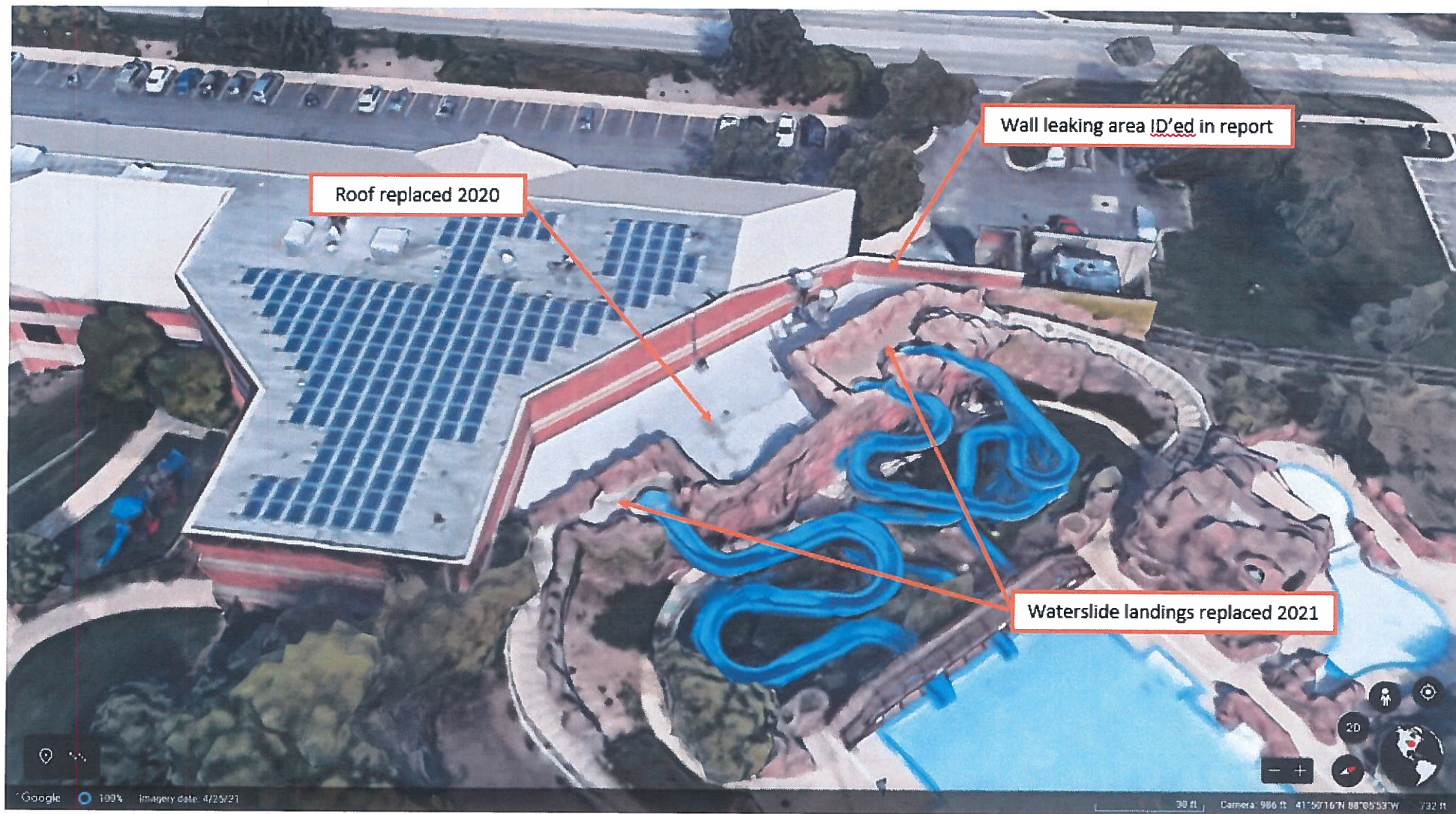
Report from Klein & Hoffman dated August 19, 2022.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners approve a not to exceed amount of \$50,000 for staff and buildings and grounds to bid and contract the coating work, allowing the work to begin this fall. A final contract amount will be presented at the October meeting.



Roof replaced 2020

Wall leaking area ID'ed in report

Waterslide landings replaced 2021

August 19, 2022

Mr. Steve Hinchee
Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

Re: Limited Leak Assessment and Recommendations for Next Steps
Rice Pool Filter Room – Main Roof
1777 South Blanchard
Wheaton, IL 60189
K&H Job No. 09871.0005R

Dear Mr. Hinchee,

On August 9, 2022, Klein and Hoffman, Inc. (K&H) visited the main roof at the Rice Pool filter room and observed areas associated with the west parapet wall above a persistent leak location at the roof/wall interface. See also K&H's May 18, 2022 Structural Condition Assessment report. K&H was assisted by the Park District's roofing contractor, Combined Roofing (CR). CR made two roof system openings and provided access to the parapet coping from both the roof and west-facing wall side (near the filter room rolling door).

Overview

The filter room roof terminations at the loading dock wall/parapet extend above the poured concrete structural wall onto a grout bed and onto the lowest level of masonry units in the area of the worst water infiltration below in the filter room. Moisture was found behind the flashings/metal counterflashings and lower down, behind turned-up vapor retarder membrane, roof system cant and a small section of roof insulation that is above the turned-up edge of the vapor retarder membrane.

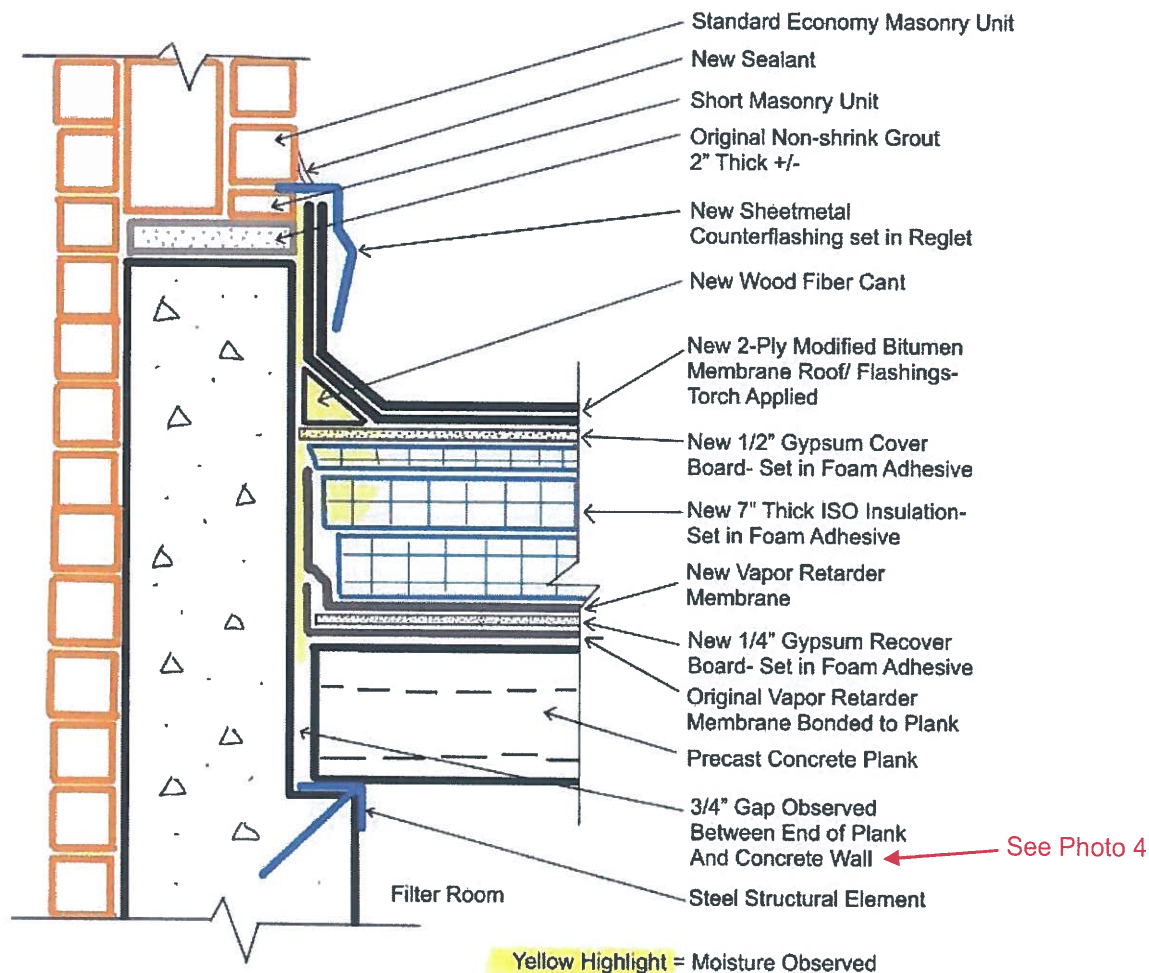
The masonry wall does not appear to have a through-wall flashing. There is some cracking in the wall—mostly on the side of the wall facing the driveway. There is a membrane below the metal parapet coping. There are some grout joint bond line cracking. No spalling was observed at the wall masonry. Weeps were not observed. There does not appear to be topping on the existing precast concrete planks (structural roof deck). At the wall where the water infiltration is occurring, the plank end is set $\frac{3}{4}$ " from the concrete wall.

Based on K&H's field observation and review of limited original construction drawings (the drawings contain some conflicting information regarding the interior configuration of the west parapet wall), K&H believes the most likely water infiltration path is as follows:

During heavy rains (or long periods of rain), the existing wall can become saturated due to existing cracks, condition of mortar, and lack of inter-wall flashings to direct water out. The existing roof system flashings extend above the ledge where non-shrink grout/masonry sits on the wall. Water within the wall appears to be flowing behind roof system flashings and down to a gap between the precast concrete plank (structural roof deck). Water can flow into the filter room at the base of the precast plank and can flow into the voids within the concrete plank. We believe this moisture source is resulting in the moisture that is causing the observed damage to the underside of the concrete planks.

See Figure 1 in the following section.

Roof / Wall Interface



Roof Opening #1: Observed Conditions

Note: Components noted as "new" are believed to have been installed as part of a roof system replacement installed in 2020.

Figure 1: Roof / Wall Interface Components and Configuration

Preliminary Recommendations

Reduce the opportunity for moisture to permeate into the west masonry parapet wall:

There are a variety of ways to accomplish this. The most economical method likely to result in longer-term performance is to apply a water vapor-permeable specialty coating (allows water vapor to escape from within the wall but does not allow liquid water/rain to enter the wall) to parapet walls (both sides) in zones likely to result in water infiltration into the filter room. In K&H's experience, for this approach to be successful the specific coating products must be carefully selected, and mock-ups installed in an effort to verify likely performance and appearance. Typically, the technical department of the coating manufacturer is also consulted as part of the process. K&H has had success with this approach in similar situations.

Such coatings can be color matched to both the white and orange masonry units present on the building, but it will be obvious (there is a range of colors within the orange bricks that could not practically be matched). The fact that the walls in question are not prominent to the public areas of the building may make this option more palatable. The service life for such coatings is about 15 years before a recoat is necessary (typically a 10-year manufacturer's material warranty is possible). Existing wall cracks should be addressed before coating.

Lower the existing roof system flashings to below the top of the concrete structural wall:

Lowering the flashings above areas where leaks are occurring will likely extend the service life of the recently-installed roof system and reduce the opportunity for inter-wall moisture to travel behind roof system flashings. There may be cracks within the structural concrete wall that may allow some inter-wall moisture to move downward and potential into the building. As the existing roof system is covered by an active manufacturer's material warranty, the roof system manufacturer should be consulted as part of the process to determine a final repair as the reduced flashing heights would likely not meet optimal roof system flashing requirements.

Next Steps

Identify limits for wall coating approach and issue pricing documents

Assuming the Park District is in agreement that a wall coating approach is acceptable, the next steps would be for K&H to identify the surfaces where the coating is to be applied and ideally mock-ups of proposed products installed in an effort to evaluate potential performance and appearance as noted in the section above. This could be accomplished by issuing a RFP to contractors for pricing. The RFP document would identify the wall areas where the coating is to be applied, the specific coating products, surface preparation requirements, etc.

K&H recommends meeting with facility staff ahead of issuing the RFP in order to discuss roof/wall areas where the coating could be beneficial to reduce water infiltration into the building and moisture entering the Filter Room Roof such as coated CMU walls and rockwork walls adjacent to the filter room roof at edges other than the west parapet wall. An RFP could be structured to identify a base area of work to address current water infiltration and other optional areas of application that could be beneficial over the longer term. The goal would be to establish pricing so that the park district could proceed knowing actual pricing that could be used for budgeting. See Photos 11-12.

Note, Other methods to reduce the opportunity for moisture flowing within the west parapet masonry wall will likely be substantially more expensive vs. a wall coating approach and would involve making openings into the existing wall to confirm inter-wall components/configuration prior to a repair design being developed. The upside would be a wall system that would not have to be recoated every 15 years to maintain performance.

Discuss the pros/cons of lowering the filter room roof flashings

Assuming the wall coating work noted above is installed, K&H believes lowering the existing flashings would likely increase to some extent the useful life of the existing roof but the cost for doing so may not justify a marginal service life increase. K&H recommends including the flashing work in the wall coating RFP so that actual costs can be obtained for the Park District to consider as part of an overall wall coating program.

Upon request, K&H would be happy to discuss the above and/or provide a proposal to move forward with next steps.

Please see below and on the following pages for representative photographs.

Representative Photographs



Photo No. 1

West Filter Room Roof Parapet. Area of leak below noted by red arrow.



Photo No. 2

Typical cracks/surface defects observed at west parapet wall in the area above the leak below



Photo No. 3

Roof Opening Location One. See Figure One.



Photo No. 4

Gap between concrete structural wall and precast concrete plank. During conditions where masonry wall components become saturated (like during heavy sustained rains or consecutive days of rain), water entering the masonry wall surface above can bypass roof system flashings and enter this gap and flow down to the concrete plank voids and plank/wall interface below.



Photo No. 5

Roof opening two – inbound of roof edges. Components found to be dry.

Note, a membrane presumably from a previous roof system was found bonded to the precast concrete plank surface making review of the top plank surface impractical.



Photo No. 6

Area below the West Parapet Wall coping. A self-adhering membrane was found over the wall nailer. The membrane was removed to expose 2x wood nailers at each edge of the masonry wall below. The inter-wall components were not visible. The membrane was replaced by the contractor after viewing.

The membrane seems to provide a barrier for water entering through the metal coping from entering the wall below.



Photo No. 7

Parking-lot side of the West Parapet Wall. Masonry cracks observed in the area noted by the red oval. Cracks are a water infiltration path.

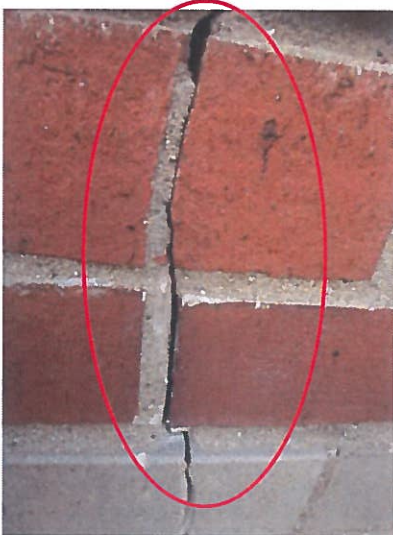


Photo No. 9

Wall at north side of IPE Roof at the southeast side of the IPE roof area. Upper section of wall is outside face of parapet wall at the 17th Fl. Terrace Roof seen in Photo 8. Excessive moisture observed in roof systems at parapet above and at wall base. Masonry distress observed at wall.



Photo No. 8

Close-up of wall cracks observed

Photo No. 10



Close-up of wall cracks observed.
Adjacent metal roof termination in the background.

Photo No. 11



Other wall surfaces where the recommend coating could potentially be installed to mitigate water infiltration.

Photo No. 12

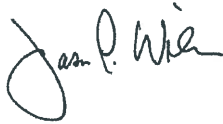


Other wall surfaces where the recommend coating could potentially be installed to mitigate water infiltration.

This summary report is limited to issues related to our scope of services and the observations and recommendations discussed herein. Other conditions may exist, which were not observed or discussed during our site visit. K&H is not responsible for the means, methods, or safety of construction.

We trust the above meets your needs at this time. Please feel free to contact us with any questions or concerns you may have.

Sincerely,
Klein and Hoffman, Inc.

A handwritten signature in black ink, appearing to read "Jason P. Wilen". The signature is fluid and cursive, with the first name "Jason" and last name "Wilen" clearly legible.

Jason Wilen, AIA CDT RRO
Senior Associate II

CC: Kathleen Strnad, Senior Associate II, K&H

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning

THROUGH: Michael Benard, Executive Director

RE: 2022 OSLAD Grant Application – Danada South

DATE: September 1, 2022



SUMMARY:

The State of Illinois has allocated \$56 million in 2022 for the OSLAD Grant program. This is the program that previously funded several park projects. Recently \$317,500 was awarded for the Briar Patch Park improvements project and \$400,000 for Memorial Park improvements. Grants of up to \$600,000 will be awarded, an increase from the previous maximum of \$400,000.

We have identified several projects at Danada South Park that would make an ideal application including the playground structure for school age children, restrooms, and a shelter. Additionally, the utilities to the shelter, invasive species removals and natural area enhancements are being considered. Combined, this work is estimated to be just over one million dollars, of which OSLAD could match up to 50%.

PREVIOUS COMMITTEE/BOARD ACTION:

It has been previously requested that we obtain board approval prior to applying for any grants.

REVENUE OR FUNDING IMPLICATIONS:

Items noted above are contained in future years of the capital budget. Many are proposed for the next two years. Grant assistance would help to accelerate and expand the scope of these improvements. This is a reimbursement grant and there is a small application fee and award fee that we would allocate.

STAKEHOLDER PROCESS:

This park is owned by the Forest Preserve District of DuPage County and leased by the park district. We would need their approval to apply for the grant as well.

It would also be necessary to communicate this work to the public for feedback.

ATTACHMENTS:

MC/DOC-3; Resolution of Authorization

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the application for the 2022 OSLAD Grant program for Danada South Park Improvements.

Danada South 2023 OSLAD Grant Application

Potential Projects for Consideration

Component	Estimated Cost	Notes
Playground for school age	\$500,000	2021 estimate adjusted for recent inflation
Shelter and restroom building	\$200,000	
Utilites	\$150,000	2021 prices to directional bore
Native area restoration and landscape improvements	\$80,000	
Site furniture	\$20,000	
CPA Report Cost	\$5,000	
A/E Design Fees	\$50,000	For shelter, restroom & utilites (more if other projects are added)
Total	\$1,005,000	

Other projects to consider from master plan

Ballfield lights (one field)	\$200,000	Based on Atten 16 & 17 in 2013/ seeking updated est. from Musco
Drainage for athletic fields	\$275,000	Study done in 2011 & inflated cost slightly
Irrigation for athletic fields	\$175,000	Used 2016 study for Seven Gables and adjusted for Danada acreage

Form OS/DOC-3 Resolution of Authorization

Applicant (Sponsor) Legal Name

Wheaton Park District

Project Title

Danada South Playground and Site Improvements

Resolution

The abovenamed Sponsor hereby certifies and acknowledges that it has the sufficient funds necessary (includes cash and value of donated land) to complete the pending OSLAD project within the timeframes specified herein for project execution, and that failure to adhere to the specified project timeframe or failure to proceed with the project because of insufficient funds or change in local recreation priorities is sufficient cause for project grant termination which will also result in the ineligibility of the local project sponsor for subsequent Illinois IDNR outdoor recreation grant assistance consideration in the next two (2) consecutive grant cycles following project termination.

Acquisition and Development Projects

It is understood that the project must be completed within the timeframe established. The OSLAD timeframe is two years as is specified in the project agreement. The Billing Certification Statement must be submitted within 45 days of the grant expiration date and the last reimbursement request must be submitted within one year of the grant expiration date. Failure to do so will result in the Project Sponsor forfeiting all project reimbursements and relieves IDNR from further payment obligations on the grant.

The Sponsor further acknowledges and certifies that it will comply with all terms, conditions and regulations of 1) the Open Space Lands Acquisition and Development (OSLAD) program (17 IL Adm. Code 3025); 2) the Illinois Grant Funds Recovery Act (30 ILCS 705); 3) the federal Uniform Relocation Assistance & Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and/or the Illinois Displaced Persons Relocation Act (310 ILCS 40 et. seq.), as applicable; 4) the Illinois Human Rights Act (775 ILCS 5/1-101 et. seq.); 5) Title VI of the Civil Rights Act of 1964, (P.L. 83-352); 6) the Age Discrimination Act of 1975 (P.L. 94-135); 7) the Civil Rights Restoration Act of 1988, (P.L. 100-259); and 8) the Americans with Disabilities Act of 1990 (PL 101- 336); and will maintain the project area in an attractive and safe condition, keep the facilities open to the general public during reasonable hours consistent with the type of facility, cease any farming operations, and obtain from the Illinois DNR written approval for any change or conversion of approved outdoor recreation use of the project site prior to initiating such change or conversion; and for property acquired with OSLAD assistance, agree to place a covenant restriction on the project property deed at the time of recording that stipulates the property must be used, in perpetuity, for public outdoor recreation purposes in accordance with the OSLAD programs and cannot be sold or exchanged, in whole or part, to another party without approval from the Illinois DNR, and that development at the site will commence within 3 years.

BE IT FURTHER PROVIDED that the Sponsor certifies to the best of its knowledge that the information provided within the attached application is true and correct.

Resolution Adoption Date:	
Name:	
Attested by (Name) - Chief Executive Officer:	
Attested by (Title) - Chief Executive Officer:	
Attestation Date:	

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning

THROUGH: Michael Benard, Executive Director

RE: 2022 Tourism Grant Applications – Cosley Parking and Shakespeare

DATE: September 1, 2022



SUMMARY:

The department of Commerce and Economic Development have allocated \$15 million of federal funding for Tourism Attractions and Festivals. Individual grants are eligible from \$15,000 to \$500,000. Preference is given to applicants that are providing at least a 50% match.

We would like to submit two applications. The first would be for the Cosley Zoo Parking lot. This project is currently estimated at \$5 million. We have demonstrated visitors travel from across the country.

The second application would be for the annual Shakespeare event. The annual costs for this event are approximately \$60,000. Applying for a 50% match would offset our contribution towards this.

PREVIOUS COMMITTEE/BOARD ACTION:

It has been previously requested that we obtain board approval prior to applying for any grants.

REVENUE OR FUNDING IMPLICATIONS:

These items are currently budgeted for. We have noted that grants or other outside funding are expected for the Cosley Parking Lot.

STAKEHOLDER PROCESS:

These grants have not been discussed with our partners at this point.

ATTACHMENTS:

None.

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the applications for the 2022 Tourism Attractions & Festivals Grant Program for Cosley Zoo Parking and the Shakespeare event.

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Taylor Barn and Northside Park (4) Log Cabins
Structural Engineering / Historic Building Condition Assessment RFP Results

DATE: September 1, 2022



SUMMARY:

AltusWorks was contracted to assess the condition of the 100+ year old Taylor barn at Cosley Zoo and the log cabin structures at Northside Park that were built in the 1930's. Attached is the report that was received.

Below are the basic assessments for the different buildings.

Taylor Barn – Poor to Fair Condition – Immediate structural improvements needed for the interior portion of the building to continue use. Staff made some of the improvements recommended for the pavilion area. Repairs and replacement of rotten wood needed in near future as well as painting. Long term replacement of roof.

Boy Scout Cabin – Fair to Good Condition – There are no immediate repairs needed for this cabin. In the next few years, it is recommended that we replace damaged logs, seal and paint the building. A roof replacement will be needed in 5-10 years.

Girl Scout Cabin - Poor to Fair Condition – Immediate recommendations include hiring an exterminator to identify and treat infestations damaging the wood. The exterior walls need to have the mastic replaced and logs replaced. Additional recommendations for the next several years include additional work to the exterior logs, sealing and painting, adding tie rods and repairs and painting of the windows and associated items. Roof replacement is needed within the next 10 years.

Boat House – Poor Condition – Demolition and replacement recommended.

Woodshop – Fair to Poor Condition – Immediate repairs are needed to provide additional roof support. In the next few years, damaged logs, wood and windows needs to be replaced. Roof replacement is needed within the next 10 years.

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with AltusWorks in the amount of \$20,934 was approved at the April 2022 Board meeting.

REVENUE OR FUNDING IMPLICATIONS:

The report included a detailed list of estimated expenses anticipated for the repair of these structures which is summarized in the table below.

Building	Immediate	2-5 Years	5-10 Years	Total
Taylor Barn at Cosley	\$98,220.00	\$185,150.00	\$50,000.00	\$333,370.00
Boy Scout Cabin at Northside*		\$58,510.00	\$30,000.00	\$88,510.00
Girl Scout Cabin at Northside	\$87,375.00	\$138,138.75	\$30,000.00	\$255,513.75
Boat House at Northside*	\$7,875.00	\$45,937.50		\$53,812.50
Woodshop at Northside*	\$9,375.00	\$71,688.75	\$30,000.00	\$111,063.75
Total	\$202,845.00	\$499,425.00	\$140,000.00	\$842,270.00

* Floodplain location would require floodproofing the buildings if improvements exceed 50% for the buildings value.

STAKEHOLDER PROCESS:

Planning staff will continue working with staff at affected facilities as needed.

LEGAL REVIEW:

N/A.

ATTACHMENTS:

Summary of Current Building Uses
Report from Altus Works Inc.

ALTERNATES:

Options beyond the recommendations made include removing and replacing with structures that meet or current needs.

RECOMMENDATION:

Staff is seeking the feedback from Wheaton Park District Board of Commissioners as to what expenses should be budgeted for in the coming years.

Summary of Current Building Uses

Taylor Barn –The semi-enclosed “Duck Pond Pavilion” area is currently used for programs and rentals from April to October. The interior/back section is used for storage and as a workshop for maintenance staff. Storage of interpretative carts, tables, chairs, etc. is also in this back area. There are no utilities to the building beyond basic electric. The building uses could be accommodated in an open-air shelter for public use and basic storage sheds for maintenance.

Rentals

- 52 rentals through August, 15 more already booked for September/October
- 1,551 people through August
- \$20,302.00 in revenue through August

Programs (School/Group Requested)

- 49 programs through August. 6 already booked in there for September/October
- 1,099 people through August
- \$7,293.00 in revenue through August

Programs (Individual/Family Programs)

- 11 programs
- 147 people
- \$765.00 in revenue

The Duck Pond Pavilion is currently the zoo’s only accessible space for programming.

Girl Scout Cabin/Boy Scout Cabin - Used heavily for summer camps, programs, and rentals.

Approximately 300 reservations and over 3,000 people per year for the Girl Scout Cabin.

Approximately 220 reservations and over 4,700 people per year for the Boy Scout Cabin.

Blocked out from June to August for camps.

- Lincoln Marsh Environmental Education Programs
 - January- March and November- December
- Summer Day Camp/Meen Camp Green
 - 8 weeks (June- end of July)

Boat House – Currently unused. A replacement would not be necessary.

Woodshop – Used for storage of winter firewood and canoe storage for environmental programs. These uses could be accommodated in different structures or elsewhere in the park. Floodplain location would make replacement difficult.



Wheaton Park District – Log Cabins

Assessment Report for Exterior Envelope.

August 12, 2022

Wheaton Park District – Log Cabins

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A. Introduction

The purpose of this assessment is to identify a scope of repair work to bring the building envelope systems into a state of good repair at 5 separate properties: Cosley Zoo Taylor Barn, Girl and Boy Scout cabins, woodshop cabin and boat house.

The Taylor Barn is located within the Cosley Zoo complex and is used as an administrative storage space as well as event center. The Girl and Boy scout cabins, woodshop and boat house are located at the Northside Park of the Wheaton Park District and used for a variety of programs.

B. Historic Significance

The Taylor Barn is said to be the oldest existing barn in Wheaton and was built more than 100 years old by Benjamin F. Taylor, a world renowned poet, editor, and a well-known Civil War correspondent whose battlefield news stories made the war quite vivid for his readers. He spent twenty years as literary editor for local newspapers, most notably the Chicago Daily Journal and the Northern Illinoisian, a newspaper established in 1861 by Henry C. Childs, which continues today as the Wheaton Daily Journal. Taylor published 11 books during his career and briefly taught at the Warrenville Seminary. Benjamin F. Taylor moved into his home in Wheaton on 203 East Seminary in 1867, his home is often referred to "poet's corner". The barn was donated by St. John's Lutheran Church and was moved to the Cosley Zoo in 1974, the year the zoo was created by Wheaton Park District. We are unclear how St. John's obtain ownership of the barn.

The Boy Scout Cabin was a part of the larger of the Northside Park property designed and led by landscape architect Chance Hill. The land was purchased in 1927. Excavation of a drainage ditch (now Winfield Creek) and the construction of a dam by the Kuehn Brothers Construction Company was completed in 1930-1931. The Great Depression caused the plans to be put on hold but was restarted in 1934 when labor was provided by the Federal Emergency Relief Administration.

The construction of the Girl Scout Cabin was completed shortly thereafter in 1938 once the Works Progress Administration (WPA), a New Deal Agency, allowed the park district to hire residents to execute improvements which also included a baseball walkway around the nearby Memorial Obelisk and digging of the northside lagoon that created the Bertha Robinson Murry Island.

The construction dates of the boat house and woodshop could not be determined. None of the structures are listed on the Wheaton Register of Historic Places or National Register of Historic Places. The Taylor barn is potential significant under the National Register Criteria B and C for its association with the life of Benjamin F. Taylor and for its distinctive architecture, but the barn has been modified significantly from its original form The Boy and Girl Scout cabins are potential significant under the National Register Criteria C for their distinctive architecture.

C. General Building Description

1. Cosley Zoo Taylor Barn

The original barn built by Benjamin F. Taylor had a square footprint. A covered porch to the east and lean-to structures were added to the north and west elevations by the Zoo during the 1970s. The original portion of the barn flooring appears to be a concrete slab on grade



and the additions have wood flooring. The barn is 2 stories with both the 1st floor and hayloft (2nd floor) acting as storage. The walls are clad in wood shiplap clapboard and vertical plank siding. The additions are clad in vertical bead board. The main roof of the barn is a hip roof with a cross gable and two low slung lean-to roofs. There is a cupola atop of the main roof and windows puncture the gabled end roofs at both the east and west elevations (Figure 1). There is a "dormer" off the east side of the main roof with windows on its north and south elevations, presumably this dormer would have been open to below and could have been used as a hay chute (Figure 6). All roof areas are covered with asphalt shingles. The majority of the windows are double hung wood windows. On the second floor, there is a leaded window on the south portion of the east elevation. There are framed openings on all 3 sides (North, South, and East) of the east porch with wire screens inset in the south openings (Figure 8). The east elevation of the original barn has a large sliding barn door that is rarely used. Next to the main barn door there is a rolling barn door on the north lean-to addition. (Figure 7) There are solid wood double swing doors on the west lean-to with an additional wood swing door above the double door. (Figure 9) There is another door on the west elevations of the lean-to (Figure 10).



Figure 1. East Elevation of Cosley Zoo Taylor Barn with added covered Porch

2. Northside Cabins

The northside cabins were constructed using traditional log. Window openings are cut into the log construction interrupting the continuity of the logs. The gabled end plank roof construction sits over a series of log rafters where every second rafter is tied together with iron tie rods. The horizontal spaces, or joints, between logs are usually filled with a combination of materials that together is known as chinking and daubing. Round logs, flat cut logs, and a combination of both have been used in the construction of these cabins.



1. The Boy Scout cabin

The original cabin has a rectangular plan with saddle corner notching. An addition off the south façade is composed of wood logs with square corner notch, the date of the addition is unknown. The original west façade is composed of stone wall flanked by logs on the adjacent north and south sides. (Figure 25) The stone chimney is also located on the center of the stone façade. The main entrance is at the north façade through a small, roofed porch with one secondary entrance at the south façade. (Figure 2 & Figure 23) There is a second chimney at the addition. The multipaned casement windows are protected with plank shutters. (Figure 26) The cabin has a cross gable roof with asphalt shingles. There is vertical wood planking at the gable ends of the roof.

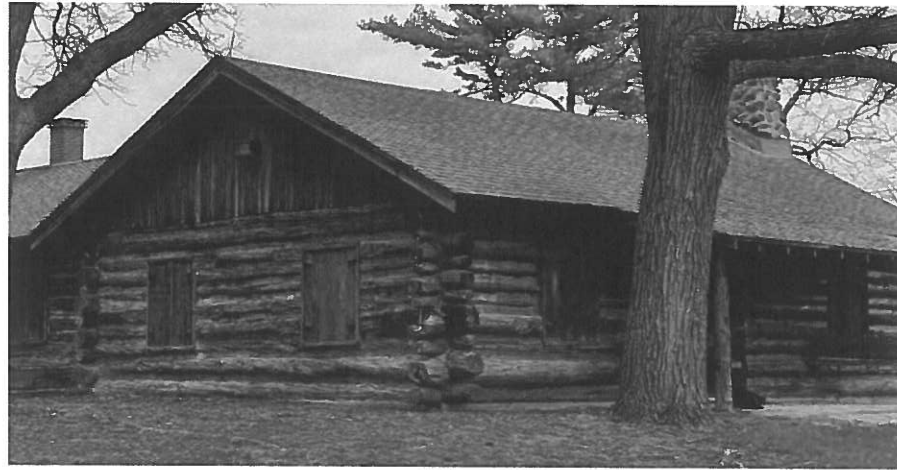


Figure 2. Northeast view of the Boy Scout Cabin.

2. The Girl Scout cabin

The cabin has a small porch at the front (south) façade of the building (Figure 3). The south façade has flat cut logs as compared to the round logs at other elevations. All corners have saddle corner notching. The gutter at the small porch is the only gutter on the cabin. The east half of the north façade is composed of stone. (Figure 28) The stone chimney rises from the center of the north façade. There is an enclosed clapboard lean-to structure at the center of the rear elevation. The main entrance is at the south façade with secondary entrances at the west and east elevations. The six-over-six, double hung wood windows are protected by wooden plank shutters. (Figure 38 & Figure 39) This cabin has an asymmetrical side gable roof with asphalt shingles. The doors are plywood swing door assemblies. There is a screen door at the main and west entrances. Insulation has been installed between the abandoned plywood door and screen door at the east entrance. (Figure 41)

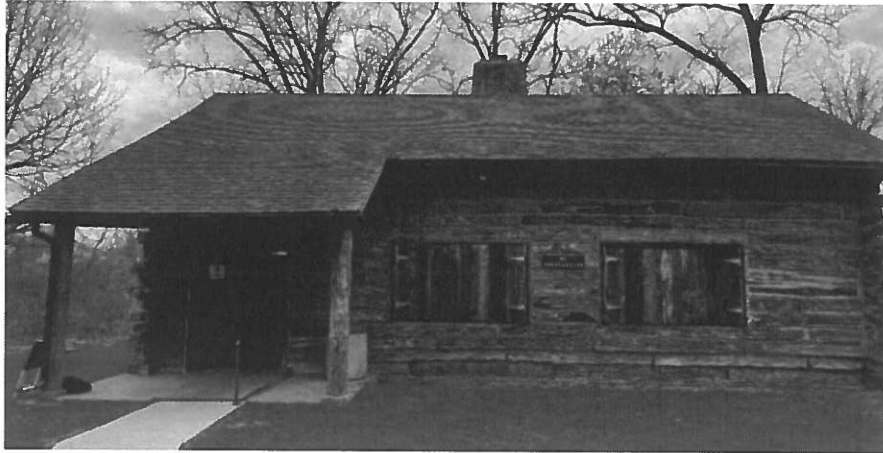


Figure 3. Front (South) Elevation of the Girl Scout Cabin.

3. The Boathouse

The boathouse is as simple log structure with square corner notching. The cabin has a concrete and stone foundation that sits along the edge of the Northside Park's lagoon. There are two entrances, a wood double door on the east façade opens to the water and a single wood door on west façade opens to the land. The boat house has a gable roof with asphalt shingles.



Figure 4. South elevation of the Boathouse

4. The Woodshop

The original log cabin has a cross gable roof with asphalt shingles. The main entrance of the woodshop on the west façade has a front gable over an enclosed porch. The logs are visually different than the other cabins with flat log construction and square corner notching. There is a stone chimney at the north façade. An addition to the woodshop is added at the South façade with vertical wooden planks. The multi-paned casement windows are covered with a combination of wooden plank and plywood shutters. There is a wood ceiling at the east side of the cabin with a hatch to provide access to the attic area.



Figure 5. Northwest view of the Woodshop.

D. Assessment Process

The Girl Scout cabin and the Taylor barn was initially reviewed by Ellen Stoner of AltusWorks on April 18, 2022, to identify structural issues in need of immediate attention in order for the buildings to be used over the summer of 2022.

The initial review suggested that the Girl Scout Cabin was structurally stable and usable as there was no observed distress in the logs or daubing at joists between logs.

The covered porch located under the 1970's lean-to structure at the Cosley Zoo Taylor Barn and the hayloft floor was reviewed at this initial visit. Separation of the roof joists from the ridge rafters at the entrance to the sheltered area and roof framed openings in the roof structure were identified as areas of concern. Recommendations for stabilization and repair were provided to allow for continued use of the public picnic space until a detailed assessment and permanent repairs could be made.

On April 29, 2022, AltusWorks and our consulting engineer, K. Eng., performed a visual assessment of the existing conditions of all 5 buildings. Assessments were visual in nature and did not include any destructive or non-destructive testing. Observations were made from grade and interior floor areas. No access to the roof areas, attics, or foundations were provided.

Preservation Brief #26 The Preservation and Repair of Historic Log Buildings, prepared by the National Park Service was referenced for the appropriate assessment, recordation, and repair approach to such structures. Construction documents from 2008 provided by the Wheaton Park District were also reviewed.

E. Observations

1. Cosley Zoo Taylor Barn

Overall, the Taylor barn is in a poor to fair condition.



i. Wall and Roof Systems:

The clapboard siding of the original barn and areas of the additions are in poor condition. There are areas of rotten wood as well as missing clapboards exposing the wood structural members. Limited boards have been replaced or temporarily patched with plywood. (Figure 11 & Figure 12) The clapboard of the lean-to structures has deterioration along the base as they are in direct contact with the earth. (Figure 10 & Figure 13) The landscaping on the west elevation slopes towards the elevation allowing snow and water to flow towards the building which is contributing to the deterioration of the clapboard siding. The original portion of the barn appears to be set upon a concrete slab on grade. The slab couldn't be fully observed as a wood finish floor is installed over slab. Wood trim at areas where the lower roof meets the clapboard sidings are significantly deteriorated. (Figure 9 & Figure 13). The clapboard siding was assessed by probing with a small knife to determine the state of the wood. It was discovered there were areas of decay and hollow in some members. The front (east) façade is protected under the covered porch and is in good condition. There is peeling paint on all elevations and there appears to be spot repairs on all elevations, making the paint color inconsistent.

The walls and roof line are primarily plumb and true however, some of the nailed connections at the ridge rafters and framing below the hayloft chute are separating as discussed above and repaired per Exhibit C, initial assessment. (Figure 19 & Figure 20). Limited areas of sagging of the covered porch roof were also observed at this assessment. The second story of this building is inaccessible and unstable due to structural damage. (Figure 21)

The roofing shingles and the gutters were observed to be in a fair condition however, tree debris obstructs the flow of water in the gutters. The downspout at the northwest corner of the west façade appears to be damaged. (Figure 9)

The walls and roof of the Cosley Zoo Taylor are in poor to fair condition.

ii. Window and Door Systems:

The majority of the windows are four over four or one over one double hung wood windows. There are five broken glass panes, see appendix A for locations. The wooden window sashes are in poor to fair condition; the bottom sashes at some windows will not shut. There is a fixed window at the second floor of the front (east) façade with decorative hexagonal and square glass pieces that have lead joints, one of the windowpanes is broken. (Figure 16) All windows have wooden sills and wooden frames which are in poor to fair condition with areas of rotten wood and missing paint. The framed opening at the south façade has severe deterioration at the corner of the frames (Figure 17, Figure 12, & Figure 18)

The doors at the east façade of the barn are in good condition. The swing doors and opening on the north façade have severe deterioration at the base of the doors as well as the wooden frames. These doors at the north elevation are in a poor-fair condition.

2. Boy Scout Cabin

Overall, the Boy Scout Cabin is in a fair to good condition.

i. Walls and Roof Systems:

Unlike the girl scout cabin, chinking appears to be a synthetic substance more appropriate for a log cabin. (Figure 27) A probing knife test was done on the wood



logs to identify damage. The logs appear to be dried at some locations, mainly at locations that are visibly splitting. The rear addition was observed to be in a good condition. There is a broken light fixture on the rear of the addition above the door. The wood plank siding at all gable ends of the roof appear to be in a fair to good condition. The stone wall and chimney at the west façade of the cabin appear to be in a good condition. The roofing asphalt shingles appear to be in a fair to good condition. The wood rafters and fascia appear to be in a good condition.

ii. Window and Door Systems:

All windows and doors appear to be original to the building. The multi-pane wooden casement windows appear to be in good condition due to the presence of operable protective shutters. Overall, all openings appear to be in a fair to good condition.

3. Girl Scout Cabin

Overall, the Girl Scout cabin is in poor to fair condition.

i. Wall and Roof Systems:

Significant wood rot and insect damage was found in varying degrees on all elevations. On all elevations, a modern mastic material has been applied at the horizontal spaces between logs. This appears to occur on the west, north and the lower portion of east façade with minimal application at the south façade. This mastic material appears to be trapping moisture against the logs causing more deterioration to the interior body of the logs (Figure 33). There are sections of logs with partially missing chinking/daubing (Figure 32). There are locations of temporary stabilization of the logs with metal netting. (Figure 34) Logs were probed with a knife to identify the level of deterioration. The logs appear to be dried out and decaying throughout (dry rot). The log structure at the east elevation is bowed out.

The limestone stone wall at the north elevation has flush pointed joints instead of having the deteriorated mortar removed and replaced. Cracks and spalls at limited stones have been covered with mortar. (Figure 28) The stone chimney appears to be in similar condition.

The West façade appears to be the most deteriorated of the elevations; chinking and daubing is damaged and wood logs are splitting and deteriorating, the logs close to the concrete foundation are hollow and crumbling. There is evidence of insect infestation (Figure 36 & Figure 37). Small holes were found all over the west elevation, some of the larger holes and damage was most likely from woodpeckers trying to reach the insects within the logs. (Figure 36)

The South façade is in fair condition with comparatively less log deterioration than the other elevations. The gutter on the porch overhang is loose and sagging, The gable roof system and its asphalt shingles appear to be in a fair condition. The wooden fascia and log rafters appear to be in a fair condition, with noted areas of peeling paint.

ii. Window and Door Systems:

The six over six double hung wood windows are in good condition due to the presence of operable protective wooden shutters. (Figure 38 & Figure 39) There is peeling paint at the window sashes. The doors are in fair condition.



4. Boat house

The boat house is in a poor condition.

i. Walls and Roof:

The concrete slab has several large cracks and has split into several pieces more severe at the south portion of the structure. The stone foundation wall is not stable (Figure 43, Figure 46 and Figure 47). At the south and west corners there are missing portions of the log wall, and the remaining portions of the foundation walls are crumbling at this corner. The wood log walls are significantly deteriorated with missing wood logs and what logs remain are shifting apart from one another (Figure 42). At the south elevation, the walls are bending and are no longer straight. The roof line is bowing at the ridge. The roof asphalt shingles appear to be in a fair to good condition. The wood roof rafters appear to be deteriorating (Figure 44) and new joists have been added stability.

ii. Openings:

There are two wooden door openings, and all openings appear to be in critical condition with significant damage at the corners of the frames. The planks making up the doors are shifting apart allowing day light to be seen through the cracks. Corrosion can be seen at the door hardware.

5. The Woodshop

The woodshop is in fair to poor condition.

i. Walls and Roof:

The chinking appears to be a synthetic mortar material. The wood logs are splitting at some places. Holes between the wood logs can be seen at some locations where the chinking mortar material is falling apart (Figure 48). The vertical wood boards of the addition are water damaged at the corner and the base of the elevations (Figure 52). The main structure is set on a slab on grade, but the addition is set right on the ground contributing to the deterioration at the base of the boards. The slab on grade is in poor condition with cracks and displaced areas. The entire slab could not be reviewed due to storage items. (Figure 54) A structural beam was cut when the rectangular hatching the ceiling was created (Figure 53). As a result, the ceiling is bending and structurally unstable. The stone chimney appears to be in a good condition. The asphalt roofing shingles appear to be in a fair-good condition.

ii. Window and Door Systems:

The windows are protected with openable solid wooden shutters. Majority of the windowpanes are broken with missing mullions. (Figure 55)

The wood entrance door appears to be in a fair condition with minor deterioration at the frame. The head jamb of the door has been replaced. The wood at the individual wood boards of the door appears to be splitting. There is corrosion at the hardware of the door.

Overall, all openings appear to be in a poor condition.



F. Recommendations

1. Cosley Zoo Taylor Barn

Based on the observed conditions at the Barn, we recommend that the following work be undertaken immediately.

- i. **Immediate** recommended repairs to address safety issues.
 - o Replace all broken windowpanes
 - o All use of the interior of the barn should be suspended until the building is structurally stable, especially the second floor. Second floor framing to be repaired as follows: add 11 1/4" LVLs (spanning 19' - 3") adjacent to existing 2x8 joists @ 24" o.c., add 2x6 stud (+/- 8ft tall) to existing @ 24" o.c., add 1x6 let-in header across 2x6 studs to support added LVLs, add 6x6 treaded still beam between existing wall studs under (2) 23' - 4" long bearing walls, add (2) 2x12 header across 8ft stair opening, add (2) 4x4 wood columns and (2) 14" dia concrete piers (to frost depth) to support header, rebuild stairs with double 2x12 notched stringers, and add wood railing to stairs.
 - o Roof over partially enclosed one-story areas to be repaired as follows: Add (2) Simpson L70-z angles to each end of (2) headers for roof hatch, add (1) new joist each +/- 17ft long adjacent to (4) joists with longitudinal splitting at end and (1) joist with mid-span vertical split, add 6x6 column and 18" dia. concrete pier footing to underside of long-spanning ridge beam
- ii. Recommended repairs to be completed with **2-5 years**, these items have potential to contribute to creating hazardous conditions if left unaddressed.
 - o Remove and replace all rotten, missing and split clapboards, wood trim, and wood window frames and sills.
 - o Paint all elevations and windows trim. Scrape, prime, and paint all metal hardware. Paint roof fascia, underside of eaves and rafters.
 - o Remove and reinstall window perimeter sealant and glazing putty.
 - o Repair deteriorated wood areas at window sashes.
 - o Replace broken hardware and realign sashes.
 - o Replace damaged downspout and clean out gutters twice a year.
- iii. Recommended repairs to be completed in **5-10 years**.
 - o Remove and replace asphalt roofing shingles 100%.
 - o Sloping of landscaping away from the back side of the barn.

2. Northside Cabins

All the log cabins have rotting, split, deteriorated logs throughout all elevations. There are a couple of repairs available for these conditions. The most invasive, time consuming, and costly is log replacement. An individual or section of logs can be replaced with temporarily supporting and jacking up the logs above to insert the new log or logs. This can cause inadequate temporary bearing points and crushing chinking and interior finishes that cannot withstand jacking. A replacement log should be obtained to match the wood species of the original being removed. If it is a hewn, cut, log, then the replacement must



be hewn to replicate the dimensions of the original. The replacement log should match the original visual characteristics of the original species as closely as possible.

There are other less invasive options for log repairs that can be completed with the log in place at less cost and less time. There are two options the traditional method of splicing in new wood and the use of epoxies. These repairs can also be combined and sometimes in conjunction with installation of reinforcing members. Log repairs, whether it involves patching techniques or the use of epoxies, should always be performed only by an experienced craftsman.

Wood splicing or also referred to "Dutchman" repair, involves treating a localized area of deterioration by cutting out the decayed area of the log, and carefully carving and installing a matching, re-placement plugs or splice. The wood species, if available, and the direction and pattern of the grain should match that of adjacent wood. In some cases, a full-depth segment, where the depth of the log is decayed, can be cut out and a new segment of log spliced in. The splice is secured to the severed log by angling lag screws or bolts through the upper and lower surfaces that will be concealed by chinking or daubing. Splicing can also be performed using epoxy as an adhesive. A log with shallow decay on its outer face can be cut back to sound depth, and a half-log face spliced on, adhered with epoxy, screws, or bolts.

A repair of significantly deteriorated log crowns or log ends involves cutting them back to sound wood and installing new crowns cut to match. Fiberglass or aluminum reinforcement rods are inserted into holes drilled into the new crowns. Epoxy is used as an adhesive to attach and hold the new crowns in place. Long lag screws can be angled up through the underside of the crown into the log above to provide additional support for the repair.

In some instances, epoxies may be used by themselves to consolidate and fill the voids left by deteriorated wood. Their use requires that sufficient sound wood survives for the epoxy to adhere. But they can be used to stabilize rotted wood, return full or greater than original strength. Epoxies resist decay and insects, and while epoxy itself is resistant to moisture, epoxy tends to cause adjacent wood to retain moisture rather than dry out, and if not used in the right location, can further a continuing cycle of wood decay. Hence, epoxy repairs are most successful in areas where they are protected from moisture.

Epoxies can be used to consolidate and repair other areas of a log, including rotted internal areas which have not yet progressed to damage the log's outer surface. This can be done by drilling several random holes into the log through an area that will be concealed by daubing, and then pouring in liquid epoxy. The damaged log can be strengthened by removing the deteriorated wood and filling the void by imbedding a reinforcing bar in epoxy filler.

Chinking/Daubing

The horizontal spacing or joints between the logs is usually filled with combination of material call chinking and daubing. The daubing or chinking at each of the log cabins appear to be different combination of materials. Historically, patching and replacing daubing on a routine basis was a seasonal chore. This was because environmental factors-building settlement, seasonal expansion and contraction of logs, and moisture infiltration followed by freeze-thaw action-cracks and loosens daubing. Analysis of daubing can be done in much the same way as mortar analysis, as we are not sure if the current daubing is original. Typically restoring daubing includes removing loose or is not adhered to the logs must first be cleaned out by hand. If needed it may be necessary to clean out the joint entirely before installing new chinking and daubing. There are several options for material of



the chinking and daubing. Repair of chinking or daubing should not be done until all log repair or replacement, structural jacking and shoring is completed

Insects

There are several different types of insects that can be destructive to the wood of log cabins. The most destructive are termites. Termites can be detected by small bore holes with small, tiny piles of wood dust nearby. The second most destructive are powder-post beetles, they will lay eggs within the wood structure. Carpenter Bees will use the logs as nests and create tunnels through the logs and if left untreated will create extensive network of tunnels weakening the logs. Carpenter ants will also create tunnels through logs to create their nests. We would recommend hiring a qualified and professional exterminator to determine the species and treatment plan. The girls scout cabin was the only structure with significant infestation but recommend having all the structures reviewed by a professional exterminator.

a. Boy Scout Cabin

- i. Recommended repairs to be completed with **2-5 years**, these items have potential to contribute to eminently hazardous conditions if left unaddressed.
 - o Repair remaining damaged and deteriorated log locations by splicing in new wood and/or the use of epoxies.
 - o Replace perimeter sealant and glazing putty at all windows.
 - o Paint window frames and sashes. Repair any damage hardware.
 - o Remove areas of the chinking and daubing material and replace with appropriate materials. Before installing the new chinking or daubing, determine whether individual logs are wet and allow them to fully air-dry.
- ii. Recommended repairs to be completed in **5-10 years**.
 - o Remove and replace asphalt roofing shingles 100%.

b. Girl Scout Cabin

- i. **Immediate** recommended repairs to address safety issues.
 - o Hire a qualified and professional exterminator to determine the species and treatment plan. We recommend completing this step first, as the deterioration from the infest needs to be stopped and damaged assessed before continuing with repairs. Otherwise, new repairs will be damaged by the infestation.
 - o Remove critical and most damaging areas of the mastic material and replace with appropriate materials. Before installing the new chinking or daubing, determine whether individual logs are wet and allow them to fully air-dry.
 - o Repair or replace logs at locations of significant deterioration – especially at the west façade. Log repairs should be fully assessed after portions of the mastic chinking is removed.
- ii. Recommended repairs to be completed with **2-5 years**, these items have potential to contribute to eminently hazardous conditions if left unaddressed.



- Remove remain areas of the chinking and daubing material and replace with appropriate materials. Before installing the new chinking or daubing, determine whether individual logs are wet and allow them to fully air-dry.
 - Repair remaining damaged and deteriorated log locations by splicing in new wood and/or the use of epoxies.
 - Replace damage or missing crowns at the corners.
 - Replace perimeter sealant and glazing putty at all windows.
 - Paint window frames and sashes. Repair any damage hardware and adjust operations.
 - Clean and paint vertical clapboards at the rear addition.
 - Replace gutter at front porch.
 - Repair spreading gable roof as follows: add 3/4" dia. solid tie-rods to (4) sets of roof rafters that do not have rods. Rods to be drilled through exterior rafter face. Provide 3/8"x8"x8" steel plate each end. Provide turnbuckles for each rod. Repair roof at the (8) tie-rod installation points.
 - Repair mezzanine long spanning beam as follows: add 14" LVL lamination to existing 14 1/2" deep 4-ply beam, LVL to be nailed to existing laminations with (2) rows of 16d common nails @ 12" o.c. Beam span is approximately 22' - 6" long.
- iii. Recommended repairs to be completed in **5-10 years**.
- Remove and replace asphalt roofing shingles 100%.
- c. Boat House
- The boat house is beyond repair and should be demolished. Material can be salvaged and be incorporated into a new structure.
- d. Wood shop
- i. **Immediate** recommended repairs to address safety issues.
- Support of eastern half of roof to be repaired as follows: provide 6x12 timber Southern Pine No. 2 or better beam spanning +/- 20ft across width of building. Beam to bear into north and south walls. Provide supplementary custom sheet metal hangers to support existing wood roof truss.
- ii. Recommended repairs to be completed with **2-5 years**, these items have potential to contribute to eminently hazardous conditions if left unaddressed.
- Repair remaining damaged and deteriorated log locations by splicing in new wood and/or the use of epoxies.
 - Replace vertical wood boards at locations of water damage and significant deterioration.
-
- Remove and replace windows 100%. All windows appeared to be damaged beyond repair. We have only included windows that are to the exterior in our cost estimate.



- o Remove wooden boards covering the original windows and provide storm windows.
 - o Remove areas of the chinking and daubing material and replace with appropriate materials. Before installing the new chinking or daubing, determine whether individual logs are wet and allow them to fully air-dry.
- iii. Recommended repairs to be completed in **5-10 years**.
 - o Remove and replace asphalt roofing shingles 100%.

G. Standard of Care

AltusWorks, Inc.'s and our consultant's professional services for the preparation of an Assessment Report are exercised with reasonable care and competence. AltusWorks' standard of care is in conformance with industry standard, with the understanding that, because of the physical properties of the many materials and systems commonly used for the construction of buildings, and the limitation on detecting concealed or operational issues, the Assessment Report may not have found "unsafe and imminently hazardous conditions" in the building that are not visibility apparent. Therefore, submittal of the Assessment Report is not a representation that all "unsafe and imminently hazardous conditions" in the building have been identified.

The Assessment Report to be prepared by AltusWorks, Inc., shall not be construed to warrant or guarantee the building and/or any of its components under any circumstances. AltusWorks shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded. The review was intended solely to identify the general conditions for the building and the necessity of repairs. The Assessment Report shall not constitute a detailed specification for repairs and shall not be used to perform the actual repairs.



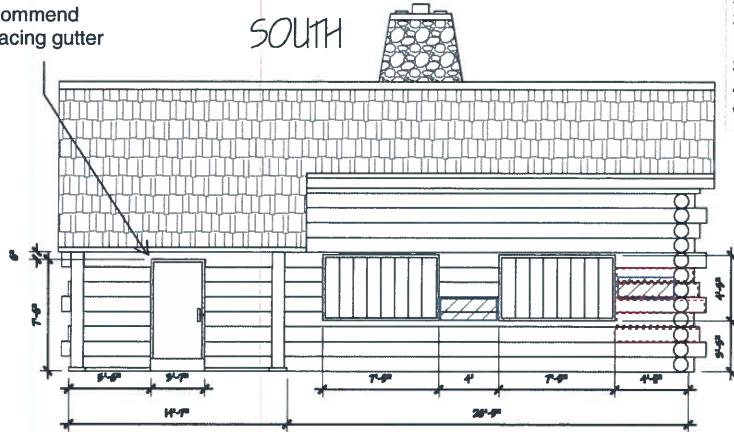
Appendix A: Existing Drawings

RECOMMENDATIONS

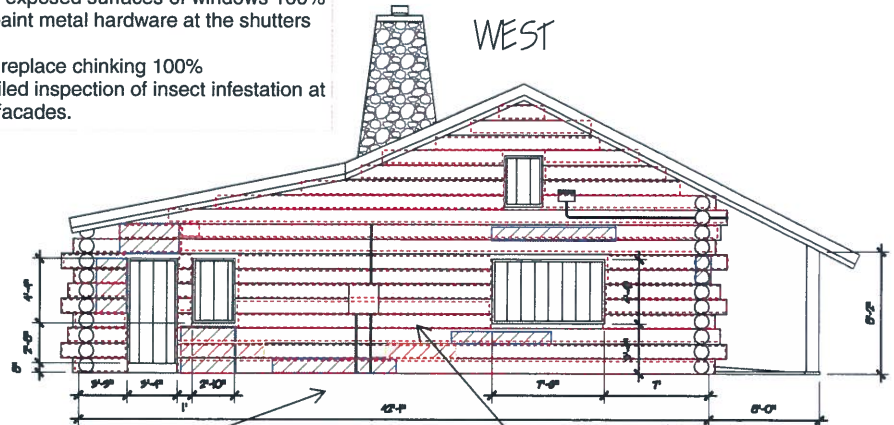
1. Replace perimeter sealant and glazing putty at windows 100%.
2. Paint exterior exposed surfaces of windows 100%
3. Scrape and paint metal hardware at the shutters 100%
3. Remove and replace chinking 100%
4. Perform detailed inspection of insect infestation at west and north facades.

Recommend replacing gutter

SOUTH



WEST

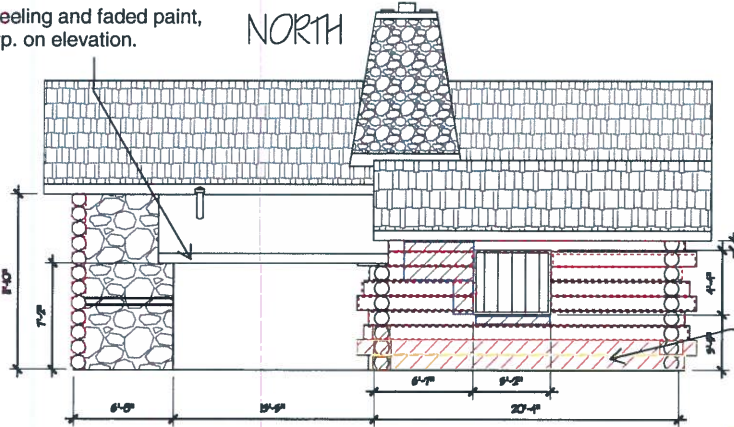


Hole in landscape along foundation

Evidence of infestation across the entire elevation

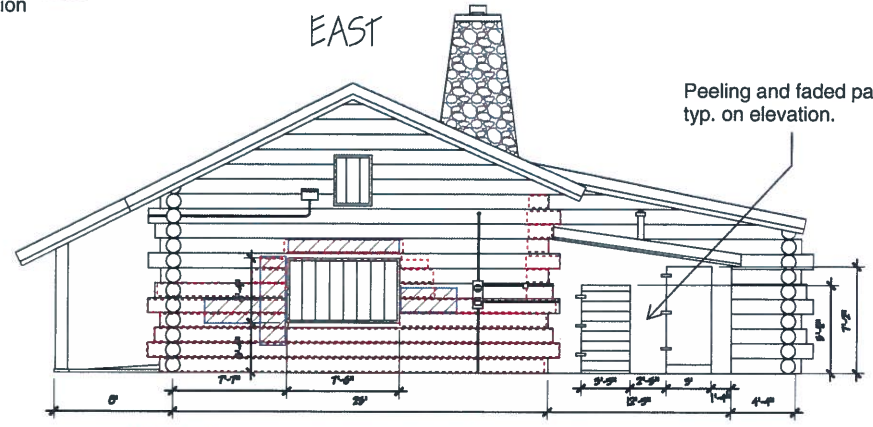
Peeling and faded paint, typ. on elevation.

NORTH



Evidence of infestation

EAST



Peeling and faded paint, typ. on elevation.

Notes: The number of logs per elevation are just representative and are not accurate

Replace log or large dutchman Repair
Replace Crown portion of log

Repair logs

Remove and replace chinking at noted locations during immediate repairs



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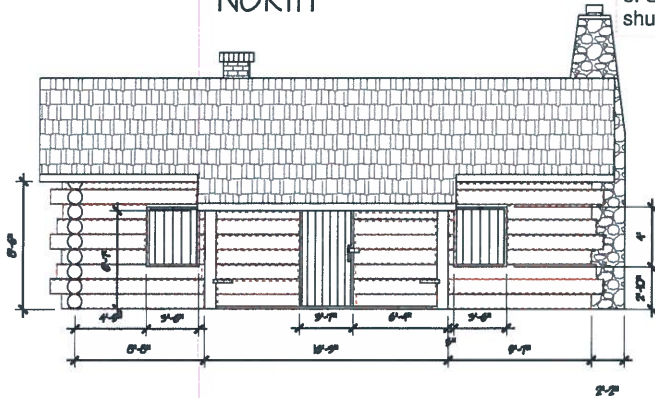
NORTHSIDE LOG CABINS CONDITION ASSESSMENT WHEATON PARK DISTRICT

GIRL SCOUT CABIN
A-102

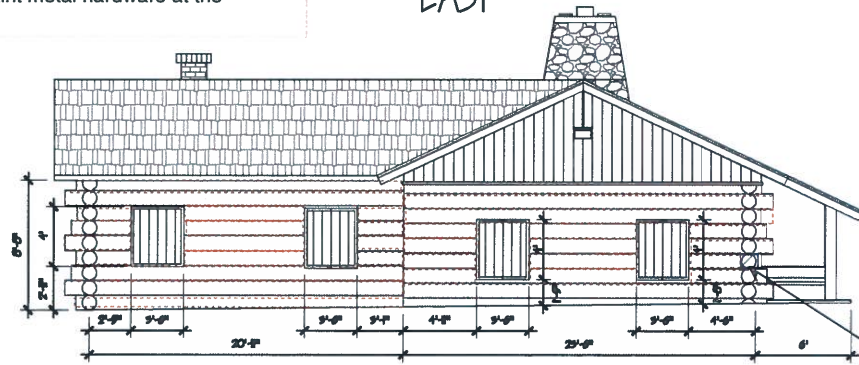
RECOMMENDATIONS:

1. Replace perimeter sealant and glazing putty at windows 100%.
2. Paint exterior exposed surfaces of windows 100%
3. Scrape and paint metal hardware at the shutters 100%

NORTH

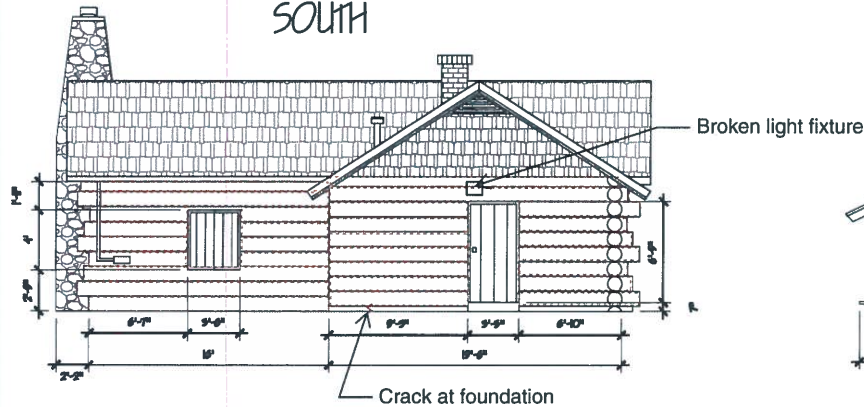


EAST

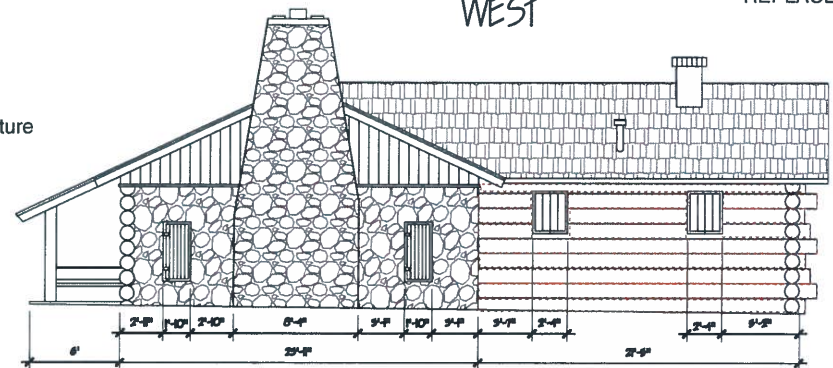


DAMAGED CROWN
RECOMMEND
REPLACEMENT

SOUTH



WEST



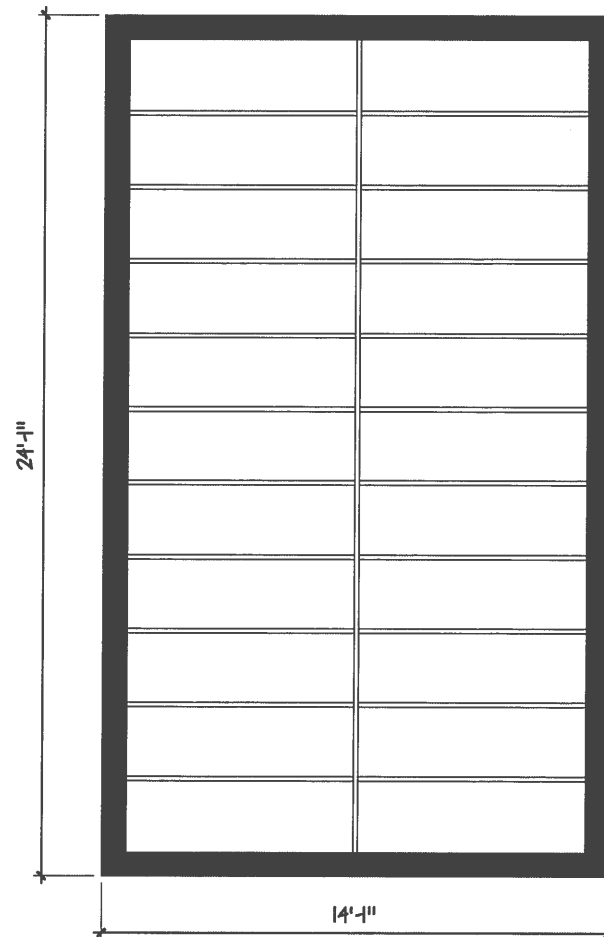
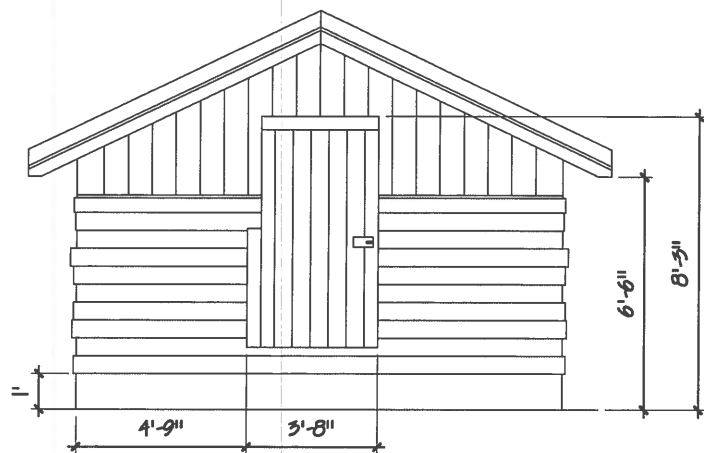
Recommend removing and replacing chinking at
noted locations



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NORTHSIDE LOG CABINS CONDITION ASSESSMENT
WHEATON PARK DISTRICT

BOY SCOUT CABIN
A-101



NOTES

-DIMENSIONS FOR ALL ELEVATIONS APPROXIMATE

LEGEND

Typ. notes:
The boat house is not safe and should be demolished. We recommend rebuilding and material to be salvaged and be incorporated into a new structure.



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NORTHSIDE LOG CABINS CONDITION ASSESSMENT WHEATON PARK DISTRICT

BOATHOUSE
A-104



Figure 1. East facade



Figure 2. Partial South Elevation



Figure 3. Partial South Facade

- Remove and replace all rotten and split clapboards as well as replace areas of missing clapboards
- Remove and replace wood trim and wood window frames and sills; replace broken window panes
- Replace damaged downspout and clean out gutters.

Typical Notes:

1. Paint all elevations and windows trim. Scrape, prime, and paint all metal hardware. Paint roof fascia, underside of eaves and rafters.
2. Provide structural support at the second story. All use of the building should be suspended until the building is structurally stable.



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NORTHSIDE LOG CABINS CONDITION ASSESSMENT WHEATON PARK DISTRICT

COSLEY ZOO
TAYLOR BARN



Figure 4. Partial West Façade



Figure 6. North Façade

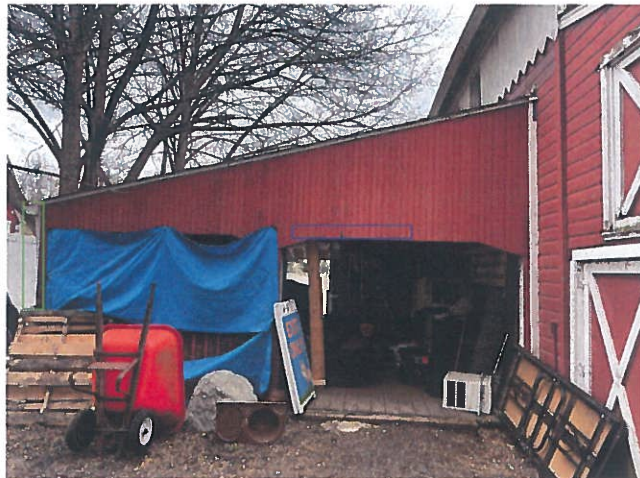


Figure 5. Partial West facade



Figure 7. West Façade Second Story



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NORTHSIDE LOG CABINS CONDITION ASSESSMENT WHEATON PARK DISTRICT

COSLEY ZOO
TAYLOR BARN



Figure 8. East Facade Second Story



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NORTHSIDE LOG CABINS CONDITION ASSESSMENT WHEATON PARK DISTRICT

COSLEY ZOO
TAYLOR BARN



AppendixB: Photos



1. Cosley Zoo Taylor Barn



Figure 6. East Elevation.



Figure 7. East elevation under the covered patio.



Figure 8. Cosley Zoo Taylor Barn south façade



Figure 9. North Elevation. Note the smashed downspout at the lean-to.



Figure 10. West elevation of the lean-to addition



Figure 11. Deteriorated and missing clapboard on the original portion of the barn.



Figure 12. Deterioration at the wood clapboards and frame of the opening at south elevation



Figure 13. Deterioration of clapboards at the base of the structure



Figure 14. Second story view of the East elevation



Figure 15. Upper portion of the west elevation. Note broken windowpane.



Figure 16. The upper east elevation above the covered porch. Note the decorative glass window on the south portion of the elevation.



Figure 17. Deterioration at corner of opening on the south elevation



Figure 18. Damage at the frame of the opening



Figure 19. Framing at the underside of the cover porch.



Figure 20. Underside framing at the cover porch



Figure 21. framing of the second story



2. Boy Scout Cabin



Figure 22. East elevation of the Boy Scout Cabin



Figure 23. South Elevation of the Boy Scout Cabin



Figure 24. Southwest view of the Boy Scout Cabin



Figure 25. West Elevation of the Boy Scout Cabin

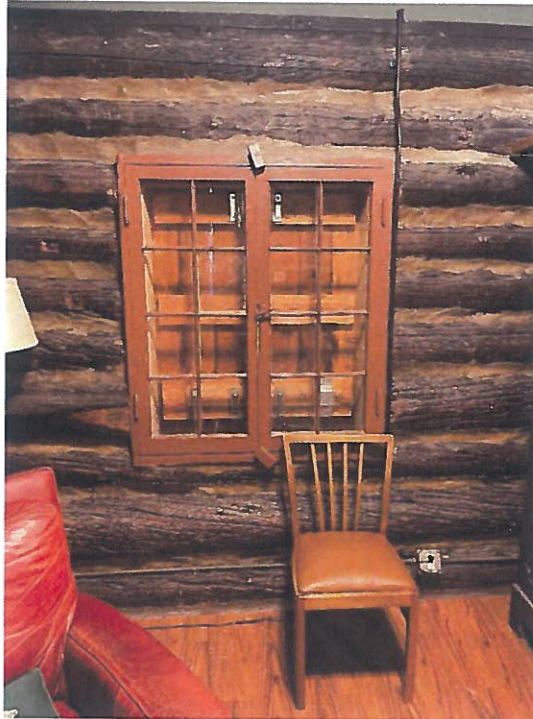


Figure 26. Casement windows at the Boy Scout Cabin



Figure 27. Wood log conditions at the Boy Scout Cabin



3. Girl Scout Cabin



Figure 28. The stone portion of the north elevation.

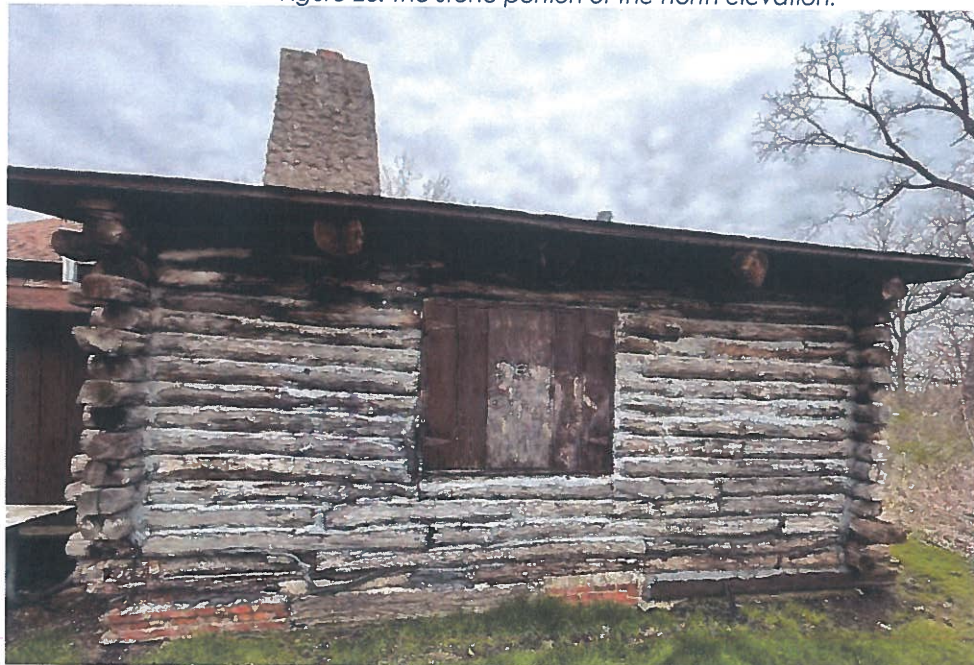


Figure 29. The remaining portion of the north elevation.

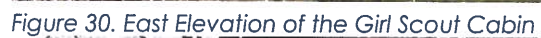




Figure 32. Deterioration of Wood logs at corner notching



Figure 33. Mastic material at east elevation



Figure 34. Hole adjacent to Window frame and damaged wood



Figure 35. Broken wood log at notching



Figure 36. Infestation and woodpecker damage at west elevation



Figure 37. Infestation at west façade



Figure 38. Double-hung windows at the Girl Scout Cabin protected by wood boards from the outside

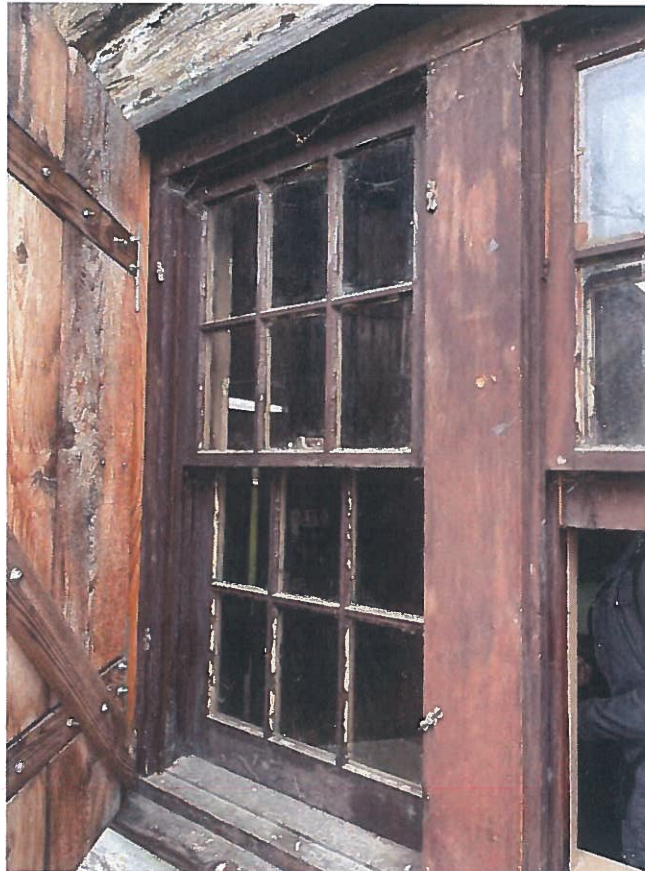


Figure 39. Double-hung windows from the exterior.



Figure 40. Mezzanine balcony in the girl scout cabin.

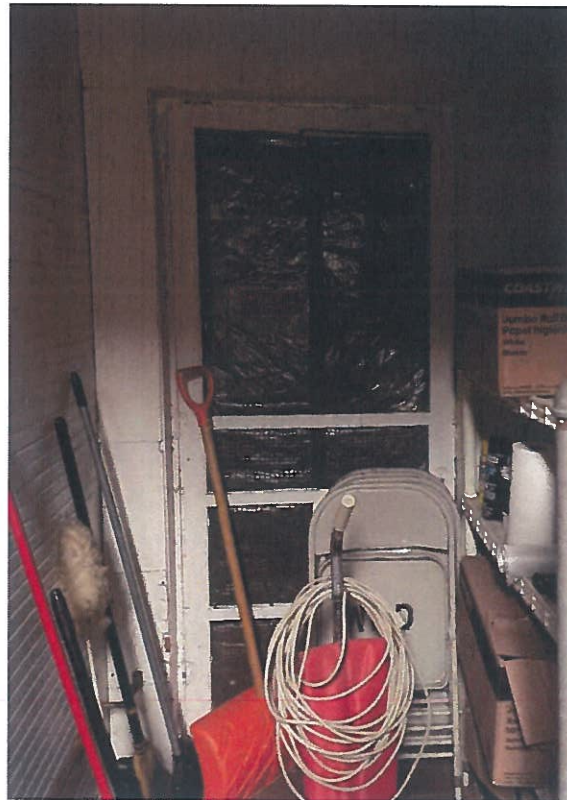


Figure 41. Interior of the east elevation door.



4. Boat House

Assessment Report

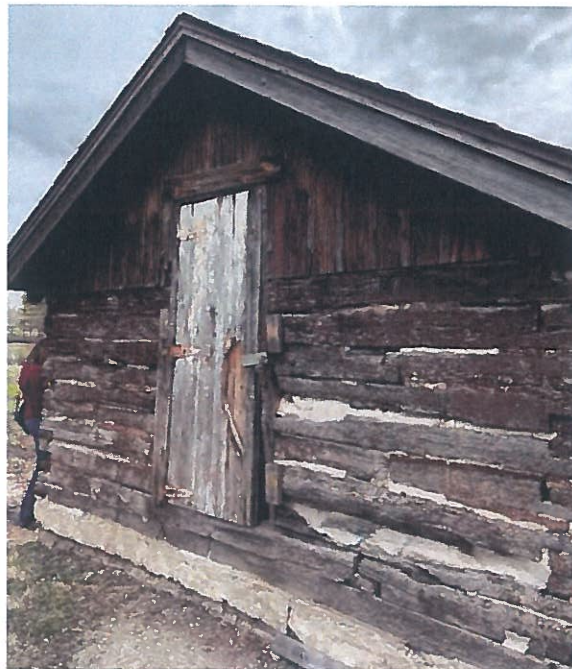


Figure 42. Front (east) Elevation of the Boathouses



Figure 43. Cracked foundation in critical condition at southwest corner

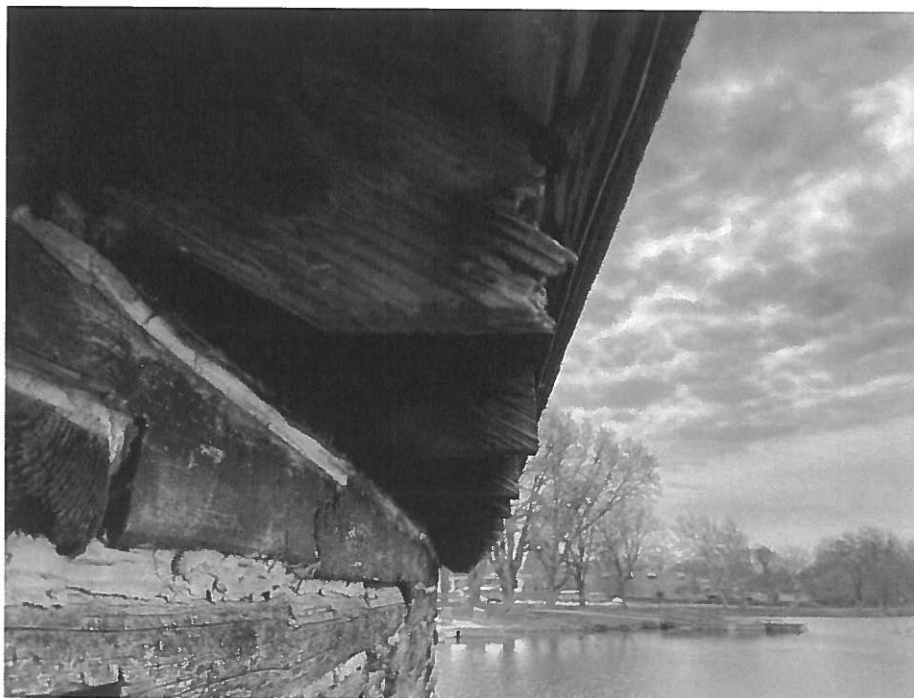


Figure 44. Chipping wood rafters



Figure 45. Door on the East elevation at the boathouse

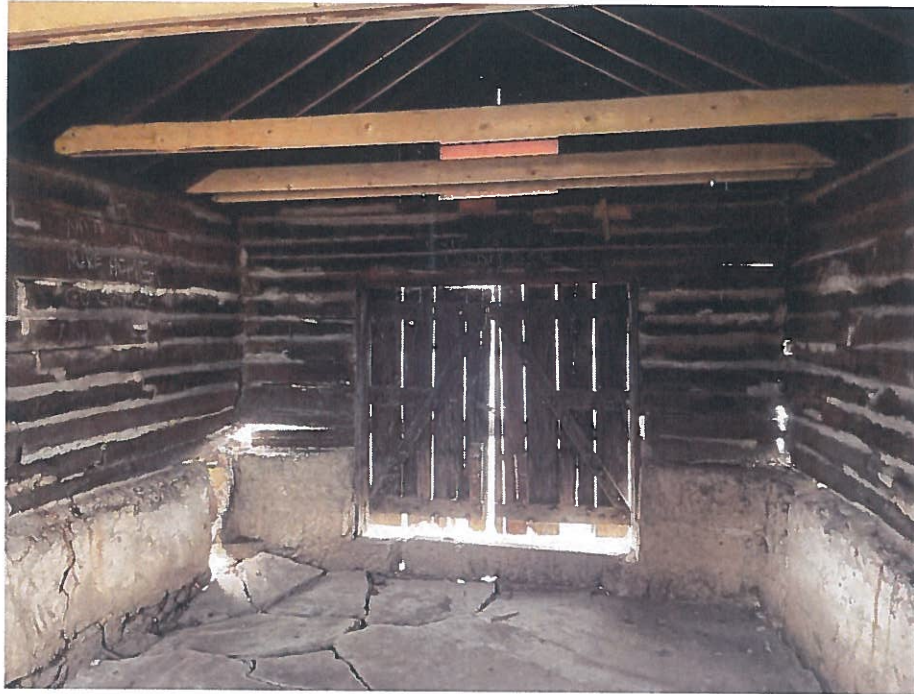


Figure 46. Cracked concrete floor and door on the West elevation



Figure 47. Cracked concrete floor near door on west façade



Figure 48. Splitting wood logs

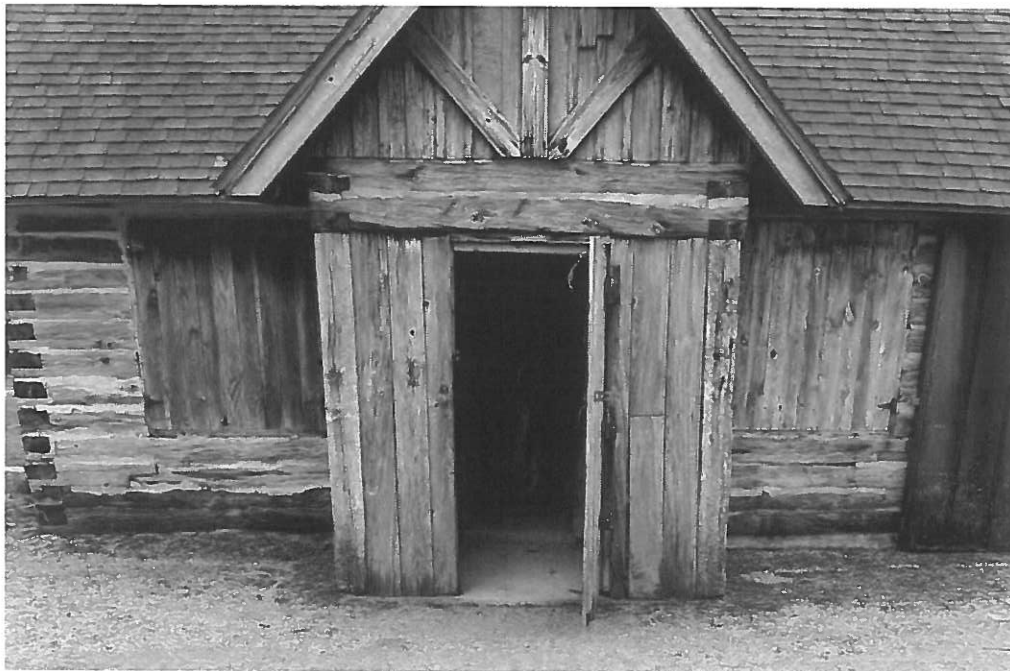


Figure 49. Entrance on west façade

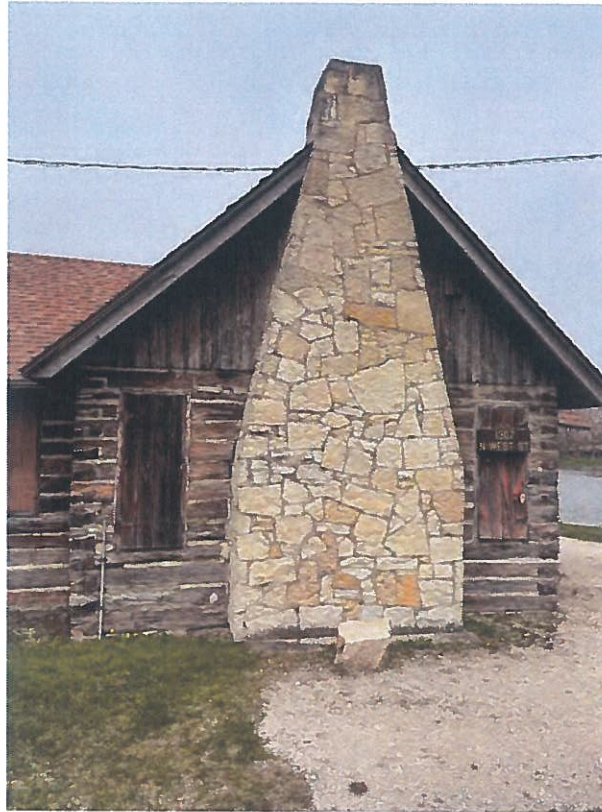


Figure 50. Partial North Elevation



Figure 51. Partial North Elevation

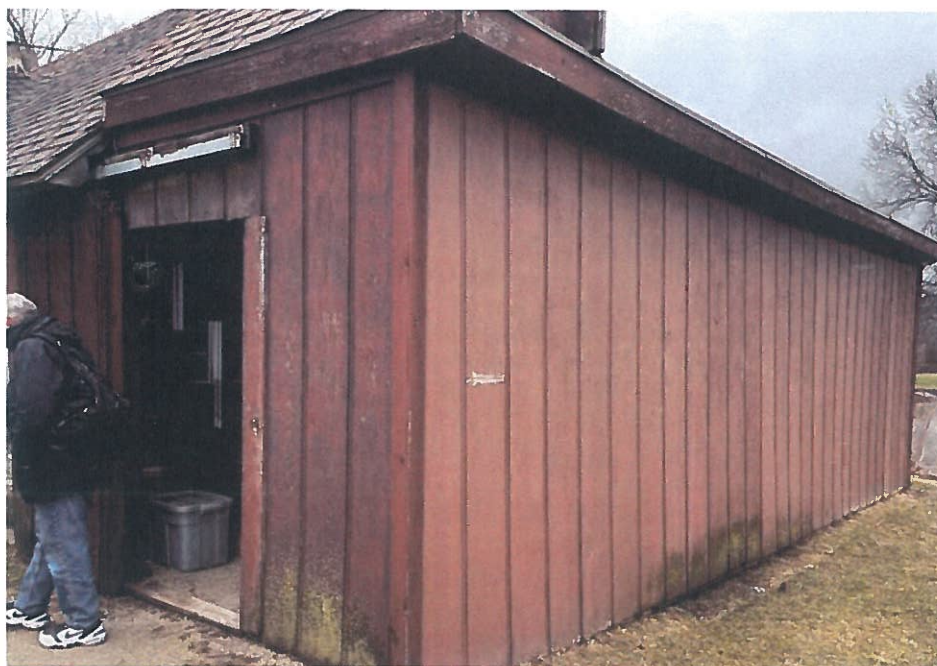


Figure 52. Deteriorated wood boards at addition of Woodshop

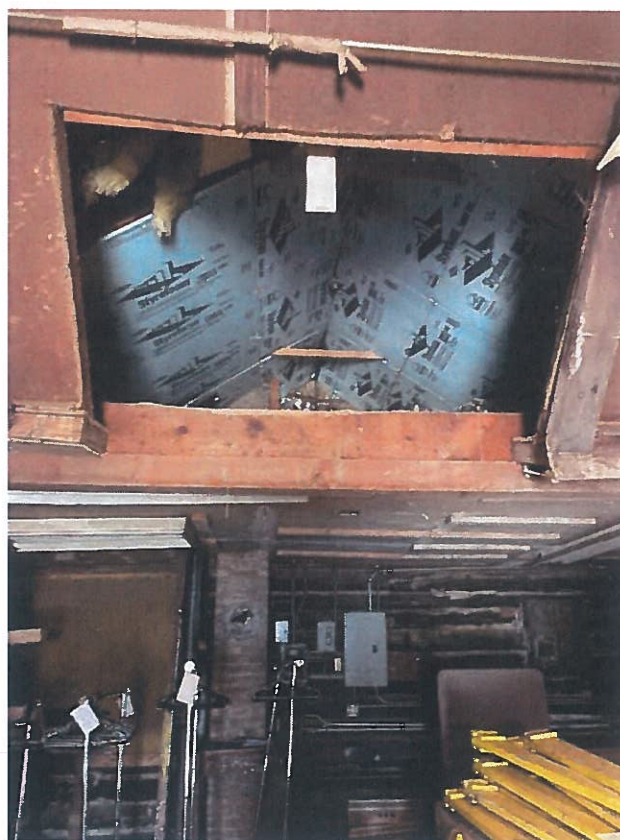


Figure 53. Bowing ceiling



Figure 54. Concrete slab of the woodshop.

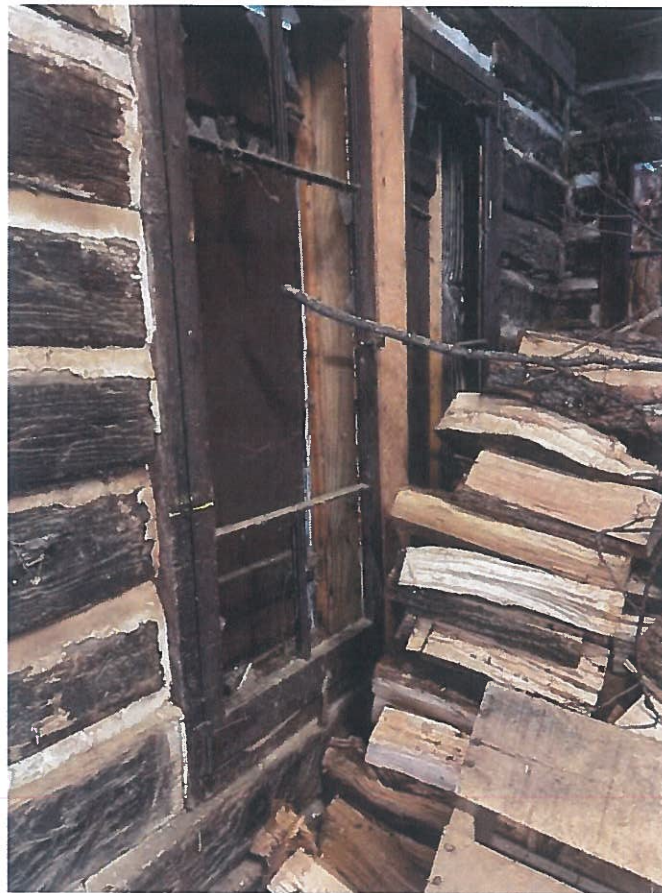


Figure 55. Broken windowpanes at the Woodshop

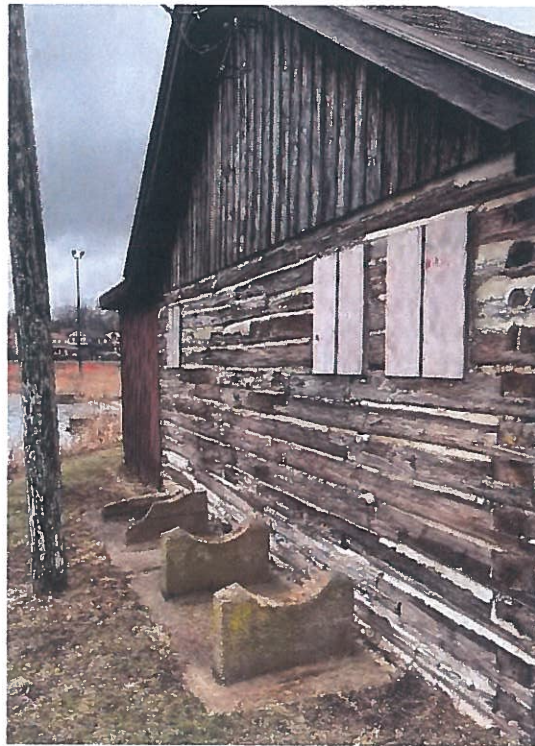


Figure 56. East Elevation



Appendix C: Initial Assessment Recommendations



ALTUSWORKS INC.

ARCHITECTURE
HISTORIC PRESERVATION
RENOVATION AND REPAIR
ADAPTIVE REUSE
FACILITY ANALYSIS

April 19, 2022

Rob Sperl
Wheaton Park District
1000 Manchester
Wheaton, IL 60187

Via email: rsperl@wheatonparks.org

Re: Initial Site Visit for Structural Assessment
Cosley Zoo Taylor Barn and the Northside Park Girl Scout Log Cabin
Wheaton, Illinois

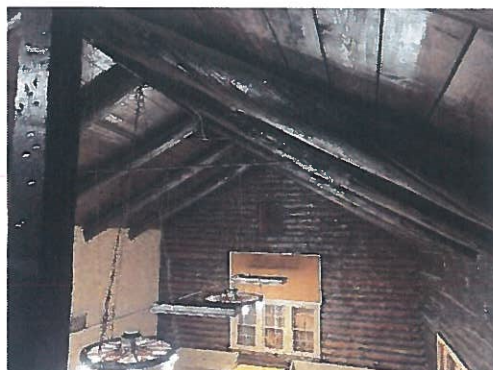
Dear Rob,

Pursuant to your request, on April 18, 2022, I reviewed the existing conditions of the Cosley zoo Taylor Barn and the Northside Park Girl Scout Log Cabin for structural issues that would prohibit the facilities from being used for summer public programs.

Observations

Girl Scout Log Cabin:

The cabin was reportedly constructed by Works Progress Administration (WPA) between 1935-1943 using traditional log construction techniques. Window openings are cut into the log construction interrupting the continuity of the logs. The plank roof construction sits over a series of log beams where every second beam is tied together with iron tie rods. The north elevation is engaged by a fireplace, stone chimney, and lean-to whereas the south elevation is long and unbraced with only a small lean-to porch at the main entrance. The east and west elevations are the short ends of the cabin. The south elevation is leaning outward by several inches but appears stable. There was no observed distress in the journey, logs or dawbing at joints between logs.





Initial Site Visit for Structural Assessment
Taylor Barn and Girl Scout Log Cabin
Wheaton Cosley Zoo and Northside Park

Cosley Zoo Taylor Barn:

The Taylor Barn was built more than 100 years ago and is understood to be the oldest existing barn in Wheaton. A lean-to structure was added to the barn c.1970 using standard 2x lumber construction and metal joist hangers. The walls and roof line are primarily plumb and true however, some of the nailed connections at the ridge rafters and framing below the hayloft chute are separating. Only the public picnic area located under the 1970's lean-to was reviewed as part of this visit.



Recommendations

These recommendations are limited and are specific to repairing existing conditions to make the facilities usable for the public over the summer of 2022.

Girl Scout Log Cabin:

The conditions observed at the cabin do not pose a structural concern and the cabin can be used for public programs without immediate repair.

Taylor Barn:

The separation of the roof joists from the ridge rafter at the entrance to the sheltered area is too great. A severe wind or rain event may further compromise the structure's integrity. Additionally, the framing connection under the hayloft chute also appear to be separating.

To continue using the public picnic space until a detailed assessment and permanent repairs can be made, we recommend the following:

1. At the ridge rafter install **Simpson LSSR210Z adjustable rafter hangers** and rehang the separated joists to the ridge rafter.
2. Review opposite ridge rafter and joist connection for similar condition, if same separation exists, install same adjustable hangers.
3. Below hayloft chute near the middle of the roof, install **Simpson LUS210-Z hangers**.



Initial Site Visit for Structural Assessment
Taylor Barn and Girl Scout Log Cabin
Wheaton Cosley Zoo and Northside Park

Please let us know if you need anything further to execute these limited repairs.

Regards,

AltusWorks, Inc.

Ellen F. Stoner
Principal

Cc: Steve Hinchee shinchee@wheatonparks.org



Appendix D: Structural Report

Structural Report for Wheaton Park District

Cosley Zoo Barn

The barn is a two-story frame building with a hip roof surrounded by a partially enclosed one-story seating area on the east side and a small storage area on the north side both having a shed roof. In the barn, both the first floor and the second floor are being used for storage. There is a two-story area on the west side of the barn that has a shed roof and is being used for storage as well.

The second floor, approximately 19' – 3"x23' – 4", is framed with 2x8 joists spaced at 24" on center accessed by stairs running along the west side. The joists are spanning in the short direction. The roof over this area is framed with 2x6 rafters at 24" on center. The floor and roof are being actively used for storage. Platforms are being hung from the rafters for storage. The walls are balloon framed with 2x4 studs spaced at 24" on center.

The west side second floor storage floor consists of 2x6 joists spaced at 16" on center. The joists span approximately 9ft and are supported by 2x4 studs spaced between 16" and 24" on center.

The partially enclosed one-story area's roof is framed with 2x12 joists spaced at 16" on center which area supported by the walls of the barn and by perimeter double 2x12 beams that are supported by wood posts. There is a triple 2x12 beam along the northeast ridge supporting the joists spanning approximately 25ft. Sheet metal hangers have been provided at the ends of the joists.

A review of the existing conditions found these structural issues:

- The stairs to the second floor have inadequate railings.
- The floor opening around the stairs has no railings.
- Joists are pulling away from their end-nailed connection to the header beam at the stair opening.

At the time of the site visit on April 29, it was determined that immediate shoring of the stair opening was warranted because of the above observations. It was recommended that a frame wall consisting of 2x4 studs spaced at 16" on center be provided below the edge of the stair opening.

A structural analysis was completed on select structural components using the adopted 2018 International Building Code. These are the findings:

- The second floor barn joists have limited capacity, approximately 20lbs/sq for live load.
- The stair stringers, which are notched 2x beams, have limited capacity, approximately 24lb/sq ft for live load.
- The barn roof rafters do not have capacity to supporting hanging storage loads.
- The west second floor storage joists have limited capacity, approximately 40lbs/sq for live load.
- The triple 2x12 ridge beam cannot support the imposed snow loads which are based on the 25lbs/sq ft ground snow load.

The recommendations are as follows:

- Remove all storage, including the platforms, hanging from the roof rafters.

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- Repair the second floor of the barn by adding 11 1/4" LVLs adjacent to the existing joists that would be supported by 2x6 studs added adjacent to the existing wall studs.
- Repair the floor opening framing at the stairs by replacing the existing 2x8 header with a double 2x12 beam supported by 4x4 wood columns and 14" diameter concrete piers.
- Remove and replace the existing stairs with double 2x12 notched stringers.
- Add wood railings around the stair opening and along the stairs detailed to support the code prescribed railing loads.
- Add a pair Simpson L70-Z sheet metal angles to each end of the headers at the roof hatch at the one-story roof.
- Add a 6x6 wood column over an 18" diameter concrete pier to provide mid-span support of the triple 2x12 ridge beam.

The building code live load requirement for storage areas is constrained to two options: 125lbs/sq ft for light storage and 250lbs/sq ft for heavy storage. These two options will result in a grossly unrealistic storage loading capacity of nearly 54,000lbs at the light storage level. The above recommended framing for the second floor of the barn will provide for a live load capacity of 40lbs/sq ft which appears to be more in line with the existing storage uses.

Boy Scout Cabin

The cabin is a one-story timber log framed structure with a gable roof with a ceiling that hides the condition and framing of the roof.

A review of the existing conditions found these structural issues:

- Some of the exterior daubing has been replaced with rigid mortar (material proportions unknown) which is not the recommend method.

The recommendations are as follows:

- Repair damaged individual logs when found to be damaged as follows: for partially rotten logs lap splice in replacement matching existing wood species, for logs with significant deterioration over 50% of individual log length full replacement is required. Full replacement of logs will require temporary shoring of logs remaining above. Remove and replace any damaged chinking or providing chinking where it is required (by visual observation) or otherwise not present.
- Remove all non-original daubing (e.g., rigid mortar) and replace with a tuned mixture of clay, sand, and lime. Before completing repairs, determine whether individual logs are wet and if wet, allow them to fully air-dry.

Girl Scout Cabin

The cabin is a one-story timber log framed structure with a gable main roof and a shed roof to the south. There is a mezzanine along the east side. The gable roof is framed with large diameter timber rafters spaced approximately 4ft on center. Three pairs of rafters have had tie-rods added. The mezzanine is framed with 3x8 joists spaced at 42" on center spanning 10ft supported by multi-plywood beam that has overall dimensions of 6 1/4" wide by 14 1/2" deep that spans the 22'-6" width of the cabin.

A review of the existing conditions found these structural issues:

- Perimeter logs were found to rotted at all elevations of the building with the most significant damage noted at the following areas:
 - South side lower logs are rotted and insect damaged along length of building affecting approximately 10% of the wall area.
 - East side multiple logs across the entire elevation are rotted affecting approximately 30% of the wall area.
 - West side various small sections of logs are rotted affecting approximately 15% of the wall area.
 - North side various small sections of logs are rotted affecting approximately 5% of the wall area.
- Exterior daubing has not been maintained properly. Rigid mortar (material proportions unknown) incorrectly used as daubing and has been used to fill in presumably rotten wood. Gaps, cracks, and some rot is present along the horizontal log joints of each wall. Daubing must allow for differential movement to occur between logs from temperature changes and must allow for the logs to breath and air-dry.
- Daylight visible through multiple areas of all interior walls of the main cabin space indicating that chinking is not present.
- Roof spreading is occurring at the gable roof due to the lack of restraint at timber rafter pairs causing the north wall to be rotating outward.

A structural analysis was completed on select structural components of the mezzanine using the adopted 2018 International Building Code. These are the findings:

- The joists have the capacity for 40lbs/sq of live load.
- The multi-ply beam has only two continuous plies spanning the full length resulting in a capacity of 24lbs/sq ft of live load.

The recommendations are as follows:

- Repair the mezzanine beam by adding a 14" deep LVL lamination nailed to existing beam to raise the capacity of the mezzanine to have a 40lbs/sq ft live load.
- Repair the roof gable by adding 3/4" diameter tie-rods to four sets of rafter pairs (those without tie-rods) which will require drilling from the exterior and providing a steel plate to catch the rods.
- Repair damaged individual logs as follows: for partially rotten logs lap splice in replacement matching existing wood species, for logs with significant deterioration over 50% of individual log length full replacement is required. Full replacement of logs will require temporary shoring of logs remaining above. Remove and replace any damaged chinking or providing chinking where it is required (by visual observation) or otherwise not present.

- Remove all non-original daubing (e.g., rigid mortar) and replace with a tuned mixture of clay, sand, and lime. Before completing repairs, determine whether individual logs are wet and if wet, allow them to fully air-dry.

Boathouse

The boathouse is a one-story timber log framed structure with a gable roof consisting of 2x8 rafters spaced at 16" on center supported by a concrete wall foundation located on the edge of the lake.

A review of the existing conditions found these structural issues:

- Bowing roof. Limited collar-ties have been added approximately 4ft on center in attempt to hold the roof together. However, the attachment of the rafters to the walls is minimal and cannot withstand the imposed forces.
- The slab-on-grade is uneven and has substantial cracking due to the unstable subbase.
- Interior and exterior daubing has not been maintained properly. Gaps, cracks, and some rot is present along the horizontal log joints of each wall.
- Foundation walls are cracked and unstable especially along the waterline.

The above noted damage is severe. Consequently, it is not recommended that an attempt be made to salvage the building.

Woodshop

The woodshop is a one-story timber log framed structure with an intersecting gable roof. The west gable is framed with 2x8 rafters with sparse collar ties. The east gable consists of wood trusses and rafters. The trusses are supported by the exterior wall and have limited support at the interior from partially shored ceiling framing. There is a shed roof addition at the north side which is acting as boat storage.

A review of the existing conditions found these structural issues:

- The trusses lack proper support at the interior which creates an unsafe roof.
- Some logs were found to partially rotted.
- Interior and exterior daubing has not been maintained properly. Rigid mortar (material proportions unknown) incorrectly used as daubing and has been used to fill in presumably rotten wood. Gaps, cracks, and some rot is present along the horizontal log joints of each wall. Daubing must allow for differential movement to occur between logs from temperature changes and must allow for the logs to breath and air-dry.

The recommendations are as follows:

- A new 6x16 timber beam approximately 25ft long should be provided to support the interior ends of the trusses. The beam would bear over the existing timber log walls.
- Repair damaged individual logs as follows: for partially rotten logs lap splice in replacement matching existing wood species, for logs with significant deterioration over 50% of individual log length full replacement is required. Full replacement of logs will require temporary shoring of

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logs remaining above. Remove and replace any damaged chinking or providing chinking where it is required (by visual observation) or otherwise not present.

- Remove all non-original daubing (e.g., rigid mortar) and replace with a tuned mixture of clay, sand, and lime. Before completing repairs, determine whether individual logs are wet and if wet, allow them to fully air-dry.

Note:

All wall repairs for the log framed cabins and woodshop should be completed by a carpenter familiar with wood log repairs for the historical construction. Repairs that are not done correctly can lead to further problems such as trapped water and water intrusion which will accelerate rot and insect infestation.



Appendix E: Cost Estimate



ALTUSWORKS

Wheaton Park District - Cosley Zoo Taylor Barn and Northside log cabins Repair Scope

Cosley Zoo Taylor Barn

	North	South	West	East	Allowance	Quantity	Unit	Unit Cost	Total
Immediate Repairs									
Replace all broken windowpanes	-	2	1	2	2	7	EA	\$1,710.00	\$11,970.00
Roof over partially enclosed one-story areas to be repaired as follows: Add (2) Simpson L70-z angles to each end of (2) headers for roof hatch, add (1) new joist each +/- 17ft long adjacent to (4) joists with longitudinal splitting at end and (1) joist with mid-span vertical split, add 6x6 column and 18" dia. concrete pier footing to underside of long-spanning ridge beam								\$15,750.00	\$15,750.00
Second floor framing to be repaired as follows: add 11 1/4" LVLs (spanning 19' - 3") adjacent to existing 2x8 joists @ 24" o.c., add 2x6 stud (+/- 8ft tall) to existing @ 24" o.c., add 1x6 let-in header across 2x6 studs to support added LVLs, add 6x6 treated still beam between existing wall studs under (2) 23' - 4" long bearing walls, add (2) 2x12 header across 8ft stair opening, add (2) 4x4 wood columns and (2) 14" dia concrete piers (to frost depth) to support header, rebuild stairs with double 2x12 notched stringers, and add wood railing to stairs and around the flooring opening.								\$70,500.00	\$70,500.00
								Immediate Repairs Total	\$98,220.00
2-5 Years Repairs									
Remove and replace all rotten, missing and split clapboards.	25	100	15	30	40	210	LF	\$157.50	\$33,075.00
Remove and replace deteriorated and missing areas of wood trim, and wood window frames and sills.	25	30	5	25	20	105	LF	\$218.75	\$22,968.75
Paint all elevations and windows trim. Scrape, prime, and paint all metal hardware. Paint roof fascia, underside of eaves and rafters.								\$113,750.00	\$113,750.00
Remove and reinstall window perimeter sealant 100%.	25	25	5	10	-	65	LF	\$43.75	\$2,843.75
Remove and reinstall window glazing putty 100%	30	30	10	20	-	90	LF	\$61.25	\$5,512.50
Replace broken hardware and realign sashes.	1	4	1	2	-	8	EA	\$612.50	\$4,900.00
Replace damaged downspout.	-	-	8	LF	-	8	LF	\$262.50	\$2,100.00
								2-5 Year Repairs Total	\$185,150.00
5-10 Years									
Remove and replace asphalt roofing system.								\$35,000.00	\$35,000.00
Reslope grade away from the back side of the barn. Replace affected landscaping								\$15,000.00	\$15,000.00
								5-10 Years Repairs Total	\$50,000.00
								Cosley Zoo Taylor Barn	\$333,370.00

Boy Scout Cabin

2-5 year									
Log replacement/dutchman repair at areas (Read report for full explanation of repair.)	-	-	-	-	10	10	LF	\$262.50	\$2,625.00
Repair remaining logs by splicing in new wood and/or the use of epoxies.	-	-	-	-	10	35	SF	\$131.25	\$4,593.75
Crown replacement	-	-	-	-	1	1	EA	\$962.50	\$962.50
Paint window frames and sashes. 100%	2	1	4	4	-	11	EA	\$787.50	\$8,662.50
Replace glazing putty at all windows.	50	25	45	100	-	220	LF	\$52.50	\$11,550.00
Replace perimeter sealant at all windows.	30	15	30	60	-	135	LF	\$43.75	\$5,906.25
Remove and replace the mastic material with appropriate chinking and daubing.	320	360	220	445	-	1,345	LF	\$18.00	\$24,210.00
2-5 Year Repairs Total									\$58,510.00
5-10 Years									
Remove and replace asphalt roofing system.								\$30,000.00	\$30,000.00
5-10 Years Repairs Total									\$30,000.00
Boy Scout Cabin									\$88,510.00

Girl Scout Cabin

Immediate Repairs									
Allowance to hire a qualified and professional exterminator to determine the species and treatment plan								\$5,250.00	\$5,250.00
Log replacement/dutchman repair at areas of significant and critical deterioration (Read report for full explanation of repair.)	60	-	15	-	50	125	SF	\$225.00	\$28,125.00
Remove and replace critical areas mastic material and replace with appropriate chinking and daubing.	185	25	1120	1470	200	3,000	LF	\$18.00	\$54,000.00
Immediate Repairs Total									\$87,375.00
2-5 Year									
Remove and replace the remaining chinking and replace with appropriate chinking and daubing materials.	125	595	10	-	300	1,030	LF	\$21.00	\$21,630.00
Crown replacement	4	-	2	-	2	8	EA	\$825.00	\$6,600.00
Repair remaining logs by splicing in new wood and/or the use of epoxies.	30	15	60	45	50	200	SF	\$131.25	\$26,250.00
Paint window frames and sashes 100%	2	6	4	4		16	EA	\$787.50	\$12,600.00
Replace glazing putty at all windows 100%	25	85	80	60		250	LF	\$52.50	\$13,125.00
Replace perimeter sealant at all windows. 100%	15	50	55	40		160	LF	\$43.75	\$7,000.00
Adjust sashes and hardware for full operation.	2	6	4	4		16	EA	\$612.50	\$9,800.00
Clean and paint vertical clapboards at the rear addition.	1160	-	-	1160		2,320	SF	\$7.00	\$16,240.00
Replace gutter	-	15	-	-		15	LF	\$175.00	\$2,625.00
Repair spreading gable roof as follows: add 3/4" dia. solid tie-rods to (4) sets of roof rafters that do not have rods. Rods to be drilled through exterior rafter face. Provide 3/8"x8"x8" steel plate each end. Provide turnbuckles for each rod. Repair roof at the (8) tie-rod installation points.								\$16,800.00	\$16,800.00
Repair mezzanine long spanning beam as follows: add 14" LVL lamination to existing 14 1/2" deep 4-ply beam. LVL to be nailed to existing laminations with (2) rows of 16d common nails @ 12" o.c. Beam span is approximately 22' - 6" long.								\$5,468.75	\$5,468.75
2-5 Year Repairs Total									\$138,138.75
5-10 Years									
Remove and replace asphalt roofing system.								\$30,000.00	\$30,000.00
5-10 Years Repairs Total									\$30,000.00
Girl Scout Barn									\$255,513.75

Boat House

Immediate Repairs									
Allowance to demolish the entire structure, salvaging materials that are in good condition.								\$7,875.00	\$7,875.00
								Immediate Repairs Total	\$7,875.00
2-10 year									
Allowance to rebuild the structure to match the existing structure.								\$45,937.50	\$45,937.50
								2-10 Years Repairs Total	\$45,937.50
								Boat House	\$53,812.50

Woodshop

Immediate Repairs									
Support of eastern half of roof to be repaired as follows: provide 6x16 timber Southern Pine No. 2 or better beam spanning +/- 25 ft across width of building. Beam to bear into north and south walls. Provide supplementary custom sheet metal hangers to support existing wood roof truss.								\$9,375.00	\$9,375.00
								Immediate Repairs Total	\$9,375.00
2-5 year									
Repair remaining logs by splicing in new wood and/or the use of epoxies.	37		8	68	22	135	SF	\$131.25	\$17,718.75
Replace wood boards at locations of water damage and significant deterioration		5		10	10	25	LF	\$157.50	\$3,937.50
Remove and replace windows at places of deterioration.	3	1	4	3		11	EA	\$2,625.00	\$28,875.00
Remove wooden boards covering the original windows and provide storm windows	1	1		3		5	EA	\$1,312.50	\$6,562.50
Remove and replace the remaining chinking and replace with appropriate chinking and daubing materials.	160		220	315		695	LF	\$21.00	\$14,595.00
								2-5 Year Repairs Total	\$71,688.75
5-10 Years									
Remove and replace asphalt roofing system.								\$30,000.00	\$30,000.00
								5-10 Years Repairs Total	\$30,000.00
								Wood Shop	\$111,063.75

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning

THROUGH: Michael Benard, Executive Director

RE: Atten Park Land Transfer with Wheaton Sanitary District

DATE: August 31, 2022



SUMMARY:

In May, we had discussed the Wheaton Sanitary Districts grant to improve the Springbrook Creek adjacent to Atten Park. With current permitting and the grant funds, they have the ability to extend the project onto an approximately 1-acre parcel that we own adjacent to Shaffner/Mack roads. The board was generally supportive of this land transfer.

We discovered that the majority of Atten Park was acquired with a grant that makes transferring an acre of the property to the Wheaton Sanitary District more difficult. To do so, we would need to go through the conversion process with the IDNR to compensate for the land given away with an equal or better parcel of land.

As previously identified, we currently have an easement for the path on the east side of the park that connects to Creekside Drive. This might be an ideal transfer to satisfy the requirement of IDNR. This will require some time (potentially years) to get approval from IDNR and the National Park Service. We will also need to obtain state certified appraisals of both parcels.

The downside of the above timeline is that the WSD intends to start the streambank restoration project in September. Their bid opening is September 12. Matt Larson, their executive director, is willing to proceed with the restoration of the parcel we currently own. We would need to agree to pay the local matching funds if we are unable to transfer the parcel to them.

PREVIOUS COMMITTEE/BOARD ACTION:

Staff last reported on this matter on May 18, 2022.

REVENUE OR FUNDING IMPLICATIONS:

There will be appraisal, surveying and legal costs associated with the land transfer that are expected to be in the range of up to \$25,000 based on recent acquisition costs.

As noted previously, the local share of the streambank restoration project would be approximately \$90,000. An additional cost for a traffic barrier was identified with an estimated cost of \$22,300. This would be what we would commit to reimbursing the WSD if we were unable to transfer the land.

One additional cost would be related to the path we currently have an easement for. The WSD constructed a new fence on the north side of the easement to restrict access to their facility. There is an existing fence on the south side of the easement adjacent to the neighbors. This fence is in poor condition and will need to be removed or replaced at some point. Within the current easement, it is the responsibility of the WSD. They have indicated if we owned the parcel, it should become our responsibility. The fence does not serve any purpose for the path, but it is anticipated that the neighbors would prefer it remains.

STAKEHOLDER PROCESS:

Not applicable at this time.

LEGAL REVIEW:

TBD

ATTACHMENTS:

Overall view of the park with parcels considered and the existing path easement
Plat of Vacation modified with park district parcels shown

ALTERNATIVES:

It is possible to do nothing and leave our section of the streambank unrestored.

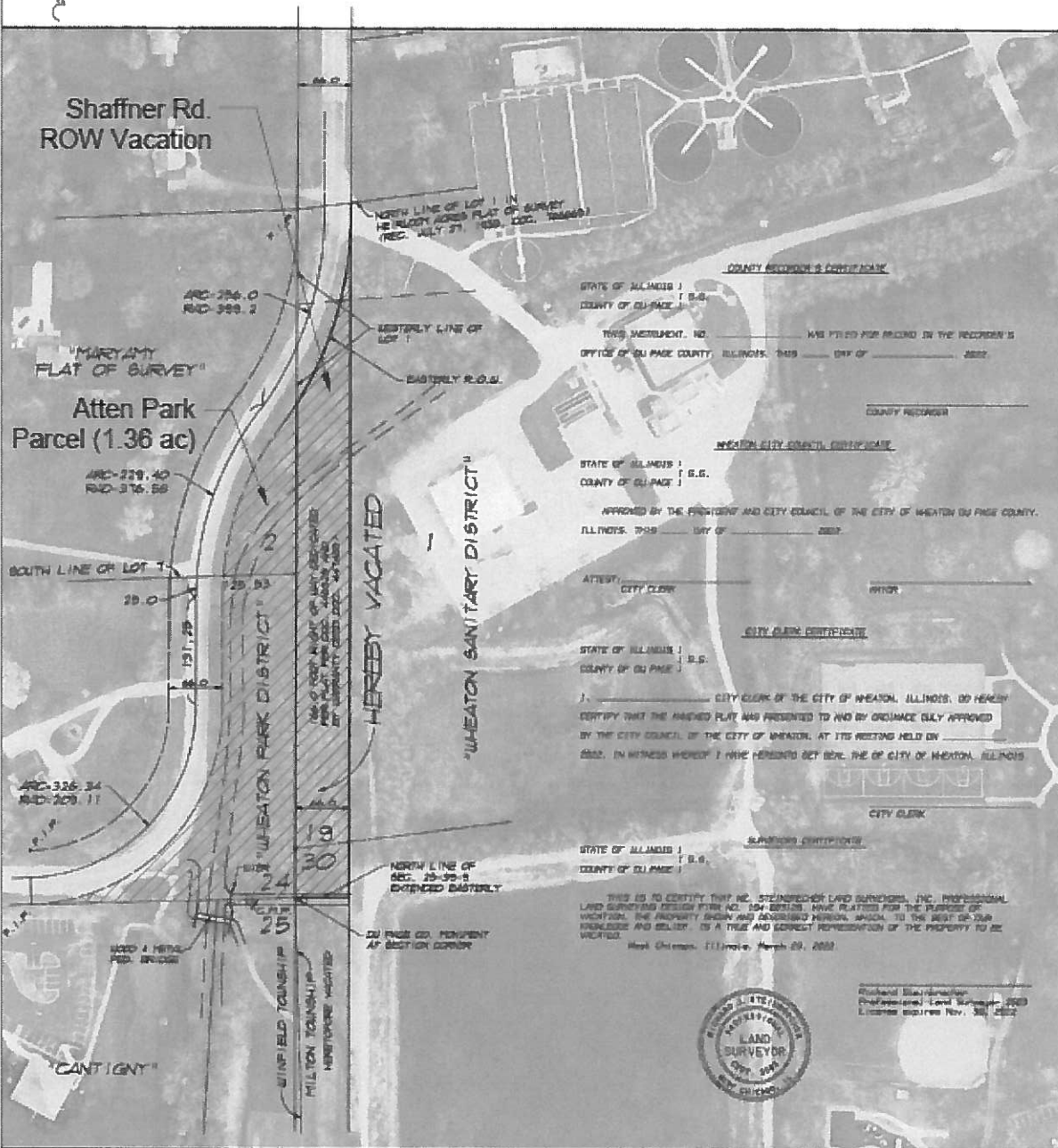
RECOMMENDATION:

Staff recommends proceeding with the restoration of the streambank while moving forward with the land conversion process to transfer the land. An intergovernmental agreement would be drafted to outline these commitments with the Wheaton Sanitary District.



PLAT OF VACATION

OF THAT PART OF SCHAFFNER ROAD RIGHT OF WAY AS DEDICATED BY PLAT, DOCUMENT 448328 AND BY WARRANTY DEED DOCUMENT 447485, BEING A PART OF SECTIONS 18 AND 30, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 9, EXTENDED EASTERLY AND LYING SOUTH OF THE NORTH LINE OF LOT 1 AND EASTERLY OF THE EASTERLY RIGHT OF WAY FOR PUBLIC ROAD ON SAID LOT 1 IN HEIRLOOM ADRES PLAT OF SURVEY RECORDED JULY 29, 1955 AS DOCUMENT 796889. ALL IN MILTON TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
THIS INSTRUMENT, NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2002.
COUNTY RECORDER _____

MUNICIPALITY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
APPROVED BY THE PRESIDENT AND CITY COUNCIL OF THE CITY OF WHEATON, DU PAGE COUNTY,
ILLINOIS, THIS _____ DAY OF _____, 2002.
ATTEST: _____ CITY CLERK _____

CITY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
I, _____ CITY CLERK OF THE CITY OF WHEATON, ILLINOIS, DO HEREBY
CERTIFY THAT THE FOREGOING PLAT WAS PRESENTED TO AND BY ORDINANCE ONLY APPROVED
BY THE CITY COUNCIL OF THE CITY OF WHEATON, AT ITS MEETING HELD ON
2002, IN WITNESS WHEREOF I HAVE HEREON SET SEAL, THE OF CITY OF WHEATON, ILLINOIS
CITY CLERK _____

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
THIS IS TO CERTIFY THAT MR. STEINBRECHER LAND SURVEYORS, INC. PROFESSIONAL
LAND SURVEYING CERTIFICATE NO. 104-001011, HAVE PLATTED FOR THE PURPOSE OF
WHEATON, THE PROPERTY KNOWN AND DESCRIBED HEREON, ACCORDING TO THE BEST OF OUR
KNOWLEDGE AND BELIEF, IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY TO BE
VACATED.
Mark Chismen, Illinois, March 29, 2002.



Richard Steinbrecher
Professional Land Surveyor 2002
License Expires Nov. 30, 2002

Steinbrecher Land Surveyors, Inc.
Professional Land Surveyors
Division Five Certificate No. 104-001011
141 S. Halsted Blvd., West Chicago, IL 60185-1844
16301 293-8900 Fax 293-1002

SUBMITTED BY A RETURN TO:
WHEATON SANITARY DISTRICT
15849 SCHAFFNER ROAD
WHEATON, IL 60187-0820