



# Wheaton Park District

## PUBLIC NOTICE

**Wheaton Park District Board of Commissioners  
SUBCOMITTEE MEETING**

**Wheaton Park District Board of Commissioners  
Wednesday October 14, 2020 5:00 p.m.  
DuPage County Historical Museum  
102 E. Wesley Street, Wheaton, IL 60189**

**Public Notice Date October 9, 2020**

**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 pm on Wednesday October 14, 2020 at DuPage County Historical Museum 102 E. Wesley Street, Wheaton, IL 60189**

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

**[mbenard@wheatonparks.org](mailto:mbenard@wheatonparks.org)**

Michael J. Benard  
Secretary

**The Agenda for the October 14, 2020 Meeting is as Follows:**

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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](mailto:dsiciliano@wheatonparks.org)



# Wheaton Park District

## **Meeting of the Wheaton Park District Board of Commissioners** **October 14, 2020 5:00 pm**

### **CALL TO ORDER**

### **DISCUSSION ITEMS – *No final actions will be taken at this meeting***

#### **Finance**

1. Capital Budget – Review of 2021 Proposed Projects and Purchases
2. Estimate of Annual Aggregate Levy in Compliance with the Truth in Taxation Law – Resolution 2020-04 – Review of Levy Estimate
3. Issuance of General Obligation Limited Tax Bonds Series 2020 – Review of Schedule for Competitive Bidding
4. Notice of Public Hearing on October 21, 2020 at 5:00 pm Concerning the Intent of the Board of Commissioners of the Wheaton Park District to Adopt a Budget and Appropriation Ordinance for the Period Beginning January 1, 2021 and Ending December 31, 2021 – Public Hearing to be held in the City of Wheaton Council Chambers 303 Wesley Street
5. Third Quarter 2020 Asset Report
6. Ordinance 2020-03 – Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District
7. Arrowhead Golf Club Food Supply Bid 2020-2021 – Review of Bid Results and Recommendations
8. Arrowhead Golf Club Turf Chemicals Bid 2020 – Review of Bid Results and Recommendations
9. Arrowhead Golf Club 2021 Golf Rates – Review of 2021 Proposed Green Fees

#### **Buildings and Grounds**

1. Central Athletic Center Ice Rinks – Review of Options for Installation Related to Compliance with State of Illinois COVID -19 All Sports Guidelines
2. Information Technology Cyber Security – Review of Agreement with SCS and Associated Costs for three Penetration Tests at \$7,500 per annual test
3. Cosley Zoo Fire Alarm System – Review of Low Quote and Contract from Imperial Surveillance for Fire Alarm Wiring Replacement in the Keibler and Taylor Barns at \$20,980 plus a 10% contingency
4. Cosley Zoo Parking Expansion Project – Review of Proposals for Phase One Engineering – Recommended Proposal from Wight Engineering for \$24,700 – Funded by Cosley Foundation
5. Fuel Supply and Delivery – Review of Bids for the Period Beginning December 2020 and Ending November 2023 – Recommendation for Feece Oil Company for OPIS rate + \$0.148 per gallon
6. Lincoln Marsh Trail – Review Proposed Accessibility Improvements at an estimated cost of \$16,000 for materials

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# Wheaton Park District

7. Presidents Park – Review of Proposed Playground Replacement and Related Proposed Lease Amendment with City of Wheaton
8. Seven Gables Park – Review of Bid Results for Roof Replacement Projects – Recommended Bid from Premier Contractors Base Bid of \$33,233.16 and Alternate Bid of \$3,809.44 plus a 10% contingency
9. Prairie Office Building – Review of HVAC Replacement Bids – Recommended Rejection of Bid from Air-Rite – Recommended Acceptance of Bid from MG Mechanical Services for \$29,650 plus a 10% contingency
10. Snow Clearing Program – Review of 2020-2021 Proposed Approach and Priorities
11. Rice Pool Waterslide Decks – Review of Project Scope and Cost Estimates
12. Prairie Office Building Roof Replacement Project – Review of Skylight Alterations Options

## Administration and Communications

Review of Annual Report – 2019 Athletic Program and Leagues

## ADJOURNMENT

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**2021 Capital Overview**  
**Capital Projects Fund**

Capital Overview	Recommended Source	CY Projections	2021
<b>Capital Dollars Available</b>			
Capital Dollars Available at Beginning of Fiscal Year		6,884,000	3,797,820
Annual Unobligated G.O. Bond Proceeds		1,159,870	1,234,237
Grants and Donations		24,000	9,000
Cosley Foundation Donation for Property Purchase - 855 Prairie		50,000	50,000
Cosley Foundation Donation for Quarantine Center		25,000	25,000
Cosley Foundation Donation for Parking Engineering		-	45,000
Other (ex. Tree Memorials, Cell Tower Rental, Land Cash Donations, Misc, Interest, etc.)		90,304	36,061
Recommended Fund Balance Reserve Transfer - General Fund		-	-
Recommended Fund Balance Reserve Transfer - Recreation Fund		-	-
Recommended Fund Balance Reserve Transfer - Golf Fund		-	-
<b>Capital Dollars Available</b>		<b>8,233,174</b>	<b>5,197,118</b>
<b>Major Capital Projects 2020 - 2022</b>			
Community Center Priority Projects (TBD)	Fund Balance Reserves	-	150,000
Memorial Park - Master Plan (18% of total expenses paid by 5-8 Levy funds)	Fund Balance Reserves	3,150,428	-
Play for All	Play for All Foundation	15,000	-
<b>Major Capital Projects</b>		<b>3,165,428</b>	<b>150,000</b>
<b>Available Capital Dollars after Major Capital Projects</b>		<b>5,067,746</b>	<b>5,047,118</b>
<b>Capital Projects 2020 - 2022</b>			
District Wide Asphalt Replacement	Fund Balance Reserves	15,000	250,000
District Wide Unforeseen Capital Expenses	Fund Balance Reserves	-	75,000
District Wide Facility Master Planning	Fund Balance Reserves	-	25,000
Briar Patch Backstop & Dugout Replacement	Bond Proceeds	69,900	-
Central Park Pickle Ball Courts	Bond Proceeds	-	85,000
Cosley - Entrance Pavers	Bond Proceeds	8,982	-
Cosley - Gift Shop Renovation	Bond Proceeds	4,048	10,000
Cosley - Parking & Street Crossing (Initial design)	Bond Proceeds	-	45,000
Cosley Buildings - Roof Replacement	PDRMA Claim	47,639	-
Kelly Park Bridge	Bond Proceeds	28,936	-
Lincoln Marsh - Access Road	Bond Proceeds	13,396	-

*\$111K of the difference to Cash & Investments on pg 1 is restricted cash for the Overpass Bridge maintenance.*

Included in Capital Dollars Available CY Projections is \$424,360 from the 2014 Museum Grant for Museum Roof Repairs received in 2019. These funds will cover Museum Capital expenses listed in 2020 and 2021.

In 2019 the PFA Foundation didn't have sufficient funds to repay the Capital Fund for all the Treehouse expenses incurred. Fundraising in 2020 was anticipated to satisfy the shortfall.



**2021 Capital Overview**  
**Capital Projects Fund**

Capital Overview	Recommended Source	CY Projections	2021
Museum - HVAC Replacement	Grant Proceeds	152,805	-
Museum - Roof Reimbursement to County	Grant Proceeds	128,800	-
Museum - Reimbursement to State for Grant Dollars	Grant Proceeds	-	108,113
Northside Pool - Boilers	Bond Proceeds	-	30,000
Park Services - Roof Top Units	Bond Proceeds	-	45,000
Prairie Building - Roof Replacement	PDRMA Claim	54,560	-
Rice Pool - Filter Building Roof Replacement	Bond Proceeds	90,000	-
Rice Pool - Roof Leak Repair	Bond Proceeds	15,000	10,000
Seven Gables - Picnic Shelter Roof	Illinois Capital Bill 2020 Grant	27,900	-
<b>Playground Replacements</b>			
Hull Park - Playground Replacement	Bond Proceeds	4,653	-
Kelly Park - Playground Replacement (Ages 2-5)	Bond Proceeds	-	85,000
Kelly Park - Playground Replacement (Ages 5-12)	Bond Proceeds	-	190,000
Presidents - Playground Replacement	Bond Proceeds	-	250,000
<b>Board Approved Capital Fund Expenditures</b>		<b>661,619</b>	<b>1,208,113</b>
<b>Available Capital Dollars after Approved and Major Capital Projects</b>			
		<b>4,406,127</b>	<b>3,839,006</b>
Salary and Wages (1)	Fund Balance Reserves	156,903	176,629
Contractual Services	Fund Balance Reserves	268,916	139,140
Supplies	Fund Balance Reserves	178,682	242,650
Legal Notices; Training; Dues & Subscriptions; etc.	Fund Balance Reserves	3,805	5,250
<b>Staff Recommended Capital Fund Expenditures</b>		<b>608,307</b>	<b>563,668</b>
<b>Available Capital Dollars after Commitments and Recommendations</b>			
		<b>3,797,820</b>	<b>3,275,337</b>

**(1) Includes full-time wages charged to capital fund in operating budget**

*2021 CIP Schedule  
Capital Projects Fund*

Project Descriptions	2020	2020 Projections	2021
<b>40-000-000 Nonspecified Area</b>			
District Wide Asphalt Replacement	250,000	15,000	250,000
District Wide Unforeseen Capital Expenses	100,000	-	75,000
Facility Master Planning	25,000	-	25,000
<b>40-000-000 Nonspecified Area Total</b>	<b>485,500</b>	<b>15,000</b>	<b>350,000</b>
<b>40-000-188 Sensory Playground</b>			
Play for All - Treehouse	367,130	15,000	
<b>40-000-188 Sensory Playground Total</b>	<b>367,130</b>	<b>15,000</b>	<b>-</b>
<b>40-800-806 Briarpatch</b>			
Briar Patch Backstop & Dugout Replacement	105,000	69,900	
<b>40-800-806 Briarpatch Total</b>	<b>105,000</b>	<b>69,900</b>	
<b>40-800-811 Manchester</b>			
Park Services Roof Top Units	45,000	-	45,000
<b>40-800-811 Manchester Total</b>	<b>45,000</b>	<b>-</b>	<b>45,000</b>
<b>40-800-812 Central Park &amp; Athletic Complex</b>			
Central Park - Pickle Ball Courts			85,000
<b>40-800-812 Central Park &amp; Athletic Complex Total</b>			<b>85,000</b>
<b>40-800-813 Cosley Zoo</b>			
1999 Walk-in Freezer	12,000	-	
Cosley - Station deck Replacement	45,000	-	
Cosley Entrance Pavers	40,000	8,982	
Cosley Exterior Painting	57,000	-	
Cosley Gift Shop Renovation	40,000	4,048	10,000
Cosley Parking & Street Crossing (initial design)			45,000
Cosley Roof Repairs - PDRMA		47,639	
<b>40-800-813 Cosley Zoo Total</b>	<b>194,000</b>	<b>60,669</b>	<b>55,000</b>
<b>40-800-818 Hoffman Park</b>			
Hoffman Backstop Replacement	40,000	-	-
<b>40-800-818 Hoffman Park Total</b>	<b>40,000</b>	<b>-</b>	<b>-</b>
<b>40-800-820 Kelly Park</b>			



*2021 CIP Schedule  
Capital Projects Fund*

Project Descriptions	2020	2020 Projections	2021
2000 Kelly Park Bridge	35,000	28,936	
2000 Kelly PLAYGROUND EQUIP (Ages 2-5)			85,000
2000 Kelly PLAYGROUND EQUIP (Ages 5-12)	175,000		190,000
<b>40-800-820 Kelly Park Total</b>	<b>210,000</b>	<b>28,936</b>	<b>275,000</b>
<b>40-800-822 Lincoln Marsh</b>			
Lincoln Marsh access road		13,396	
Lincoln Marsh Boardwalk 3	45,000	-	-
LM - Replace ADA Ramp from IPP to marsh	35,000		-
LM - Replace ped bridge along wood chip trail	45,000	-	
<b>40-800-822 Lincoln Marsh Total</b>	<b>125,000</b>	<b>13,396</b>	<b>-</b>
<b>40-800-825 Memorial Park</b>			
Memorial Park Master Plan	2,050,000	3,150,428	
<b>40-800-825 Memorial Park Total</b>	<b>2,050,000</b>	<b>3,150,428</b>	
<b>40-800-826 Northside Park</b>			
NS Pool - Boiler	30,000	-	30,000
<b>40-800-826 Northside Park Total</b>	<b>30,000</b>	<b>-</b>	<b>30,000</b>
<b>40-800-827 Presidents Park</b>			
Presidents Playground Replacement			250,000
<b>40-800-827 Presidents Park Total</b>			<b>250,000</b>
<b>40-800-828 Rathje</b>			
Rathje Roof Replacement	35,000	-	-
<b>40-800-828 Rathje Total</b>	<b>35,000</b>	<b>-</b>	<b>-</b>
<b>40-800-829 Hull</b>			
Hull Playground		4,653	
<b>40-800-829 Hull Total</b>		<b>4,653</b>	
<b>40-800-835 Seven Gables</b>			
PICNIC SHELTER ROOF-SEVEN GABLESROOF	27,900	27,900	-
Seven Gables Colorcoat/Repair 3 Tennis Courts	80,000	-	-
<b>40-800-835 Seven Gables Total</b>	<b>107,900</b>	<b>27,900</b>	<b>-</b>



*2021 CIP Schedule  
Capital Projects Fund*

Project Descriptions	2020	2020 Projections	2021
<b>40-800-838 Triangle Park</b>			
Triangle Basketball Court Replacement	33,000	-	-
<b>40-800-838 Triangle Park Total</b>	<b>33,000</b>	<b>-</b>	<b>-</b>
<b>40-800-846 CC and Rice and Blanchard</b>			
Community Center Priority Projects (TBD)	1,000,000	-	150,000
Rice Pool - Filter Bldg Roof	70,000	90,000	
Rice Pool - Roof Leak Repair		15,000	10,000
<b>40-800-846 CC and Rice and Blanchard Total</b>	<b>1,070,000</b>	<b>105,000</b>	<b>160,000</b>
<b>40-800-849 Toohey Park</b>			
2003 TOOHEY PARK ROOF	75,000	-	-
Toohey Bridge Replacement	40,000	-	-
<b>40-800-849 Toohey Park Total</b>	<b>115,000</b>	<b>-</b>	<b>-</b>
<b>40-800-853 Danada</b>			
Danada Restrooms Trailers	60,000	-	-
<b>40-800-853 Danada Total</b>	<b>60,000</b>	<b>-</b>	<b>-</b>
<b>40-800-854 Historical Museum</b>			
Museum - HVAC Reimbursement to County	75,000	152,805	
Museum - Roof Reimbursement to County		128,800	
Museum Potential Reimbursement to State for Grant Dollars			108,113
<b>40-800-854 Historical Museum Total</b>	<b>75,000</b>	<b>281,605</b>	<b>108,113</b>
<b>40-800-856 Prairie Ave Building</b>			
Prairie Bldg Roof Replacement	75,000	54,560	-
<b>40-800-856 Prairie Ave Building Total</b>	<b>75,000</b>	<b>54,560</b>	<b>-</b>
<b>Grand Total</b>	<b>5,222,530</b>	<b>3,827,046</b>	<b>1,358,113</b>

2021  
Grant and Donation Schedule

Project	Source	Status	CY Projection	2021 Budget
Play for All	Various Sources	Commitments before proceeding	15,000	
Wheaton Lions Terrace	Memorial Park Donation	Funds donated upon completion	9,000	9,000
Cosley Zoo Quarantine	Cosley Foundation Donation	Annual installments of \$25K over 10 yrs. for total of \$500K - Through 2026	25,000	25,000
Cosley Zoo Property Purchase - 855 Prairie	Cosley Foundation Donation	Annual installments of \$50K over 16 yrs. for total of \$800K - Through 2028	50,000	50,000
Cosley Zoo - Parking Engineering	Cosley Foundation Donation	Funds donated upon completion	-	45,000
<b>Total Grants and Donations</b>			<b>99,000</b>	<b>129,000</b>

**2021 CIP Schedule  
Operating Funds**

Project Descriptions	2020	2020 Projections	2021
<b>10 - General</b>			
<b>10-101-000 Nonspecified Area</b>			
#1362 Mower - Toro7210			65,000
#1430 Equip - Vermeer Stump Grinder	32,000	32,000	
2009 #1220 - Bobcat Skid Steer-Diesel	36,000	36,000	
#ICE 1 Ice Equip - Olympia Ice Resurfacer	60,000		60,000
2007 #2703 Equip - Foley Blade Grinder	18,000	18,000	
2006 #1141 Truck - 15 Passenger Van - Rec department	46,000		46,000
2006 #1201 Tract - Kubota - Districtwide tractor and loader	22,000		
2011 #1301 Mower - TORO 7210	65,000	-	
2008 #1382 Mower - 4000D Toro - turf/snow	75,000		
#1383 Mower - 4000D Toro - turf/snow			80,000
New truck/ projects/ signs	28,000		28,000
1991 #T1801 Trailer - Skidsteer Trailer - transport	8,000		
<b>10-101-000 Nonspecified Area Total</b>	<b>390,000</b>	<b>86,000</b>	<b>279,000</b>
<b>10 - General Total</b>	<b>390,000</b>	<b>86,000</b>	<b>279,000</b>
<b>20 - Recreation</b>			
<b>20-101-000 Nonspecified Area</b>			
#G102 Golf Cart	12,500		
Seven Gables Public Bath Rooms Trailer	40,000	-	
<b>20-101-000 Nonspecified Area Total</b>	<b>52,500</b>	<b>-</b>	
<b>20 - Recreation Total</b>	<b>52,500</b>	<b>-</b>	
<b>60 - Golf Fund</b>			
<b>60-601-000 Nonspecified Area</b>			
Chemical Building	325,000	325,000	
Berm Repair to Correct Flooding		61,846	
<b>60-601-000 Nonspecified Area Total</b>	<b>325,000</b>	<b>386,846</b>	
<b>60-611-000 Nonspecified Area</b>			
Cart Path Repairs	50,000	2,837	-
<b>60-611-000 Nonspecified Area Total</b>	<b>50,000</b>	<b>2,837</b>	<b>-</b>



**2021 CIP Schedule  
Operating Funds**

Project Descriptions	2020	2020 Projections	2021
<b>60-612-000 Nonspecified Area</b>			
Kitchen Remodel	55,000	-	
<b>60-612-000 Nonspecified Area Total</b>	<b>55,000</b>	<b>-</b>	
<b>60 - Golf Fund Total</b>	<b>430,000</b>	<b>389,683</b>	<b>-</b>
<b>Grand Total</b>	<b>872,500</b>	<b>475,683</b>	<b>279,000</b>

**2021 CIP Schedule**  
**Non-Capital Assets and Projects**

Project Descriptions	2020	2020 Projections	2021
<b>40-000-000 Nonspecified Area</b>			
District-Wide Fence Repair	25,000		10,000
Electrical Supplies for Upgrading Facilities	3,500	-	
Greening Team Recycling Containers	7,500	308	500
RecTrac Software upgrade	18,000	-	
<b>40-000-000 Nonspecified Area Total</b>	<b>54,000</b>	<b>308</b>	<b>10,500</b>
<b>40-101-000 Nonspecified Area</b>			
Annual Patching	5,000	3,999	3,586
Asphalt Cleaning Solvent	300	215	215
Axis conditioner to renovate soccer goal areas	2,500		2,500
Bag Concrete-Sign Installation & Metal Fabrication	1,000	717	717
Ballfield mix	8,000	6,000	5,500
Benches 3 at \$750	2,250	2,250	2,250
Bulk Sealcoat for Parking Lots	7,500	5,378	5,378
Gravel for Parking Lots & Roads	5,000	3,999	3,586
Memorial Trees 10 at \$600		6,000	6,000
Memorial Trees 7 at \$600	4,200		
Plant Material District-wide, New & Replacements	20,000	3,728	3,750
Play ball surface prep for baseball fields	12,000	6,000	2,000
Playground Surfacing Repairs	7,500	3,750	2,000
Road Salt for Ice Removal & Environmental Safe Melts	4,000	2,868	2,868
Sand for ballfields	5,000	4,500	4,000
Screenings for Repair of Walkways, Bleacher Pads & Player Benches	800	574	574
Sign Replacement, District-wide	8,000		
Striping Paint for Parking Lots	1,500	1,076	1,076
Top dressing for soccer fields and football fields	9,000	5,035	2,000
<b>40-101-000 Nonspecified Area Total</b>	<b>103,550</b>	<b>56,088</b>	<b>48,000</b>
<b>40-800-811 Manchester</b>			
Park Services Overhead Doors	5,000	-	-

**2021 CIP Schedule**  
**Non-Capital Assets and Projects**

Project Descriptions	2020	2020 Projections	2021
<b>40-800-811 Manchester Total</b>	<b>5,000</b>	<b>-</b>	<b>-</b>
<b>40-800-812 Central Park &amp; Athletic Complex</b>			
Landscape Improvements Maintenance	25,000	8,750	-
<b>40-800-812 Central Park &amp; Athletic Complex Total</b>	<b>25,000</b>	<b>8,750</b>	<b>-</b>
<b>40-800-813 Cosley Zoo</b>			
Cosley deer exhibit deck replacement	17,000		
Cosley Zoo Roof (Hail Damage)		4,500	
Fire Alarm Repair		18,000	
Roof- Coyote		4,005	
<b>40-800-813 Cosley Zoo Total</b>	<b>17,000</b>	<b>26,505</b>	
<b>40-800-815 Graf Park</b>			
Graf Park Shelter Concrete Repairs	25,000	-	38,000
<b>40-800-815 Graf Park Total</b>	<b>25,000</b>	<b>-</b>	<b>38,000</b>
<b>40-800-818 Hoffman Park</b>			
Hoffman Memorial Area	22,000	-	
<b>40-800-818 Hoffman Park Total</b>	<b>22,000</b>	<b>-</b>	
<b>40-800-819 Hurley Gardens</b>			
Hurley Gardens Building Repairs	30,000	4,200	30,000
Hurley Gardens Pond Replacement	20,000	-	2,500
Hurley Gardens Pond Shed	10,000	-	-
Hurley Gardens Roof Replacement	15,000	-	-
<b>40-800-819 Hurley Gardens Total</b>	<b>75,000</b>	<b>4,200</b>	<b>32,500</b>
<b>40-800-822 Lincoln Marsh</b>			
LM East Entrance Water Fountain	10,000	16,500	-
LM Garage Roof	7,500		7,500



**2021 CIP Schedule**  
**Non-Capital Assets and Projects**

Project Descriptions	2020	2020 Projections	2021
LM Garage Siding	15,000	-	15,000
LM Office Roof	14,000	-	14,000
LM Office Siding	20,000	-	20,000
LM Office Well	7,500	-	-
Supplies - Lincoln Marsh	14,000	14,000	14,000
<b>40-800-822 Lincoln Marsh Total</b>	<b>88,000</b>	<b>30,500</b>	<b>70,500</b>
<b>40-800-825 Memorial Park</b>			
Memorial HVAC	22,000	22,000	
<b>40-800-825 Memorial Park Total</b>	<b>22,000</b>	<b>22,000</b>	
<b>40-800-826 Northside Park</b>			
2020 Projections		1,750	
Northside General HVAC			4,900
NS Pool - Chemical Controller	5,000		5,000
<b>40-800-826 Northside Park Total</b>	<b>5,000</b>	<b>1,750</b>	<b>9,900</b>
<b>40-800-828 Rathje</b>			
2020 Projections		600	
Rathje Garage Roof	5,500		-
<b>40-800-828 Rathje Total</b>	<b>5,500</b>	<b>600</b>	<b>-</b>
<b>40-800-835 Seven Gables</b>			
Seven Gables Corn Crib Roof & Siding	5,000	-	-
Seven Gables Garage Roof	6,500	7,000	-
Seven Gables Stables Roof	20,000	-	-
<b>40-800-835 Seven Gables Total</b>	<b>31,500</b>	<b>7,000</b>	<b>-</b>
<b>40-800-846 CC and Rice and Blanchard</b>			
Community Center Exterior Recess Can Lighting	2,500	2,500	-
Rice Pool Concessions Deck Table Replacement (x30)	30,000	-	

**2021 CIP Schedule**  
**Non-Capital Assets and Projects**

Project Descriptions	2020	2020 Projections	2021
<b>40-800-846 CC and Rice and Blanchard Total</b>	<b>32,500</b>	<b>2,500</b>	<b>-</b>
<b>40-800-849 Toohey Park</b>			
Toohey HVAC	18,000	18,181	-
<b>40-800-849 Toohey Park Total</b>	<b>18,000</b>	<b>18,181</b>	<b>-</b>
<b>40-800-853 Danada</b>			
Danada Electric Service	25,000	-	25,000
<b>40-800-853 Danada Total</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>
<b>40-800-856 Prairie Ave Building</b>			
Carpeting	8,000	-	8,000
Prairie Bldg HVAC Replacement	-	-	-
<b>40-800-856 Prairie Ave Building Total</b>	<b>8,000</b>	<b>-</b>	<b>8,000</b>
<b>Grand Total</b>	<b>562,050</b>	<b>178,382</b>	<b>242,400</b>

## MEMORANDUM

*To:* Wheaton Park District Board of Commissioners

*From:* Mike Benard, Executive Director  
Rita A. Trainor, Finance Director

*Date:* October 21, 2020

*Re:* 2020 Resolution Authorizing the Estimate of Annual Aggregate Levy

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Attached is a package of information intended to provide you with a complete picture of how the Estimate of the Annual Aggregate Levy in Compliance with the Truth in Taxation Law was calculated. Included are:

- The resolution itself, including the Secretary's Certification.
- A graphic depiction of what the 2020 proposed levy means to various homeowners in Wheaton, one with a home with a value of \$300,000, one with a value of \$450,000 and one with a value of \$600,000.
- Tax Levy Rate History for the past 10 years. This also includes % increase (decrease) in rates each year over this 10-year period.
- Tax Levy Dollars History for the past 10 years. This also includes % increase (decrease) in dollars each year over this 10-year period.
- CPI history for the District for the 10 most current years. This illustrates the changes in the CPI which is the most significant factor to increase the limiting rate for a stable growth community like Wheaton.
- History of the EAV of the Wheaton Park District over the past ten years. The increases (decreases) in the EAV, year over year and the cumulative average changes in EAV going back to 1998 have also been calculated as well as the composition of the components of the EAV.
- Ten years of new construction history.
- A worksheet that spells out exactly how the limiting rate is calculated.
- Five worksheets that show the Proposed Tax Levies for the 2020, 2021, 2022, 2023 and 2024 levies. You are voting on only the 2020 levy but the future periods are provided for planning purposes.
- The next four worksheets show the calculations for determining the special purpose levies for the Liability, Audit, FICA and IMRF levies. These special purpose levies are evaluated first in calculating the levy as they represent specific obligations that have been imposed upon or assumed by the District. As such, they are a "higher" priority for the District in allocating the limited property tax dollars available.

**CALCULATION OF LEVY:** The District first calculates the Liability, Audit, FICA and IMRF levies.

In the proposed levy, the 2020 aggregate levy (to be received in 2021) will be increased (\$319K), a 3% increase. The aggregate tax levy includes those levies that are subject to the tax cap. The levies outside of the tax cap, our debt and SRA levies are displayed below the aggregate extension. Again, this year in the debt levies, we have included an **estimate** of the annual debt issue which is typically issued in October or



November of each year. That issue has been included here and in the budget in the amount of \$1,774,141, which is the estimate provided by Speer, our municipal advisors. That amount is included in this tax levy analysis. However, it has not yet been authorized by the Board nor issued. Also, the county does not levy

Fund #	TAX FUND	Statutory Rate Limit <i>(if applicable)</i>	(A)	(B)	(C)	% Increase/ Decrease <i>(CNA)</i>	Extended Tax Rate <i>(B/EAV)</i>
			2019 Limited Figures <i>(DuPage)</i>	2020 Proposed Levy <i>(AH/C)</i>	Increase (Decrease)		
10	General	0.3500	4,274,610	4,775,393	500,783	12%	0.1972
20	Recreation	0.3700	4,222,176	4,722,959	500,783	12%	0.1950
22	Cosley Zoo	0.0700	1,018,716	1,018,716	0	0%	0.0421
24	Audit	0.0050	12,484	9,696	(2,788)	-22%	0.0004
23	Insurance Liability	None	606,735	562,665	(44,070)	-7%	0.0232
26	Retirement-IMRF	None	881,389	483,396	(397,993)	-45%	0.0200
25	Retirement-Social Security	None	604,238	366,389	(237,849)	-39%	0.0151
Aggregate Extension			11,620,348	11,939,214	318,866	3%	0.4930
21	SRA	0.0400	853,923	853,923	0	0%	0.0353
30 & 60	Bond & Interest	None	3,598,300	3,604,000	5,700	0%	0.1488
30	Bond & Interest-Limited	None	629,100	684,375	55,275	9%	0.0283
30	Annual Bonds-Limited	None	1,774,137	1,774,141	4	0%	0.0733
Estimated			18,475,808	18,855,653	379,845	2%	0.7785

2020 LIMITING RATE 0.4930		
Numerator		Denominator
Prior Year Levy	11,620,348	Prior Year EAV with an increase of -3.0%
CPI % Increase (Decrease)	2.3%	Prior Year New Constr. w/ change of 10.0%
Levy	11,887,616	Valuation
		2,411,430,525

taxes for GO Bonds based upon our tax levy, but rather based upon the Board's bond ordinance(s). As the Board is aware, the Wheaton Park District adjusts the tax levies in each of the "small" funds [Liability, Audit, FICA and IMRF] to bring their fund balances in line with the board's fund balance policy. As you can see from the levy worksheet pages following, the IMRF and FICA levies are forecast to decrease substantially, \$398K and \$238K, respectively. **These declines are a one-time decrease due to the impact of COVID-19.** Because of COVID-19, our part times wages were lower in 2020 than budgeted, which also caused the IMRF and FICA expenses to be lower. With the decline in the IMRF and FICA expenses the Fund Balance in the IMRF and FICA funds increased. Therefore, per your Fund Balance target policy, we are lowering the tax levy for those two funds to keep them within the target ranges. As you can see in the following year's tax levies, the amount levied for those two funds jumps up in the following year and more the year after which brings both levies back to their historical levels. The good news for the 2020 levy is that we increased the tax levies in the General and Recreation funds for the amounts we decreased the FICA and IMRF levies. What is so auspicious about the timing of those increases is that the General fund incurred additional expenses related to COVID cleaning and the Recreation fund's revenues and expenses are each projected to be down approximately \$4.3 million from budget.

**FUTURE TAX PICTURE:** In the interest of making complete disclosure, it needs to be understood that the subsequent year levies are guesses as to what is really going to happen to the tax levy. We adjust the levy each year based upon the CPI increase permitted by law, the change in our EAV and our actual experience in the prior year as well as our year to date experience, particularly in the Liability, Audit, IMRF and FICA

funds. The limiting rate is what we are calculating. The taxes we receive are based on multiplying the limiting rate times the EAV divided by \$100. (The limiting rate is per \$100 of assessed value per statute so that's why we divide by \$100).

So, what makes the limiting rate go up or down? Short answer, growth in the CPI, lots of new construction or no growth in EAV.

#### Limiting Rate Calculation:

- The **numerator** is the taxes we received last year times the CPI that the state notifies us of (2.3% for the 2020 levy, which is up from 1.9% for the 2019 levy).
- The **denominator** is the EAV from the most recent final tax levy worksheet, increased by our best guess as to how much we believe the property values will increase overall, reduced by any new construction.
- Our ability to forecast the future tax levies is based upon how close our assumptions about what the changes in the CPI (measure of inflation), EAV (property values) and new construction are. In the levy presentation for the out years, we have taken a pretty aggressive stance on the CPI growth and used the 3.0% from the 2012 actual CPI. Historically as you can see from the CPI History worksheet our cumulative average CPI is 1.8%, and the median CPI is 1/6%.

**WHEATON PARK DISTRICT  
RESOLUTION 2020-04**

**AUTHORIZING THE ESTIMATE OF THE ANNUAL AGGREGATE LEVY IN  
COMPLIANCE WITH THE TRUTH IN TAXATION LAW**

**RESOLVED**, by the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois that, based upon the most recently ascertainable information, the following determinations are hereby made in accordance with the "Truth in Taxation Law":

1. The amount of real estate taxes, exclusive of election costs, public building commission leases and debt service levies, extended by the Park District, plus any amount abated by the Park District before extension, upon the final 2019 real estate tax levy of the Park District (2020 tax bill) is \$13,043,921.
2. The amount of real estate taxes, exclusive of election costs, public building commission leases and debt service levies, proposed to be levied by the Park District for 2020 (2021 tax bill) is \$12,793,419.
3. Based on the foregoing, the estimated percentage decrease in the proposed 2020 aggregate levy from the amount of real estate taxes extended upon the final 2019 aggregate levy is **(1.92)%**, and that, accordingly, no public hearing or publication is required under the Truth in Taxation Law.

AYES:

NAYS:

ABSENT:

Passed this 21<sup>st</sup> day of October, 2020.

\_\_\_\_\_  
President, Board of Park Commissioners

Attested and Filed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Secretary, Board of Park Commissioners



STATE OF ILLINOIS        )  
                                      )  
                                      )       SS  
COUNTY OF DUPAGE        )

I, Michael J. Benard, Secretary of the Board of Park Commissioners of the WHEATON PARK DISTRICT, County of DuPage, State of Illinois, do hereby certify that I am the duly qualified and acting Secretary of the Board of Park Commissioners of the Wheaton Park District, County of DuPage and the State of Illinois.

I do further certify that as such official, I have care and custody of all official records of the Board of Park Commissioners of said WHEATON PARK DISTRICT, and I do further certify that the annexed and foregoing Ordinance is a true and correct copy of an Ordinance entitled, "**A RESOLUTION NO. 2020-04 Authorizing the Estimate of Annual Aggregate Levy in Compliance with the Truth in Taxation Law,**" adopted and passed by the Board of Commissioners of the Wheaton Park District on the 21<sup>st</sup> of October, 2020. The vote to adopt the aforesaid Resolution was as follows:

AYES:       \_\_\_\_\_       NAYS:       \_\_\_\_\_       ABSENT:       \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the WHEATON PARK DISTRICT.

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Michael J. Benard, Secretary,  
Board of Commissioners  
WHEATON PARK DISTRICT,  
County of DuPage, State of Illinois

## **CERTIFICATE OF PRESIDING OFFICER**

I, Terry A. Mee hereby certify that I am the duly elected and acting President of the Board of Park Commissioners of the Wheaton Park District, Wheaton, DuPage County, Illinois, and that as such President, I am the presiding officer of the corporate authority of said Park District.

I further certify that the attached copy of the ordinance levying and assessing taxes of the Wheaton Park District for 2020, was adopted pursuant to, and in all respects in compliance with, the provisions of Sections 18-60 through 18-85 of the Truth in Taxation Law ("Law").

The notice and hearing requirements of Sections 18-70 through 18-85 of the Law are inapplicable.

**IN WITNESS WHEREOF**, I have signed my name in my official capacity as the President and presiding officer of the Board of Park Commissioners of the Wheaton Park District at Wheaton, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

---

President, Board of Park Commissioners

## Wheaton Park District 2020 Proposed Property Tax Levy

A homeowner  
whose



				For the Yr.	Monthly	Daily
House is worth	\$ 600,000	would pay Park District Taxes of:		\$1,557.07	\$129.76	\$4.25
House is worth	\$ 450,000	would pay Park District Taxes of:		\$1,167.80	\$97.32	\$3.19
House is worth	\$ 300,000	would pay Park District Taxes of:		\$778.53	\$64.88	\$2.13



## Levy Rate History

Levy	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General	0.1437	0.1520	0.1711	0.1834	0.1914	0.1900	0.1790	0.1773	0.1791	0.1710
Bond and Interest	0.1060	0.1235	0.1444	0.1641	0.1796	0.1742	0.1638	0.1559	0.1491	0.1456
Bond and Interest Limited	0.0868	0.0934	0.1027	0.1088	0.1116	0.1091	0.1033	0.1003	0.0977	0.0973
IMRF	0.0213	0.0591	0.0386	0.0417	0.0368	0.0343	0.0345	0.0318	0.0178	0.0358
Audit	0.0005	0.0002	0.0002	0.0001	0.0001	0.0002	0.0012	0.0005	0.0005	0.0004
Liability	0.0238	0.0230	0.0308	0.0261	0.0299	0.0281	0.0224	0.0259	0.0257	0.0243
FICA	0.0188	0.0045	0.0210	0.0250	0.0235	0.0228	0.0260	0.0241	0.0239	0.0242
Recreation	0.1530	0.1498	0.1687	0.1811	0.1890	0.1875	0.1766	0.1749	0.1768	0.1689
Museum	0.0291	0.0340	0.0367	0.0401	0.0423	0.0421	0.0451	0.0404	0.0417	0.0408
SRA	0.0365	0.0392	0.0400	0.0400	0.0400	0.0392	0.0373	0.0359	0.0346	0.0342
<b>Total Tax Rate</b>	<b>0.6195</b>	<b>0.6787</b>	<b>0.7542</b>	<b>0.8104</b>	<b>0.8442</b>	<b>0.8275</b>	<b>0.7892</b>	<b>0.7670</b>	<b>0.7469</b>	<b>0.7425</b>

% Increase over Prior Year	2010-2009	2011-2010	2012-2011	2013-2012	2014-2013	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018
General	10.5%	5.8%	12.6%	7.2%	4.4%	-0.7%	-5.8%	-0.9%	1.0%	-4.5%
Bond and Interest	14.0%	16.5%	16.9%	13.6%	9.4%	-3.0%	-6.0%	-4.8%	-4.4%	-2.3%
Bond and Interest Limited	6.2%	7.6%	10.0%	5.9%	2.6%	-2.2%	-5.3%	-2.9%	-2.6%	-0.4%
IMRF	6.5%	177.5%	-34.7%	8.0%	-11.8%	-6.8%	0.6%	-7.8%	-44.0%	101.1%
Audit	-85.3%	-60.0%	0.0%	-50.0%	0.0%	100.0%	500.0%	-58.3%	0.0%	-20.0%
Liability	47.8%	-3.4%	33.9%	-15.3%	14.6%	-6.0%	-20.3%	15.6%	-0.8%	-5.4%
FICA	6.2%	-76.1%	366.7%	19.0%	-6.0%	-3.0%	14.0%	-7.3%	-0.8%	1.3%
Recreation	4.1%	-2.1%	12.6%	7.4%	4.4%	-0.8%	-5.8%	-1.0%	1.1%	-4.5%
Museum	-4.9%	16.8%	7.9%	9.3%	5.5%	-0.5%	7.1%	-10.4%	3.2%	-2.2%
SRA	3.4%	7.4%	2.0%	0.0%	0.0%	-2.0%	-4.8%	-3.8%	-3.6%	-1.2%
<b>Total Tax Rate</b>	<b>7.8%</b>	<b>9.6%</b>	<b>11.1%</b>	<b>7.5%</b>	<b>4.2%</b>	<b>-2.0%</b>	<b>-4.6%</b>	<b>-2.8%</b>	<b>-2.6%</b>	<b>-0.6%</b>

## Levy \$ History

Levy	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General	3,456,745	3,446,304	3,633,548	3,739,098	3,863,862	3,953,029	3,963,103	4,125,058	4,369,837	4,269,616
Bond and Interest	2,549,861	2,800,122	3,066,536	3,345,616	3,625,651	3,624,304	3,626,571	3,627,166	3,637,871	3,635,416
Bond and Interest Limited	2,087,999	2,117,663	2,180,978	2,218,178	2,252,910	2,269,871	2,287,087	2,333,578	2,383,770	2,429,437
IMRF	512,378	1,339,977	819,725	850,166	742,895	713,626	763,838	739,858	434,300	893,873
Audit	12,028	4,535	4,247	2,039	2,019	4,161	26,568	11,633	12,199	9,987
Liability	572,516	521,480	654,081	532,118	603,602	584,632	495,941	602,589	627,051	606,735
FICA	452,239	102,029	445,964	509,692	474,403	474,364	575,646	560,710	583,133	604,238
Recreation	3,680,459	3,396,423	3,582,581	3,692,207	3,815,412	3,901,016	3,909,966	4,069,220	4,313,720	4,217,183
Museum	700,009	770,884	779,376	817,545	853,925	875,908	998,525	939,946	1,017,433	1,018,716
SRA	878,018	888,784	849,456	815,507	807,495	815,572	825,831	835,249	844,201	853,923
<b>Total Taxes</b>	<b>14,902,251</b>	<b>15,388,201</b>	<b>16,016,493</b>	<b>16,522,166</b>	<b>17,042,174</b>	<b>17,216,483</b>	<b>17,473,077</b>	<b>17,845,006</b>	<b>18,223,515</b>	<b>18,539,124</b>

% Increase over Prior Year	2010-2009	2011-2010	2012-2011	2013-2012	2014-2013	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018
General	6.8%	-0.3%	5.4%	2.9%	3.3%	2.3%	0.3%	4.1%	5.9%	-2.3%
Bond and Interest	10.3%	9.8%	9.5%	9.1%	8.4%	0.0%	0.1%	0.0%	0.3%	-0.1%
Bond and Interest Limited	2.8%	1.4%	3.0%	1.7%	1.6%	0.8%	0.8%	2.0%	2.2%	1.9%
IMRF	3.0%	161.5%	-38.8%	3.7%	-12.6%	-3.9%	7.0%	-3.1%	-41.3%	105.8%
Audit	-85.8%	-62.3%	-6.3%	-52.0%	-1.0%	106.1%	538.5%	-56.2%	4.9%	-18.1%
Liability	43.0%	-8.9%	25.4%	-18.6%	13.4%	-3.1%	-15.2%	21.5%	4.1%	-3.2%
FICA	2.7%	-77.4%	337.1%	14.3%	-6.9%	0.0%	21.4%	-2.6%	4.0%	3.6%
Recreation	0.7%	-7.7%	5.5%	3.1%	3.3%	2.2%	0.2%	4.1%	6.0%	-2.2%
Museum	-8.0%	10.1%	1.1%	4.9%	4.4%	2.6%	14.0%	-5.9%	8.2%	0.1%
SRA	0.0%	1.2%	-4.4%	-4.0%	-1.0%	1.0%	1.3%	1.1%	1.1%	1.2%
<b>Annual Increase in Taxes</b>	<b>4.2%</b>	<b>3.3%</b>	<b>4.1%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>1.0%</b>	<b>1.5%</b>	<b>2.1%</b>	<b>2.1%</b>	<b>1.7%</b>

<b>Annual Increase in Taxes, excluding Bonds</b>	3.1%	2.0%	2.9%	1.8%	1.9%	1.4%	2.1%	2.8%	2.7%	2.2%
<b>Annual change in bonds</b>	6.8%	6.0%	6.7%	6.0%	5.7%	0.3%	0.3%	0.8%	1.0%	0.7%

<b>% of Total Levy</b>										
Bonds	31%	32%	33%	34%	34%	34%	34%	33%	33%	33%
Pensions	6%	9%	8%	8%	7%	7%	8%	7%	6%	8%
SRA	6%	6%	5%	5%	5%	5%	5%	5%	5%	5%
Operations	57%	53%	54%	53%	54%	54%	54%	55%	57%	55%

## ***CPI History***

### **CPI Increase History for Tax Levy**

<b>Tax Levy</b>		<b>Annual Increase (Decrease) in CPI</b>	<b>Cumulative Average CPI %</b>
<b>Year</b>	<b>CPI %</b>		
2011	1.5%		1.5%
2012	3.0%	100.0%	2.3%
2013	1.7%	-43.3%	2.1%
2014	1.5%	-11.8%	1.9%
2015	0.8%	-46.7%	1.7%
2016	0.7%	-12.5%	1.5%
2017	2.1%	200.0%	1.6%
2018	2.1%	0.0%	1.7%
2019	1.9%	-9.5%	1.7%
2019	1.9%	0.0%	1.7%
2020	2.3%	21.1%	1.8%
<b>Median CPI %</b>			<b>1.6%</b>



## EAV History

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential	2,035,909,669	1,905,165,084	1,771,790,992	1,696,327,750	1,691,201,324	1,745,609,458	1,860,732,961	1,959,814,630	2,055,649,652	2,104,708,507
Farm	-	-	-	-	-	-	-	-	-	-
Commercial	358,257,987	350,483,172	340,758,736	331,633,892	316,746,797	323,858,307	341,792,379	355,320,407	372,048,160	380,009,396
Industrial	10,661,650	10,911,562	10,247,270	9,764,220	9,703,220	9,771,460	10,173,350	10,110,840	10,736,530	10,548,235
Railroad	699,494	745,517	843,026	1,040,877	1,085,225	1,302,575	1,325,281	1,352,029	1,452,587	1,585,589
<b>TOTAL EAV</b>	<b>2,405,528,800</b>	<b>2,267,305,335</b>	<b>2,123,640,024</b>	<b>2,038,766,739</b>	<b>2,018,736,566</b>	<b>2,080,541,800</b>	<b>2,214,023,971</b>	<b>2,326,597,906</b>	<b>2,439,886,929</b>	<b>2,496,851,727</b>

### % Increase(Decrease) in EAV Year

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Residential	-3.4%	-6.4%	-7.0%	-4.3%	-0.3%	3.2%	6.6%	5.3%	4.9%	2.4%
Farm										
Commercial	-2.5%	-2.2%	-2.8%	-2.7%	-4.5%	2.2%	5.5%	4.0%	4.7%	2.1%
Industrial	-3.3%	2.3%	-6.1%	-4.7%	-0.6%	0.7%	4.1%	-0.6%	6.2%	-1.8%
Railroad	25.0%	6.6%	13.1%	23.5%	4.3%	20.0%	1.7%	2.0%	7.4%	9.2%
<b>TOTAL EAV</b>	<b>-3.27%</b>	<b>-5.75%</b>	<b>-6.34%</b>	<b>-4.00%</b>	<b>-0.98%</b>	<b>3.06%</b>	<b>6.42%</b>	<b>5.08%</b>	<b>4.87%</b>	<b>2.33%</b>

### Average % Increase(Decrease) in EAV Year by Year

	1998-2010	1998-2011	1998-2012	1998-2013	1998-2014	1998-2015	1998-2016	1998-2017	1998-2018	1998-2019
Residential	5.6%	4.6%	3.8%	3.3%	3.0%	3.1%	3.3%	3.4%	3.4%	3.4%
Farm	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%
Commercial	5.0%	4.4%	3.9%	3.5%	3.0%	2.9%	3.1%	3.1%	3.2%	3.2%
Industrial	31.1%	28.9%	26.4%	24.3%	22.7%	21.4%	20.5%	19.4%	18.7%	17.7%
Railroad	8.7%	8.5%	8.8%	9.8%	9.5%	10.1%	9.6%	9.2%	9.1%	9.1%
<b>TOTAL EAV</b>	<b>5.5%</b>	<b>4.6%</b>	<b>3.8%</b>	<b>3.3%</b>	<b>3.1%</b>	<b>3.1%</b>	<b>3.2%</b>	<b>3.3%</b>	<b>3.4%</b>	<b>3.4%</b>

### Composition of EAV

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential	85%	84%	83%	83%	84%	84%	84%	84%	84%	84%
Farm	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial	15%	15%	16%	16%	16%	16%	15%	15%	15%	15%
Industrial	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Railroad	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>TOTAL EAV</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Current valuation	2,460,551,909	2,319,344,080	2,168,111,736	2,080,958,943	2,066,534,570	2,142,799,808	2,268,069,080	2,392,969,616	2,510,745,558	2,570,067,378
Current valuation % change	-3.31%	-5.74%	-6.52%	-4.02%	-0.69%	3.69%	5.85%	5.51%	4.92%	2.36%

### ***New Construction History***

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
New Construction	17,031,400	12,486,695	10,410,039	10,863,500	11,855,450	13,061,276	31,601,316	18,727,575	15,981,660	9,559,682
% Increase(Decrease) Year by Year	-5.4%	-26.7%	-16.6%	4.4%	9.1%	10.2%	141.9%	-40.7%	-14.7%	-40.2%
Average % Increase(Decrease) since 2001	4.3%	1.2%	-0.4%	0.0%	0.7%	1.4%	10.7%	7.5%	6.2%	3.6%
Minimum New Construction	13,152,540	12,486,695	10,410,039	10,410,039	10,410,039	10,410,039	10,410,039	10,410,039	10,410,039	9,559,682
Maximum New Construction	24,596,240	24,596,240	24,596,240	24,596,240	24,596,240	24,596,240	31,601,316	31,601,316	31,601,316	31,601,316
10 Year Average New Construction	18,921,558	18,854,974	18,455,143	18,190,689	17,642,444	16,551,061	17,251,569	16,709,703	16,003,186	15,157,859

## Limiting Rate

WORKSHEET TO CALCULATE LIMITING RATE FOR LEVY YEAR 2020  
Includes TIF Changes

### NUMERATOR CALCULATION:

IMPORTANT! Use figures from prior year unless taxes have been abated within the past 3 years; if so, use the year with the highest tax extension amongst the past 3 years.

DuPage County 11,620,348

2020 CPI for Levy Year 2.30%

The CPI is established by the state and provided to the county mid-year.

NUMERATOR --> 11,887,616

### DENOMINATOR CALCULATION:

IMPORTANT! Use actual figures for the Levy Year; if not available, estimate by using prior year's figures and increase by estimated percentage.

Year			Estimated EAV		
			Increase Factor		
2020 TIF Valuation (DuPage) (2)	2,496,851,727	X	0.9700		2,421,946,175
2020 Less: DuPage new construction (1)	9,559,682	X	10.0%	=	10,515,650
DENOMINATOR -->	2,487,292,045				2,411,430,525

Numerator 11,887,616  
 Denominator 2,411,430,525 = **Limiting Rate** 0.4930%

(1) These figures came from the March letter from Gary King (DuPage Co.) providing final prior yr. calculations and information for subsequent year's tax levy. A quicker source is the IDOR website. It posts there in late January.

Illinois Dept. of Revenue  
History of CPI's Used for the PTELL  
01/14/2020

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900					
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020
2019	256.974	2.3%	2.3%		2020	2021



# LEVY

## WHEATON PARK DISTRICT

### TAX LEVY WORKSHEET

2020 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2019 Limited Figures (DuPage)	(B) 2020 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	4,274,610	4,775,393	500,783	12%	0.1972
20	Recreation	0.3700	4,222,176	4,722,959	500,783	12%	0.1950
22	Cosley Zoo	0.0700	1,018,716	1,018,716	0	0%	0.0421
24	Audit	0.0050	12,484	9,696	(2,788)	-22%	0.0004
23	Insurance Liability	None	606,735	562,665	(44,070)	-7%	0.0232
26	Retirement-IMRF	None	881,389	483,396	(397,993)	-45%	0.0200
25	Retirement-Social Security	None	604,238	366,389	(237,849)	-39%	0.0151
Aggregate Extension			11,620,348	11,939,214	318,866	3%	0.4930
21	SRA	0.0400	853,923	853,923	0	0%	0.0353
30 & 60	Bond & Interest	None	3,598,300	3,604,000	5,700	0%	0.1488
30	Bond & Interest-Limited	None	629,100	684,375	55,275	9%	0.0283
30	Annual Bonds-Limited						
	<b>Estimated</b>	None	1,774,137	1,774,141	4	0%	0.0733
			18,475,808	18,855,653	379,845	2%	0.7785

2020 LIMITING RATE		0.4930	
Numerator		Denominator	
Prior Year Levy	11,620,348	Prior Year EAV with an increase of	-3.0% 2,421,946,175
CPI % Increase (Decrease)	2.3%	Prior Year New Constr. w/ change of	10.0% (10,515,650)
Levy	11,887,616	Valuation	2,411,430,525

# LEVY

## WHEATON PARK DISTRICT

### TAX LEVY WORKSHEET

2021 Tax Levy (rec'd in subsequent year)

			(A)	(B)			
			2020	2021	(C)		
Fund #	TAX FUND	Statutory Rate Limit  (if applicable)	Limited Figures  (DuPage)	Proposed Levy  (A)+(C)	Increase (Decrease)	% Increase/ Decrease  (C)/(A)	Extended Tax Rate  (B)/EAV
10	General	0.3500	4,775,393	4,615,107	(160,286)	-3%	0.1868
20	Recreation	0.3700	4,722,959	4,562,673	(160,286)	-3%	0.1847
22	Cosley Zoo	0.0700	1,018,716	1,027,966	9,250	1%	0.0416
24	Audit	0.0050	9,696	22,716	13,020	134%	0.0009
23	Insurance Liability	None	562,665	650,176	87,511	16%	0.0263
26	Retirement-IMRF	None	483,396	731,950	248,554	51%	0.0296
25	Retirement-Social Security	None	366,389	594,092	227,703	62%	0.0240
Aggregate Extension			11,939,214	12,204,680	265,466	2%	0.4940
21	SRA	0.0400	853,923	853,923	0	0%	0.0346
30 & 60	Bond & Interest	None	3,604,000	2,971,550	(632,450)	-18%	0.1203
30	Bond & Interest-Limited	None	684,375	631,550	(52,825)	-8%	0.0256
			17,081,512	16,661,703	(419,809)	-2%	0.6745

2021 LIMITING RATE		0.4940	
Numerator		Denominator	
Prior Year Levy	11,887,616	Prior Year EAV with an increase of	2.0% 2,470,385,099
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% 8,332,404
Levy	12,244,244	Valuation	2,478,717,503

# LEVY

## WHEATON PARK DISTRICT

### TAX LEVY WORKSHEET

2022 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	(A)		(B)	(C)	% Increase/ (C)/(A)	Extended Tax (B)/EAV
		Statutory (if applicable)	Limited (DuPage)	2021 Proposed Levy (A)+(C)			
10	General	0.3500	4,615,107	4,737,658	122,551	3%	0.1880
20	Recreation	0.3700	4,562,673	4,685,224	122,551	3%	0.1859
22	Cosley Zoo	0.0700	1,027,966	1,065,466	37,500	4%	0.0423
24	Audit	0.0050	22,716	31,519	8,803	39%	0.0013
23	Insurance Liability	None	650,176	666,491	16,315	3%	0.0265
26	Retirement-IMRF	None	731,950	776,604	44,654	6%	0.0308
25	Retirement-Social Security	None	594,092	605,817	11,725	2%	0.0240
Aggregate Extension			12,204,680	12,568,778	364,098	3%	0.4988
21	SRA	0.0400	853,923	853,923	0	0%	0.0339
30 & 60	Bond & Interest	None	2,971,550	0	(2,971,550)	-100%	-
30	Bond & Interest-Limited	None	631,550	630,200	(1,350)	0%	0.0250
			16,661,703	14,052,901	(2,608,802)	-16%	0.5577

(B) LIMITING RATE		0.4988	
Numerator		Denominator	
Prior Year Levy	12,244,244	Prior Year EAV with an increase of	2.0% 2,519,792,801
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% 8,446,637
Levy	12,611,572	Valuation	2,528,239,438

# LEVY

## WHEATON PARK DISTRICT

### TAX LEVY WORKSHEET

2023 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit  (if applicable)	(A)	(B)	(C)	% Increase/ Decrease  (C)/(A)	Extended Tax Rate  (B)/EAV
			2022	2023			
			Limited Figures  (DuPage)	Proposed Levy  (A)+(C)	Increase (Decrease)		
10	General	0.3500	4,737,658	4,914,338	176,680	4%	0.1912
20	Recreation	0.3700	4,685,224	4,861,904	176,680	4%	0.1892
22	Cosley Zoo	0.0700	1,065,466	1,070,466	5,000	0%	0.0416
24	Audit	0.0050	31,519	29,702	(1,817)	-6%	0.0012
23	Insurance Liability	None	666,491	686,939	20,448	3%	0.0267
26	Retirement-IMRF	None	776,604	774,248	(2,356)	0%	0.0301
25	Retirement-Social Security	None	605,817	608,718	2,901	0%	0.0237
Aggregate Extension			12,568,778	12,946,314	377,536	3%	0.5037
21	SRA	0.0400	853,923	853,923	0	0%	0.0332
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0244
			14,052,901	14,428,637	375,736	3%	0.5614

(B) LIMITING RATE		0.5037	
<b>Numerator</b>		<b>Denominator</b>	
Prior Year Levy	12,611,572	Prior Year EAV with an increase of	2.0% 2,570,188,657
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% 8,914,365
<b>Levy</b>	<b>12,989,919</b>	<b>Valuation</b>	<b>2,579,103,021</b>



# LEVY

## WHEATON PARK DISTRICT

### TAX LEVY WORKSHEET

2024 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit  (if applicable)	(A)	(B)	(C)	% Increase/ Decrease  (C)/(A)	Extended Tax Rate  (B)/EAV
			2023	2024			
			Limited Figures  (DuPage)	Proposed Levy  (A)+(C)	Increase (Decrease)		
10	General	0.3500	4,914,338	5,089,126	174,788	4%	0.1941
20	Recreation	0.3700	4,861,904	5,036,692	174,788	4%	0.1921
22	Cosley Zoo	0.0700	1,070,466	1,070,466	0	0%	0.0408
24	Audit	0.0050	29,702	30,592	890	3%	0.0012
23	Insurance Liability	None	686,939	707,291	20,352	3%	0.0270
26	Retirement-IMRF	None	774,248	781,626	7,378	1%	0.0298
25	Retirement-Social Security	None	608,718	614,418	5,700	1%	0.0234
	Aggregate Extension		12,946,314	13,330,210	383,896	3%	0.5085
21	SRA	0.0400	853,923	853,923	0	0%	0.0326
30	Bond & Interest-Limited	None	628,400	631,150	2,750	0%	0.0241
			14,428,637	14,815,283	386,646	3%	0.5651

(B) LIMITING RATE		0.5085	
Numerator		Denominator	
Prior Year Levy	12,989,919	Prior Year EAV with an increase of	2.0% 2,621,592,430
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% 9,407,993
Levy	13,379,616	Valuation	2,631,000,422

## Liability

### LIABILITY INSURANCE FUND LEVY (Fund #23)

Levy Year:	2019	2020	2021	2022	2023	2024
Fiscal Year:	2020	2021	2022	2023	2024	2025
Spendable Fund Balance, Beginning of Year	360,710	368,810	309,858	319,599	328,257	337,926
Anticipated Revenue	605,456	560,757	648,930	665,164	685,509	705,760
Cash & Revenues	966,166	929,567	958,788	984,762	1,013,767	1,043,686
Less: Expenditures	597,356	619,708	639,189	656,505	675,840	695,785
Est. Fund Balance, End of Year	368,810	309,858	319,599	328,257	337,926	347,901
Fund Balance Goal (50% of Budgeted expenditures)	298,678	309,854	319,595	328,253	337,920	347,893
Excess (Deficit) of Fund Balance Goal	70,132	4	4	5	6	8
<b>REVENUE BREAKDOWN</b>						
Actual Extension or Proposed levy	606,735	562,665	650,176	666,491	686,939	707,291
Less: Uncollectibles	3,034	2,813	3,251	3,332	3,435	3,536
Subtotal	603,701	559,852	646,925	663,159	683,504	703,755
Miscellaneous Income	5	5	5	5	5	5
Interest	1,750	900	2,000	2,000	2,000	2,000
Anticipated Revenues	605,456	560,757	648,930	665,164	685,509	705,760
<b>EXPENDITURE BREAKDOWN</b>						
	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
PDRMA	561,556	560,378	577,189	594,505	612,340	630,710
Unemployment	10,000	30,000	30,000	30,000	31,500	33,075
Background Checks/Physicals (from HR)	12,000	15,330	18,000	18,000	18,000	18,000
Other Expenditures (Supplies, etc)	13,800	14,000	14,000	14,000	14,000	14,000
Annual Expenditures	597,356	619,708	639,189	656,505	675,840	695,785
<b>PDRMA Annual Premiums (paid monthly)</b>						
	<b>2020</b>	<b>Budget</b>	<b>Prior Yr.</b>	<b>Prior Yr.</b>	<b>Prior Yr.</b>	<b>Prior Yr.</b>
	<i>from projections</i>	<b>Estimate</b>	<b>Estimate + 3%</b>	<b>Estimate + 3%</b>	<b>Estimate + 3%</b>	<b>Estimate + 3%</b>
Property coverage	179,157	180,478	185,892	191,469	197,213	203,130
Workers Comp	260,801	254,028	261,649	269,498	277,583	285,911
Public Liability	86,301	87,925	90,563	93,280	96,078	98,960
Employment Practices Liab.	29,905	32,394	33,366	34,367	35,398	36,460
Pollution Liability	5,392	5,553	5,720	5,891	6,068	6,250
Total PDRMA Premiums	561,556	560,378	577,189	594,505	612,340	630,710

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

# Audit

## AUDIT FUND LEVY (Fund #24)

Levy Year:	2019	2020	2021	2022	2023	2024
Fiscal Year:	2020	2021	2022	2023	2024	2025

01-Oct-20	<i>(Budgeted)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>
Fund Balance, Beginning of Year	31,024	22,055	10,603	11,106	14,195	14,626
Anticipated Revenue	10,231	9,748	22,703	31,462	29,654	30,539
Cash & Revenues	41,255	31,803	33,306	42,567	43,849	45,165
Less: Expenditures	19,200	21,200	22,200	28,372	29,223	30,100
Est. Fund Balance, End of Year	22,055	10,603	11,106	14,195	14,626	15,065

Fund Balance Goal (50% of budget)	9,600	10,600	11,100	14,186	14,612	15,050
Excess (Deficit) of Fund Balance Goal	12,455	3	6	9	14	15

### REVENUE BREAKDOWN

Proposed or actual levy	9,987	9,696	22,716	31,519	29,702	30,592
Less: Uncollectibles 0.5%	50	48	114	158	149	153
Subtotal	9,937	9,648	22,603	31,362	29,554	30,439
Interest	294	100	100	100	100	100
Anticipated Revenues	10,231	9,748	22,703	31,462	29,654	30,539

	2020	Estimated	Estimated	Estimated	Estimated	Estimated
<u>EXPENDITURE BREAKDOWN</u>	<u>from projections</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>
Salaries and Wages	0	0	500	500	515	530
Acctg. Services	0	500	500	500	515	530
Legal & Consulting	0	0	0	0	0	0
Audit Fees for Audit fund	19,200	20,700	21,200	27,372	28,193	29,039
	19,200	21,200	22,200	28,372	29,223	30,100

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

## FICA

### FICA FUND LEVY (Fund #25)

Levy Year:	2019	2020	2021	2022	2023	2024
Fiscal Year:	2020	2021	2022	2023	2024	2025

	<i>(Budgeted)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>
Fund Balance, Beginning of Year	372,825	519,167	307,601	312,852	318,748	321,937
Anticipated Revenue	638,369	403,631	630,947	643,380	647,048	653,517
Cash & Revenues	1,011,194	922,798	938,548	956,232	965,796	975,455
Less Expenditures	492,027	615,198	625,696	637,484	643,859	650,297
Est. Fund Balance, End of Year	519,167	307,601	312,852	318,748	321,937	325,157
Fund Balance Goal (50% of Budgeted expenditures)	246,014	307,599	312,848	318,742	321,929	325,149
Excess (Deficit) of Fund Balance Goal	273,154	2	4	6	8	8

<b>REVENUE BREAKDOWN</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Proposed or extended levy	604,238	366,389	594,092	605,817	608,718	614,418
Less: Uncollectibles 0.5%	3,021	1,832	2,970	3,029	3,044	3,072
Subtotal	601,217	364,557	591,122	602,788	605,675	611,346
CPPRT	35,178	37,574	38,325	39,092	39,874	40,671
Interest	1,974	1,500	1,500	1,500	1,500	1,500
Anticipated Revenues	638,369	403,631	630,947	643,380	647,048	653,517

	<b>2020</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>
<b>EXPENDITURE BREAKDOWN</b>	<i>from projections</i>	<i>from budget</i>	<i>from budget</i>	<i>from budget</i>	<i>(prior yr + 1%)</i>	<i>(prior yr + 1%)</i>
FICA	492,027	615,198	625,696	637,484	643,859	650,297
Estimated expenditures	492,027	615,198	625,696	637,484	643,859	650,297

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.



# IMRF

## IMRF FUND LEVY (Fund #26)

Levy Year:	2019	2020	2021	2022	2023	2024
Fiscal Year:	2020	2021	2022	2023	2024	2025

	<i>(Budgeted)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>
Fund Balance, Beginning of Year	369,473	654,072	391,711	387,278	400,868	404,878
Anticipated Revenue	917,160	521,053	770,115	815,313	813,750	821,889
Cash & Revenues	1,286,633	1,175,125	1,161,826	1,202,591	1,214,618	1,226,767
Less Expenditures	632,561	783,414	774,548	801,723	809,740	817,838
Est. Fund Balance, End of Year	654,072	391,711	387,278	400,868	404,878	408,929
Fund Balance Goal (50% of Budgeted expenditures)	316,281	391,707	387,274	400,862	404,870	408,919
Excess (Deficit) of Fund Balance Goal	337,792	4	4	6	8	10

<b>REVENUE BREAKDOWN</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Proposed or extended levy	881,389	483,396	731,950	776,604	774,248	781,626
Less: Uncollectibles 0.5%	4,407	2,417	3,660	3,883	3,871	3,908
Subtotal	876,982	480,979	728,290	772,721	770,376	777,718
CPPRT	35,178	37,574	38,325	39,092	39,874	40,671
Interest	5,000	2,500	3,500	3,500	3,500	3,500
Anticipated Revenues	917,160	521,053	770,115	815,313	813,750	821,889

<b>EXPENDITURE BREAKDOWN</b>	<b>2020</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>
	<i>from projections</i>	<i>from budget input</i>	<i>from budget input</i>	<i>from budget input</i>	<i>(prior yr + 1%)</i>	<i>(prior yr + 1%)</i>
IMRF	632,561	783,414	774,548	801,723	809,740	817,838
Estimated expenditures	632,561	783,414	774,548	801,723	809,740	817,838

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.



Wheaton Park District, DuPage County, Illinois

General Obligation Limited Tax Park Bonds, Series 2020  
(the “Rollover Bonds”)

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PLANNING PACKET  
SEPTEMBER 21, 2020

## Distribution List

CONTACT	ROLE/TITLE	ORGANIZATION	EMAIL	PHONE
Michael Benard	Executive Director	Wheaton Park District	<a href="mailto:mbenard@wheatonparks.org">mbenard@wheatonparks.org</a>	(630) 665-4710
Rita Trainor	Finance Director	Wheaton Park District	<a href="mailto:rtrainor@wheatonparks.org">rtrainor@wheatonparks.org</a>	(630) 665-4710
Bethany Meger	Asst. Finance Director	Wheaton Park District	<a href="mailto:bmeger@wheatonparks.org">bmeger@wheatonparks.org</a>	(630) 510-4953
Sandra Simpson	Finance Manager	Wheaton Park District	<a href="mailto:ssimpson@wheatonparks.org">ssimpson@wheatonparks.org</a>	(630) 510-4947
Donna Siciliano	Executive Assistant	Wheaton Park District	<a href="mailto:dsiciliano@wheatonparks.org">dsiciliano@wheatonparks.org</a>	(630) 510-4944
Anjali Vij	Bond Counsel	Chapman and Cutler	<a href="mailto:Anjali_vij@chapman.com">Anjali_vij@chapman.com</a>	(312) 845-3472
Stephanie DiSilvestro	Bond Counsel	Chapman and Cutler	<a href="mailto:dsilves@chapman.com">dsilves@chapman.com</a>	(312) 845-3813
Anthony Miceli	Municipal Advisor	Speer Financial, Inc.	<a href="mailto:amiceli@speerfinancial.com">amiceli@speerfinancial.com</a>	(312) 529-5881
Aaron Gold	Municipal Advisor	Speer Financial, Inc.	<a href="mailto:agold@speerfinancial.com">agold@speerfinancial.com</a>	(847) 533-2154

## Financing Timetable

ACTION	PARTY RESPONSIBLE	DATE
BINA Publication Deadline	N/A	N/A
BINA Public Hearing	N/A	N/A
Finance Subcommittee	District	10/14/2020
Bids Received	All Parties	10/20/2020
Adopt Bond Ordinance	District	10/21/2020
Closing	All Parties	11/12/2020

*News Paper Publication*

*Board Action*



# The Rollover Bonds Preliminary Financing Model



## Debt Service Extension Base (DSEB)

Year	DSEB	CPI Increase	Cumulative Increase
Base	2,009,032.50		
2009	2,011,041.53	0.10%	2,009.03
2010	2,065,339.65	2.70%	56,307.15
2011	2,096,319.74	1.50%	87,287.24
2012	2,159,209.33	3.00%	150,176.83
2013	2,195,915.88	1.70%	186,883.38
2014	2,228,854.61	1.50%	219,822.11
2015	2,246,685.44	0.80%	237,652.94
2016	2,262,412.23	0.70%	253,379.73
2017	2,309,922.88	2.10%	300,890.38
2018	2,358,431.26	2.10%	349,398.76
2019	2,403,241.45	1.90%	394,208.95
2020	2,458,516.00	2.30%	449,483.50

## Preliminary 2020 Costs of Issuance and Allocation of Proceeds

Security: **GO LTD**  
 Tax Status: **Tax-Exempt**  
 Issue: **Series 2020**  
 Issue Size: **\$1,803,588.00**

Service	Service Provider	Series 2020
Financial Advisor	Speer Financial Inc.	\$7,750.00
Bond Counsel	Chapman and Cutler	8,000.00
Term Sheet Preparation	Speer Financial Inc.	350.00
SpeerBids.com	Speer Financial Inc.	350.00

**Total Costs of Issuance:** \$16,450.00

Prior Obligations	Payment Date	Series 2020
2019A Bonds	12/15/2020	452,325.00

**Prior Obligations Paid with Bond Proceeds:** \$452,325.00

Capital Proceeds	Series 2020
<b>Total Capital Proceeds</b>	<u>\$1,334,813.00</u>

**Rounding:** \$0.00

Prior Obligations Paid With Non-Bond Proceeds		
Prior Obligations	Payment Date	
2019A	6/15/2021	\$108,950.00
<b>Total Prior Obligations</b>		<u>\$108,950.00</u>

\*\*\*Preliminary, subject to change\*\*\*

**Wheaton Park District, DuPage County, Illinois**

General Obligation Limited Tax Park Bonds, Series 2019B

Dated: December 5, 2019

Final

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/05/2019	-	-	-	-	-
11/01/2020	1,747,395.00	1.690%	26,741.94	1,774,136.94	1,774,136.94
<b>Total</b>	<b>\$1,747,395.00</b>	-	<b>\$26,741.94</b>	<b>\$1,774,136.94</b>	-

**Yield Statistics**

Bond Year Dollars	\$1,582.36
Average Life	0.906 Years
Average Coupon	1.6900001%
Net Interest Cost (NIC)	1.6900001%
True Interest Cost (TIC)	1.6842509%
Bond Yield for Arbitrage Purposes	1.6842509%
All Inclusive Cost (AIC)	2.7306108%

**IRS Form 8038**

Net Interest Cost	1.6900001%
Weighted Average Maturity	0.906 Years

Series 2019 LTGO Final | SINGLE PURPOSE | 11/19/2019 | 11:24 AM

**Speer Financial, Inc.**  
Financial Consultants Since 1954

**Wheaton Park District**

Taxable General Obligation Limited Tax Refunding Bonds, Series 2015D

Dated: November 12, 2015

FINAL

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/12/2015	-	-	-	-	-
06/30/2016	-	-	29,978.83	29,978.83	-
12/30/2016	480,000.00	0.750%	23,667.50	503,667.50	533,646.33
06/30/2017	-	-	21,867.50	21,867.50	-
12/30/2017	500,000.00	1.150%	21,867.50	521,867.50	543,735.00
06/30/2018	-	-	18,992.50	18,992.50	-
12/30/2018	505,000.00	1.450%	18,992.50	523,992.50	542,985.00
06/30/2019	-	-	15,331.25	15,331.25	-
12/30/2019	515,000.00	1.750%	15,331.25	530,331.25	545,662.50
06/30/2020	-	-	10,825.00	10,825.00	-
12/30/2020	520,000.00	2.000%	10,825.00	530,825.00	541,650.00
06/30/2021	-	-	5,625.00	5,625.00	-
12/30/2021	500,000.00	2.250%	5,625.00	505,625.00	511,250.00
<b>Total</b>	<b>\$3,020,000.00</b>	<b>-</b>	<b>\$198,928.83</b>	<b>\$3,218,928.83</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$11,057.67
Average Life	3.661 Years
Average Coupon	1.7990127%

Net Interest Cost (NIC)	1.9467672%
True Interest Cost (TIC)	1.9475469%
Bond Yield for Arbitrage Purposes	2.2132419%
All Inclusive Cost (AIC)	2.3016878%

**IRS Form 8038**

Net Interest Cost	1.7990127%
Weighted Average Maturity	3.661 Years

2015CD FINAL | Series 2015D (Ref 2005B) | 9/16/2019 | 2:46 PM

Speer Financial, Inc.  
Financial Consultants Since 1954



**Wheaton Park District**

General Obligation Refunding Bonds (ARS), Series 2019A

Dated: September 25, 2019

Final

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/25/2019	-	-	-	-	-
12/15/2019	-	-	52,144.44	52,144.44	-
06/15/2020	-	-	117,325.00	117,325.00	169,469.44
12/15/2020	335,000.00	5.000%	117,325.00	452,325.00	-
06/15/2021	-	-	108,950.00	108,950.00	561,275.00
12/15/2021	350,000.00	5.000%	108,950.00	458,950.00	-
06/15/2022	-	-	100,200.00	100,200.00	559,150.00
12/15/2022	370,000.00	5.000%	100,200.00	470,200.00	-
06/15/2023	-	-	90,950.00	90,950.00	561,150.00
12/15/2023	390,000.00	5.000%	90,950.00	480,950.00	-
06/15/2024	-	-	81,200.00	81,200.00	562,150.00
12/15/2024	410,000.00	5.000%	81,200.00	491,200.00	-
06/15/2025	-	-	70,950.00	70,950.00	562,150.00
12/15/2025	425,000.00	5.000%	70,950.00	495,950.00	-
06/15/2026	-	-	60,325.00	60,325.00	556,275.00
12/15/2026	715,000.00	5.000%	60,325.00	775,325.00	-
06/15/2027	-	-	42,450.00	42,450.00	817,775.00
12/15/2027	750,000.00	5.000%	42,450.00	792,450.00	-
06/15/2028	-	-	23,700.00	23,700.00	816,150.00
12/15/2028	780,000.00	4.000%	23,700.00	803,700.00	-
06/15/2029	-	-	8,100.00	8,100.00	811,800.00
12/15/2029	810,000.00	2.000%	8,100.00	818,100.00	-
06/15/2030	-	-	-	-	818,100.00
<b>Total</b>	<b>\$5,335,000.00</b>	<b>-</b>	<b>\$1,460,444.44</b>	<b>\$6,795,444.44</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$35,615.56
Average Life	6.676 Years
Average Coupon	4.1005803%
Net Interest Cost (NIC)	1.8950517%
True Interest Cost (TIC)	1.7480045%
Bond Yield for Arbitrage Purposes	1.5338510%
All Inclusive Cost (AIC)	1.9541032%

**IRS Form 8038**

Net Interest Cost	1.4825349%
Weighted Average Maturity	6.699 Years

Series 2019A Final | SINGLE PURPOSE | 9/18/2019 | 2:51PM

Speer Financial, Inc.  
Financial Consultants Since 1954



dailyherald.com or call 847-427-4671

hours: M - F 8:30 a.m. - 4:30

## Judicial Sales

THE CIRCUIT COURT OF THE  
JUDICIAL CIRCUIT  
JAN, LAKE COUNTY,

THE PROPERTY OWNERS-AS-  
OF ILLINOIS DEPARTMENT  
FINANCIAL, LLC,

PROPERTY ADDRESS:

60010  
given that pursuant to a Judge-  
in the above entitled cause  
following described real estate,

WYNSTONE, BEING A RESUB-  
SECTION 4 AND 7, TOWN-  
AND PARTS OF SECTIONS 1  
TH, RANGE 9, EAST OF THE  
DIAN, ACCORDING TO THE  
OCTOBER 16, 1988 AS  
LAKE COUNTY, ILLINOIS.

SS AND EGRESS OVER THE  
BE BENEFIT OF PARCEL 1,  
OF WYNSTONE RECORDED  
AS GREATER BY INSTRU-  
MENT 17, 1987 AS DOCU-

SS AND EGRESS OVER THE  
BE BENEFIT OF PARCEL 1,  
OF AREA "D" OF WYN-  
DOCUMENT 272063.  
14-06-301-076  
dewood Lane,

old of public venue on October  
Lake County Courthouse, 18 N.  
Kegan, IL 60065.  
61.778.64.

with a single family residence,  
highest bid by certified funds  
available to The Sheriff of Lake  
County will be accepted. The bid-  
sale fee for Abandoned Resi-  
dential Relief Fund, which is calcu-  
lated at the rate of \$1 for each  
of the amount paid by the pur-  
chaser of certified funds or wire trans-  
fer (24) hours. No fee shall be  
if the residential real estate  
sale or by any mortgagee,  
lien or acquiring the residential  
real estate to the mortgagee is subject  
to special assessments or special  
estate, and is offered for sale  
to Plaintiff and in "AS IS" condi-  
tion subject to confirmation by the

amount bid, the purchaser shall  
file, which will entitle the pur-  
chaser to confirmation of the

open for inspection. Prospective  
check the court file to verify all

Plaintiff's Attorney: Heavner,  
East Main Street, Decatur, IL

num unit at a judicial foreclo-  
sure, who takes possession of  
unit to a court order or a pur-  
chase of a mortgagee shall have the  
share, if any, of the common  
would have become due in the  
of acceleration during the 6  
fine institution of an action to  
assessments, and which remain  
whose possession the assess-  
ment assessments are paid or  
to enforce the collection of as-  
shall have no obligation to pay  
before he or she acquired  
dominion unit which is part of  
ity, the purchaser of the unit at  
on a mortgage shall pay the  
a Condominium Property Act,

or any reason, the Purchaser at  
ly to a return of the purchase  
shall have no further recourse  
Mortgagee or the Mortgagee's

AGOR (HOMEOWNER), YOU  
AIN IN POSSESSION FOR 30  
AN ORDER OF POSSESSION,  
SECTION 15-1701 (C) OF THE  
RECLOSURE LAW.  
Debt Collection Practices Act  
w Firm of Heavner, Beyers &  
a debt collector attempting to  
mation obtained will be used

(6313161), Its Attorney  
7, LLC

HLAR, LLC

hsbatyts.com

COURT FOR THE

## Probate

LEGAL NOTICE  
IN THE CIRCUIT COURT  
OF THE NINETEENTH  
JUDICIAL CIRCUIT  
LAKE COUNTY, ILLINOIS

Estate of  
Priscilla Abbott Fox

Decedent  
Gen No. 20 P 778

Notice is given of the death  
of Priscilla Abbott Fox, of  
Libertyville, Illinois. Let-  
ters of Office were issued on  
October 2, 2020 to Elizabeth  
F. Helmer, 115 Robert  
Road, Kenilworth, Illinois  
60043, whose attorney is  
Scott Bleber, Thompson Co-  
burn LLP, 55 E. Monroe  
Street, 37th Floor, Chicago,  
Illinois 60603.

Claims against the estate  
may be filed in the office of  
the Clerk of the Circuit  
Court or with representa-  
tive, or both, on or before  
April 7, 2021, which date is  
not less than 6 months from  
the date of the first publica-  
tion of this notice and any  
claim not filed within that  
period is barred. Copies of  
any claim must be mailed or de-  
livered to the representative  
and to the attorney within 10  
days after it is filed.

E-filing is now mandatory  
for documents in civil cases  
with limited exemptions. To  
e-file, you must first create  
an account with an e-filing  
service provider. Visit  
<https://efile.illinois-courts.gov/service-providers.htm>  
to learn more and to  
select a service provider. If  
you need additional help or  
have trouble e-filing, visit  
<http://www.illinois-courts.gov/FAQ/efile.asp>.

(Representative)  
Scott Bleber  
(Attorney)

Prepared by:  
Scott Bleber/  
Robert J. Morse  
55 E. Monroe St., 37th Flr.  
Chicago, IL 60603  
Phone 312-346-7500  
RDG 3124038  
E-mail address  
sbleber@thompsoncoburn.com  
Published in Daily Herald  
Oct 7, 14, 21, 2020 (4552392)

LEGAL NOTICE UNITED  
STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTY OF DU PAGE  
IN THE CIRCUIT COURT OF  
THE EIGHTEENTH  
JUDICIAL CIRCUIT

Estate of  
Heidi A. Wallace

Case No.: 2020 P 904

Notice is given of the death  
of Heidi A. Wallace, whose  
address was 509 Ticonde-  
roga Lane, Naperville, IL  
60563. Letters of Office were  
issued on September 2, 2020,  
to Kim Davis, 711 Concord  
Lane, Lombard, IL 60148, as  
Independent Executor  
whose attorney is Carrie M.  
Budington/Momkus LLC.

Notice is hereby given to Jo-  
seph P. McCarthy, Spencer  
J. Wallace and Jack M. Wal-  
lace, and unknown heirs,  
who are heirs or legatees in  
this cause.

To probate a Will, and whose  
name and address is not  
stated in the petition to ad-  
mit the Will to probate, an  
order was entered by the  
court on September 2, 2020,  
admitting the Will to Pro-  
bate. Within 42 days after  
the effective date of the  
original order of admission,  
you may file a petition with  
the court to require proof of  
the Will by testimony of the  
witnesses to the Will in open  
court or other evidence, as  
provided in section 6-21 of  
the Probate Act of 1975 (755  
ILCS 5/6-21). You will also  
have the right, under the  
Probate Act of 1975 (755  
ILCS 5/6-1), to contest the  
validity of the Will by filing  
a petition with the court  
within 6 months after the ad-  
mission of the Will to prob-  
ate.

The estate will be adminis-  
tered without Court Super-  
vision, unless under Section  
28-4 of the Probate Act of  
1975 (755 ILCS 5/28-4) any  
interested person termi-  
nates independent adminis-

## Probate

LEGAL NOTICE UNITED  
STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTY OF DU PAGE  
IN THE CIRCUIT COURT OF  
THE EIGHTEENTH JUDICIAL  
CIRCUIT

Estate of  
Charles P. Hammersmith, Sr.

Case No.: 2020 P 971

Notice is given of the death  
of Charles P. Hammersmith,  
Sr., whose address was 1633  
Gannon Road, Wheaton, IL  
60189.

Letters of Office were issued  
on September 18, 2020, to  
Charles P. Hammersmith,  
Jr., 400 W. First Street, Elm-  
hurst, IL 60126, as Inde-  
pendent Executor whose at-  
torney is AMBER DREW,  
GLINGEN CLOWAY &  
MCLEAN, LLC, 2300 CA-  
BOT DRIVE, SUITE 500,  
Lisle, IL 60532.

The estate will be adminis-  
tered without Court Super-  
vision, unless under Section  
28-4 of the Probate Act of  
1975 (755 ILCS 5/28-4) any  
interested person termi-  
nates independent adminis-  
tration at any time by mail-  
ing or delivering a petition  
to terminate to the Circuit  
Court Clerk.

Claims against the estate  
may be filed in the Office of  
CHRIS KACHIROUBAS,  
Circuit Court Clerk, 505 N.  
County Farm Road, Wheaton,  
Illinois, or with the rep-  
resentative or both on or be-  
fore March 23, 2021, any  
claim not filed within that  
period is barred. Copies of a  
claim filed with the Circuit  
Court Clerk must be mailed  
or delivered to the represen-  
tative and to the attorney, if  
any, within ten (10) days af-  
ter it has been filed with the  
Circuit Clerk.

By Chris Kachirobas,  
Clerk of the Eighteenth  
Judicial Circuit Court,  
J. Amber Drew Clingen,  
Galloway & McLean, LLC  
Atty. No.: 16440  
Atty. For:  
Independent Executor  
2300 Cabot Drive, Suite 500  
Lisle, IL 60532  
Published in Daily Herald  
Sep 23, 30, Oct 7, 2020 4551590

STATE OF ILLINOIS  
UNITED STATES OF  
AMERICA COUNTY OF  
DU PAGE IN THE  
CIRCUIT COURT OF THE  
EIGHTEENTH JUDICIAL  
CIRCUIT

IN RE THE ESTATE OF  
OLDRICH PECHACEK

Decedent

Case Number 2020 P 412

PUBLICATION NOTICE  
AND/OR CLAIMS NOTICE

Notice is given of the death  
of OLDRICH PECHACEK  
whose address was  
4935 KELLER, UNIT 308,  
Lisle, IL 60532. Letters of  
Office were issued on MAY  
19, 2020 to

Donald E. Puchalski, Public  
Administrator, address, 311  
S. County Farm Road, Unit  
C, Wheaton, IL 60187, as  
Independent Administrator,  
whose attorney is, Donald  
E. Puchalski, Public  
Administrator.

NOTICE TO HEIRS AND  
LEGATEES

Notice is hereby given to  
and to any and all heirs and  
legatees, unknown heirs,  
who are heirs or legatees in  
this cause.

The estate will be adminis-  
tered without Court Super-  
vision, unless under section  
28-4 of the Probate Act of  
1975 (755 ILCS 5/28-4) any  
interested person may ter-  
minate independent adminis-  
tration at any time by  
mailing or delivering a pe-  
tition to terminate to the Cir-  
cuit Court Clerk.

## Probate

STATE OF ILLINOIS  
UNITED STATES OF  
AMERICA COUNTY OF  
DU PAGE IN THE  
CIRCUIT COURT OF THE  
EIGHTEENTH JUDICIAL  
CIRCUIT

IN RE THE ESTATE OF  
CAROL KIEFER

Decedent  
Case Number 2020 P 422

PUBLICATION NOTICE  
AND/OR CLAIMS NOTICE

Notice is given of the death  
of CAROL KIEFER whose  
address was

266 HARRIMER AVENUE,  
WORTHAMINGTON, OH  
Letters of Office were issued  
on JULY 31, 2020 to  
WILLIAM A. MORSE,  
address, 800 HIGH  
STREET, W. RTHINGTON,  
OH, as Independent

Executor whose attorney  
is MICHAEL GAGASKY,  
NOTICE TO HEIRS AND  
LEGATEES

Notice is hereby given to  
ROLF KIEFER,  
MICHELLE GARRISON,  
WORTHAMINGTON, OH,  
RUSSEL GARRISON, any  
and all heirs and legatees,  
deceased, et al defendants  
Case No 20 LM 392.

Notice is hereby given to  
you all Unknown Heirs and  
Legatees of Joann Winn and  
Melvin B. Winn and All Un-  
known Occupants, that the  
above entitled action has  
been filed against you and  
other defendants in the Cir-  
cuit Court of the Sixteenth  
Judicial Circuit of Kane  
County, Illinois for the re-  
covery of the possession of  
real estate located at 1402  
Creekside Court, IA G-1402-  
A, Elgin, IL 60123.

You are hereby required  
to appear in person on No-  
vember 5, 2020 at 10:00 am  
in Courtroom 250, Circuit  
Court of Kane County, Kane  
County Courthouse, 100 S.  
Third St., Geneva, IL for  
return date of this cause.  
You are further required to  
file your written appearance  
by yourself or your attorney  
at the same place and time.

Now unless you, the said  
above named defendants  
appear at the time and place  
fixed for return date, judg-  
ment by default will be en-  
tered against you for posses-  
sion of the aforesaid  
premises and an order for  
possession will be issued out  
of said court by which you  
will be dispossessed of said  
premises.  
Published in Daily Herald  
Oct 7, 14, 21, 2020 (4552378)

Public Hearings  
& Notices

Celco Partnership and its  
controlled affiliates doing  
business as Verizon Wire-  
less (Verizon Wireless) pro-  
poses to build a 33-foot small  
cell telecommunications  
light pole at the approx-  
imate location of 222 E. Juliet  
Street, Arlington Heights,  
Cook County, IL 60004.

Public comments regarding  
potential effects from this  
site on historic properties  
may be submitted within 30  
days from the date of this  
publication to: Trileaf Corp,  
Emily Anderson,  
e.anderson@trileaf.com,  
1821 Walden Office Square,  
Suite 500, Schaumburg, IL  
60173, 630-227-0202.  
Published in Daily Herald  
October 7, 2020 (4552385)

Put a Daily Herald  
Classified Ad to work  
for you!  
847-427-4444 or  
630-254-5008

Notice of Public Hearing Concerning the Intent of the  
Board of Commissioners of the Wheaton Park District,  
DuPage County Illinois, to Adopt a Budget and  
Appropriation Ordinance for the Period beginning January  
1, 2021 and ending December 31, 2021.

Public Notice is hereby given that the Wheaton Park  
District, DuPage County, Illinois (the "District"), will hold a  
public hearing on October 21, 2020 at 5:00 o'clock P.M.  
The hearing will be held in the City of Wheaton Council  
Chambers, 303 W. Wesley Street Wheaton, IL. The purpose  
of the hearing will be to receive public comments on the  
proposal to Adopt the 2021 Budget and Appropriation  
Ordinance.

By order of the President of the Board of Park  
Commissioners of the Wheaton Park District, DuPage  
County, Illinois.

Public Hearings  
& Notices

Celco Partnership and its  
controlled affiliates doing  
business as Verizon Wire-  
less (Verizon Wireless) pro-  
poses to build a 33-foot small  
cell telecommunications  
light pole at the approx-  
imate location of 1118 E. Glendorn  
Street, Arlington Heights,  
Cook County, IL 60004.

Public comments regarding  
potential effects from this  
site on historic properties  
may be submitted within 30  
days from the date of this  
publication to: Trileaf Corp,  
Emily Anderson,  
e.anderson@trileaf.com,  
1821 Walden Office Square,  
Suite 500, Schaumburg, IL  
60173, 630-227-0202.  
Published in Daily Herald  
October 7, 2020 (4552384)

LEGAL NOTICE  
IN THE CIRCUIT COURT  
OF THE SIXTEENTH  
JUDICIAL CIRCUIT

KANE COUNTY, ILLINOIS  
Century Oaks Condominium  
Building No. 19 vs Joann  
Winn and Melvin B. Winn,  
Decedent, et al defendants  
Case No 20 LM 392.

Notice is hereby given to  
you all Unknown Heirs and  
Legatees of Joann Winn and  
Melvin B. Winn and All Un-  
known Occupants, that the  
above entitled action has  
been filed against you and  
other defendants in the Cir-  
cuit Court of the Sixteenth  
Judicial Circuit of Kane  
County, Illinois for the re-  
covery of the possession of  
real estate located at 1402  
Creekside Court, IA G-1402-  
A, Elgin, IL 60123.

You are hereby required  
to appear in person on No-  
vember 5, 2020 at 10:00 am  
in Courtroom 250, Circuit  
Court of Kane County, Kane  
County Courthouse, 100 S.  
Third St., Geneva, IL for  
return date of this cause.  
You are further required to  
file your written appearance  
by yourself or your attorney  
at the same place and time.

Now unless you, the said  
above named defendants  
appear at the time and place  
fixed for return date, judg-  
ment by default will be en-  
tered against you for posses-  
sion of the aforesaid  
premises and an order for  
possession will be issued out  
of said court by which you  
will be dispossessed of said  
premises.  
Published in Daily Herald  
Oct 7, 14, 21, 2020 (4552378)

## LEGAL NOTICE

Notice is hereby given that  
Community Unit School Dis-  
trict No. 220 in Barrington,  
Illinois has on file the FY21  
Application for Federal Spe-  
cial Education Grants, spe-  
cifically, the Consolidated  
IDEA Part B Flow Through  
and IDEA Part B Pre-  
School. These grants will be  
available for viewing for the  
next 30 days. Please contact  
Beth Jones, Assistant  
Superintendent/Special Ed  
ucation at (847) 842-3507, 515  
W. Main Street, Barrington,  
Illinois 60010 within 30 days  
from publication of this no-  
tice for further information.  
Published in Daily Herald  
October 7, 2020 (4552414)

NEED  
AN ACCOUNTANT?  
Look in the  
PROFESSIONAL  
SERVICE DIRECTORY  
of the  
DAILY HERALD  
CLASSIFIED





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**Board of  
Commissioners**

Terry A. Mee

Bob Frey

Kevin Fahey

Jane Hodgkinson

John Kelly

Ray Morrill

John Vires

**Executive Director**

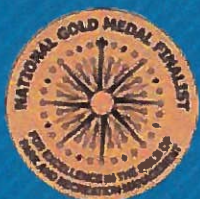
Michael Benard  
630.510.4945

**Community Center**

630.690.4880

**Administration**

102 E. Wesley Street  
Wheaton, IL 60187



Date: October 1, 2020

To: Board of Park Commissioners of the Wheaton Park District

From: Randy Tucker, Accounts Payable Supervisor

RE: 3<sup>rd</sup> Quarter 2020 Asset Report

Asset Inventory got off to a very slow start this year with the Covid shutdown. Significant progress was made in the third quarter to get things back on track. Inventory was completed at Arrowhead, Community Center, Cosley, Northside Pool, Rice Pool, and Toohey Park. All items were present and accounted for, except for several vehicles. The Parks department has borrowed a few vehicles from other locations to help with social distancing of staff. We hope to catch all of those when we complete inventory at Parks sometime this fall.

We have only added one new tagged item this so far this year. A new trailer for parks. Nine items have been retired with an auction that ended early in February.

Thanks,

Randy

## **WHEATON PARK DISTRICT**

### **AN ORDINANCE APPROVING THE DISPOSAL AND SALE OF PERSONAL PROPERTY OWNED BY THE WHEATON PARK DISTRICT**

#### **ORDINANCE 2020-03**

**WHEREAS**, the Wheaton Park District, DuPage County, Illinois (the “District”), is a duly organized and existing Park District created under the provision of the laws of the State of Illinois and is now operating under the provisions of the Park District Code of the State of Illinois and all laws amendatory thereof and supplementary thereto (the “Park Code”); and,

**WHEREAS**, pursuant to Section 8-22 of the Park Code, three-fifths of the members of the Park Board may authorize the trade in, donation, or disposal of personal property that is no longer necessary, useful to, or in the best interests of the Park District; and,

**WHEREAS**, the Park District owns: Seventy (70) -8 lamp 42-watt Fluorescent High Bay Fixture Sportlite LX8/42W/ADV Univ 120-277V 8-lamp 42W Fluorescent High Bay fixtures located at Park Services Center; Seventy (70) Red Banquet Chairs located at Arrowhead Golf Club; One (1) 1992 Haulette trailer Vin 1n9l01024n0187005 located at Parks Services Center; One (1) 1991 Dynaweld trailer vin 19k42aex0m1x225866 located at Parks Services Center; One (1) 2009 Bobcat skid steer s150 serial; A3C135505 located at Cosley Zoo; One (1) 2008 Foley united blade grinder model 4600901 serial 80046001017 located at Parks Services Center; One (1) 2015 Electric Striper Serial K30665 located at Parks Services Center; One (1) 2015 Electric Striper Serial K30644 located at Parks Services Center; One (1) Smith co 43-000b Ball field groomer serial 43092 located at Parks Services Center; One (1) Vermeer stump grinder SC352 located at Parks Services Center; Eighteen (18) Tan park benches from memorial located at Rathje Park; Six (6) White park benches located at Rathje Park; One (1) Toro 4000D snow broom. Model 30426 serial 270000115 located at Parks Services Center; One (1) Coats 5050AX tire machine serial 0207101031 located at Parks Services Center; One (1) Toro commercial push mower model 22167 serial 250002969 located at Parks Services Center; One (1) Sign making router table from old northside woodshop located at Parks Services Center; Four (4) APC Back-UPS 550 UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS ES 650 UPS - Power Supply located at Central Athletic Center; One (1) TrippLite UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS ES 750 UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS RS 700UPS - Power Supply located at Central Athletic Center; One (1) NEC Multisync 192M Monitor located at Central Athletic Center; Three (3) Dell Monitor located at Central Athletic Center; One (1) Insignia NS 20EM50A13 Monitor; One (1) Gateway LE-1936 Monitor located at Central Athletic Center; One (1) AOC LM520 Monitor located at Central Athletic Center; One (1) HP EliteBook 8470P Laptop located at Central Athletic Center; One (1) Iomega IX4-200D NAS located at Central Athletic Center; Two (2) Cisco 4321 Firewall located at Central Athletic Center; One (1) Lucent 407662717 UPS - Power Supply located at Central Athletic Center; One (1) Eton Powerware PW9120 UPS - Power Supply located at Central Athletic Center; One (1) Wyse 459801 Thin Client located at Central Athletic Center; One (1) Avaya G350 Phone system – appliance located at Central Athletic Center; One (1) Netgear GS305P 5-port switch located at



Central Athletic Center; One (1) Star TSP100 Receipt Printer located at Central Athletic Center; Two (2) IthacaMod610P Receipt Printer located at Central Athletic Center; One (1) Star TSP700 Receipt Printer located at Central Athletic Center; One (1) Dell Docking Docking Station located at Central Athletic Center; One (1) APG Cash drawer located at Central Athletic Center; Six (6) Lenovo ThinkCentre M83 Desktop located at Central Athletic Center; One (1) HP EliteDesk 800G1 Desktop located at Central Athletic Center; Lenovo ThinkCentre M700 Desktop located at Central Athletic Center; One (1) Electric Mobility Single Rider Golf Cart Golf Xpress located at Arrowhead; Two (2) Zippy Golf Electric Push Cart Alligator located at Arrowhead; Twelve (12) Range Servant Range Mats Tee Up located at Arrowhead; Twenty Eight (28) Wittek Range Ball Tray located at Arrowhead; One (1) Inflatable Hitting Net w/Fan RCH261452 located at Arrowhead; Two (2) iPhone 3Gs Smartphones serial unknown located at 855 Prairie Office; One (1) Sierra Wireless Laptop Card serial number 355863011112010 located at 855 Prairie Office; One (1) iPhone 4s Smartphone serial number C8PLG0BSFML3 located at 855 Prairie Office; One (1) iPhone 5c Smartphone serial number FCCNT044G014 located at 855 Prairie Office; One (1) iPhone 5c Smartphone serial number unknown located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number DX3Q7ATFFFD8 located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number DX3Q91BGFF9V located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number C39R5K6KH2XG located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number DNPPT48VFF9R located at 855 Prairie Office; Five (5) iPhone 6s Smartphone serial number unknown located at 855 Prairie Office; One (1) Motorola Flip Phone serial number unknown located at 855 Prairie Office; One (1) LG Flip Phone serial number 608VTEY911060 located at 855 Prairie Office; One (1) LG Flip Phone serial number 608VTMU911059 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number GJ410702340410 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number GJ505501350410 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number GJ411500270110 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number 4K0164N000684 located at 855 Prairie Office;

WHEREAS, the Board of Park Commissioners has determined that it would be in the best interest of the Park District to dispose: Seventy (70) -8 lamp 42-watt Fluorescent High Bay Fixture Sportlite LX8/42W/ADV Univ 120-277V 8-lamp 42W Fluorescent High Bay fixtures located at Park Services Center; Seventy (70) Red Banquet Chairs located at Arrowhead Golf Club; One (1) 1992 Haulette trailer Vin 1n9l01024n0187005 located at Parks Services Center; One (1) 1991 Dynaweld trailer vin 19k42aex0m1x225866 located at Parks Services Center; One (1) 2009 Bobcat skid steer s150 serial; A3C135505 located at Cosley Zoo; One (1) 2008 Foley united blade grinder model 4600901 serial 80046001017 located at Parks Services Center; One (1) 2015 Electric Striper Serial K30665 located at Parks Services Center; One (1) 2015 Electric Striper Serial K30644 located at Parks Services Center; One (1) Smith co 43-000b Ball field groomer serial 43092 located at Parks Services Center; One (1) Vermeer stump grinder SC352 located at Parks Services Center; Eighteen (18) Tan park benches from memorial located at Rathje Park; Six (6) White park benches located at Rathje Park; One (1) Toro 4000D snow broom. Model 30426 serial 270000115 located at Parks Services Center; One (1) Coats 5050AX tire machine serial 0207101031 located at Parks Services Center; One (1) Toro commercial push mower model 22167 serial 250002969 located at Parks Services Center; One (1) Sign making

router table from old northside woodshop located at Parks Services Center; Four (4) APC Back-UPS 550 UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS ES 650 UPS - Power Supply located at Central Athletic Center; One (1) TrippLite UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS ES 750 UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS RS 700UPS - Power Supply located at Central Athletic Center; One (1) NEC Multisync 192M Monitor located at Central Athletic Center; Three (3) Dell Monitor located at Central Athletic Center; One (1) Insignia NS 20EM50A13 Monitor; One (1) Gateway LE-1936 Monitor located at Central Athletic Center; One (1) AOC LM520 Monitor located at Central Athletic Center; One (1) HP EliteBook 8470P Laptop located at Central Athletic Center; One (1) Iomega IX4-200D NAS located at Central Athletic Center; Two (2) Cisco 4321 Firewall located at Central Athletic Center; One (1) Lucent 407662717 UPS - Power Supply located at Central Athletic Center; One (1) Eton Powerware PW9120 UPS - Power Supply located at Central Athletic Center; One (1) Wyse 459801 Thin Client located at Central Athletic Center; One (1) Avaya G350 Phone system – appliance located at Central Athletic Center; One (1) Netgear GS305P 5-port switch located at Central Athletic Center; One (1) Star TSP100 Receipt Printer located at Central Athletic Center; Two (2) IthacaMod610P Receipt Printer located at Central Athletic Center; One (1) Star TSP700 Receipt Printer located at Central Athletic Center; One (1) Dell Docking Docking Station located at Central Athletic Center; One (1) APG Cash drawer located at Central Athletic Center; Six (6) Lenovo ThinkCentre M83 Desktop located at Central Athletic Center; One (1) HP EliteDesk 800G1 Desktop located at Central Athletic Center; Lenovo ThinkCentre M700 Desktop located at Central Athletic Center; One (1) Electric Mobility Single Rider Golf Cart Golf Xpress located at Arrowhead; Two (2) Zippy Golf Electric Push Cart Alligator located at Arrowhead; Twelve (12) Range Servant Range Mats Tee Up located at Arrowhead; Twenty Eight (28) Wittek Range Ball Tray located at Arrowhead; One (1) Inflatable Hitting Net w/Fan RCH261452 located at Arrowhead; Two (2) iPhone 3Gs Smartphones serial unknown located at 855 Prairie Office; One (1) Sierra Wireless Laptop Card serial number 355863011112010 located at 855 Prairie Office; One (1) iPhone 4s Smartphone serial number C8PLG0BSFML3 located at 855 Prairie Office; One (1) iPhone 5c Smartphone serial number FCCNT044G014 located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number unknown located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number DX3Q7ATFFFD8 located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number DX3Q91BGFF9V located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number C39R5K6KH2XG located at 855 Prairie Office; One (1) iPhone 5s Smartphone serial number DNPPT48VFF9R located at 855 Prairie Office; Five (5) iPhone 6s Smartphone serial number unknown located at 855 Prairie Office; One (1) Motorola Flip Phone serial number unknown located at 855 Prairie Office; One (1) LG Flip Phone serial number 608VTEY911060 located at 855 Prairie Office; One (1) LG Flip Phone serial number 608VTMU911059 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number GJ410702340410 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number GJ505501350410 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number GJ411500270110 located at 855 Prairie Office; One (1) Netgear Hot Spot serial number 4K0164N000684 located at 855 Prairie Office;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF THE WHEATON PARK DISTRICT, DuPage County, Illinois, as follows:**

**Section 1:** The foregoing preamble of the Ordinance is hereby incorporated in its entirety in **Ordinance 2020-03**

**Section 2:** The Park District will dispose: Seventy (70) -8 lamp 42-watt Fluorescent High Bay Fixture Sportlite LX8/42W/ADV Univ 120-277V 8-lamp 42W Fluorescent High Bay fixtures located at Park Services Center; Seventy (70) Red Banquet Chairs located at Arrowhead Golf Club; One (1) 1992 Haulette trailer Vin 1n9l01024n0187005 located at Parks Services Center; One (1) 1991 Dynaweld trailer vin 19k42aex0m1x225866 located at Parks Services Center; One (1) 2009 Bobcat skid steer s150 serial; A3C135505 located at Cosley Zoo; One (1) 2008 Foley united blade grinder model 4600901 serial 80046001017 located at Parks Services Center; One (1) 2015 Electric Striper Serial K30665 located at Parks Services Center; One (1) 2015 Electric Striper Serial K30644 located at Parks Services Center; One (1) Smith co 43-000b Ball field groomer serial 43092 located at Parks Services Center; One (1) Vermeer stump grinder SC352 located at Parks Services Center; Eighteen (18) Tan park benches from memorial located at Rathje Park; Six (6) White park benches located at Rathje Park; One (1) Toro 4000D snow broom. Model 30426 serial 270000115 located at Parks Services Center; One (1) Coats 5050AX tire machine serial 0207101031 located at Parks Services Center; One (1) Toro commercial push mower model 22167 serial 250002969 located at Parks Services Center; One (1) Sign making router table from old northside woodshop located at Parks Services Center; Four (4) APC Back-UPS 550 UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS ES 650 UPS - Power Supply located at Central Athletic Center; One (1) TrippLite UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS ES 750 UPS - Power Supply located at Central Athletic Center; One (1) APC Back-UPS RS 700UPS - Power Supply located at Central Athletic Center; One (1) NEC Multisync 192M Monitor located at Central Athletic Center; Three (3) DellMonitor located at Central Athletic Center; One (1) Insignia NS 20EM50A13 Monitor; One (1) Gateway LE-1936 Monitor located at Central Athletic Center; One (1) AOC LM520 Monitor located at Central Athletic Center; One (1) HP EliteBook 8470P Laptop located at Central Athletic Center; One (1) Iomega IX4-200D NAS located at Central Athletic Center; Two (2) Cisco 4321 Firewall located at Central Athletic Center; One (1) Lucent 407662717 UPS - Power Supply located at Central Athletic Center; One (1) Eton Powerware PW9120 UPS - Power Supply located at Central Athletic Center; One (1) Wyse 459801 Thin Client located at Central Athletic Center; One (1) Avaya G350 Phone system – appliance located at Central Athletic Center; One (1) Netgear GS305P 5-port switch located at Central Athletic Center; One (1) Star TSP100 Receipt Printer located at Central Athletic Center; Two (2) IthacaMod610P Receipt Printer located at Central Athletic Center; One (1) Star TSP700 Receipt Printer located at Central Athletic Center; One (1) Dell Docking Docking Station located at Central Athletic Center; One (1) APG Cash drawer located at Central Athletic Center; Six (6) Lenovo ThinkCentre M83 Desktop located at Central Athletic Center; One (1) HP EliteDesk 800G1 Desktop located at Central Athletic Center; Lenovo ThinkCentre M700 Desktop located at Central Athletic Center; One (1) Electric Mobility Single Rider Golf Cart Golf Xpress located at Arrowhead; Two (2) Zippy Golf Electric Push Cart Alligator located at Arrowhead; Twelve (12) Range Servant Range Mats Tee Up located at Arrowhead; Twenty

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**Section 3:** Except, as otherwise provided herein, this **Ordinance 2020-03** Shall be in full force and effective forthwith upon its adoption and approval as provided by law.

**Adopted this 21st day of October 2020.**

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

\_\_\_\_\_  
President Board of Park Commissioners  
Wheaton Park District

**ATTEST:**

\_\_\_\_\_  
Secretary, Board of Park Commissioners  
Wheaton Park District

**(S E A L)**



TO: Board of Commissioners  
 FROM: Andy Bendy, Director of Special Facilities  
 Eric McBride, Executive Chef  
 THROUGH: Michael Benard, Executive Director  
 RE: Arrowhead Food Supply Bid 2020-2021  
 DATE: October 21, 2020



**SUMMARY:**

Arrowhead's 2020-21 Food Supplies Bid document was available to vendors Monday, August 24, 2020 with bids officially opened Wednesday, September 09, 2020.

This year, 10 of the 12 categories were available for bidding. Meat is a two-year fixed pricing and Bread is a three-year fixed pricing.

Bids were submitted for commodity pricing as well as fixed. The following companies were sent bid packets but did not submit a bid: Boston Fish Market and R.L. Schreiber Inc. Bid submitted by the following.

<b>Bid Category:</b>	<b>Bids Received From:</b>
Appetizers	Van-Lang Foods
Dairy	Sysco Chicago Gordon Food Service Get Fresh RFD Chicago US Foods
Seafood	Fortune Fish Sysco Chicago RFD Chicago US Foods
Poultry	Gordon Food Service Sysco Chicago Consumer Meat Packing Co. US Foods
General/Frozen	Gordon Food Service Sysco Chicago RFD Chicago US Foods
Dry Goods	Sysco Chicago Gordon Food Service RFD Chicago US Foods
Paper & Disposable	TriMark Marlin Gordon Food Service Sysco Chicago RFD Chicago US Foods
Smallwares	TriMark Marlin Sysco Chicago RFD Chicago US Foods
Produce	Get Fresh Sysco Chicago RFD Chicago US Foods
Beverages	Gordon Food Service Sysco Chicago US Foods

**Implementation:**

This contract will begin December 1, 2020 and will run through November 30, 2021.

After Board approval, award letters will be distributed confirming length and dates of contract as well as Arrowhead's right to terminate, at any time, for convenience and without cause upon seven days prior written notice.

**Impact:**

Fixed pricing for certain volatile items such as produce, sugar, flour and coffee is viewed as extremely valuable. Fixed pricing for those items will keep our costs and margins predictable and avoid unexpected product increases.

**PREVIOUS COMMITTEE/BOARD ACTION:**

Arrowhead's Food Supply Bid 2019-2020 awarded the following vendors for the categories so noted.

Appetizers:	Van Lang Foods	\$ 91,130.00	Fixed Pricing- 1 year
Dairy:	Sysco Chicago	\$114,656.45	Commodity Pricing- 1 year
Bread:	Highland Baking	\$64,812.50	Fixed Pricing- 3 years
Seafood:	Fortune Fish	\$ 93,489.50	Commodity Pricing- 1 year
Meat:	Consumers Meat	\$238,260.80	Fixed Pricing- 2 years
Poultry:	Gordon Food	\$116,630.00	Commodity Pricing- 1 year
General/Froz.	Gordon Food	\$192,263.30	Commodity Pricing- 1year
Dry Goods:	Sysco Chicago	\$124,010.62	Fixed Pricing- 1 year
Paper/Disp.:	TriMark	\$ 38,936.75	Commodity/Fixed Pricing- 1year
Smallwares:	TriMark	\$ 11,626.20	Commodity/Fixed Pricing- 1 year
Produce:	Get Fresh	\$161,258.75	Fixed Pricing- 1 year
Beverages:	Gordon Food	\$ 22,700.60	Fixed Pricing- 1 year

**REVENUE OR FUNDING IMPLICATIONS:**

Expenses will be covered by related revenues and are specified in the 2020 operating budget as well as the 2021 proposed operating budget and appropriation.

**RECOMMENDATION:****Staff Recommendation and commentary:****Appetizers: Van-Lang Foods \$90,170.00 Fixed Pricing**

Van Lang bid \$91,170.00 (1-year fixed). Van-Lang can provide fixed pricing for one year and are able to provide our current appetizers which are on the banquet menu. Staff recommends Van-Lang Foods for the appetizer category

**Dairy: Sysco Chicago \$102,956.00 Commodity Pricing**

Five bids were placed for the Dairy category: Sysco Chicago bid \$102,956.00 (commodity), RFD bid \$12,960.00 (fixed), Gordon Food Service bid \$111,411.00 (commodity), Get Fresh Produce bid \$111,804.00 (commodity), and US Foods bid \$113,744.52 (commodity). RFD is unable to provide all the line items. Sysco Chicago is the lowest price and they can provide all specific line items. Staff recommends Sysco Chicago for the Dairy category.

**Seafood: Fortune Fish \$ 89,915.50 Commodity Pricing**

Four bids were received for the Seafood category: Fortune Fish bid \$89,915.50 (commodity), RFD bid \$12,720 (fixed), Sysco Chicago bid \$89,077.50 (commodity) and US Foods bid \$139,141.59 (commodity). Sysco Chicago is unable to provide 5 days a week delivery and their line items are all frozen. RFD is unable to provide all line items. Fortune Fish can supply fresh fish for every line item in the bid and is able to provide delivery 6 days a week. Staff recommends awarding Fortune Fish the Seafood category.

**Poultry:**                      **Consumer Meat Packing Co.**                      **\$98,960.00**                      **Commodity Pricing**

Four commodity bids were placed for the Poultry category: Consumer Meat Packing Co. bid \$98,960.00, Gordon Foods bid \$90,030.00, US Foods \$114,624.57, and Sysco Chicago bid \$64,220.00. Gordon Food Service is unable to provide 6oz chicken breast. Sysco Chicago entered no bid for an essential line items they cannot supply: 4oz special trimmed, deboned, skinless chicken breasts. Consumer Meat packing entered a lower commodity increase and can provide all line items. Staff recommends Consumer Meat Packing Co. for the Poultry category.

**General Grocery/Frozen:**                      **Sysco Chicago**                      **\$ 126,566.40**                      **Fixed Pricing**

Four bids were received for General Grocery/Frozen: Sysco Chicago bid \$126,566.40 (fixed), RFD bid \$20,776.00 (fixed), US Foods bid \$122,979.03 (commodity) and Gordon Food Service bid \$125,303.80 (commodity). Gordon entered a lower bid and sits at 3% potential increase on their commodity items and US Food sits at a 9.15% potential increase. Which puts them over Sysco's fixed pricing. RFD is unable to provide all line items. Staff recommends Sysco Chicago for General Grocery/Frozen category.

**Dry Goods:**                      **Sysco Chicago**                      **\$107,089.18**                      **Fixed Pricing**

Four bids were received for Dry Goods category: Sysco Chicago bid \$107,089.18 (fixed), RFD bid \$25,325.00 (fixed), US Foods \$104,850.89 (commodity) and Gordon Food Services bid \$113,945.78 (commodity). RFD is unable to provide all line items. US Foods entered a lower bid but sits at an 8.15% (commodity) potential increase which puts them over Sysco's fixed price. Staff recommends Sysco Chicago for the Dry Goods category award.

**Paper & Disposables:**                      **TriMark Marlin**                      **\$64,755.78**                      **Commodity Pricing**

Five bids were received for Paper & Disposables category: TriMark Marlin bid \$64,755.78 (commodity), Sysco Chicago bid \$68,215.05 (commodity/fixed), Gordon Food Service bid \$39,043.55 (fixed), RFD bid \$52,724.20 (fixed), and US Foods \$66,652.50 (commodity). Gordon and RFD are unable to provide all bid items. US Food requires a mandatory \$600 delivery minimum per order. Sysco Chicago is at a 7% potential commodity increase and is unable to provide our to-go food containers. Staff recommends TriMark Marlin for the Paper and Disposables category.

**Smallwares:**                      **Sysco Chicago**                      **\$12,672.42**                      **Fixed Pricing**

Four bids were received for the Smallwares category: Sysco Chicago bid \$12,672.42 (fixed), RFD bid \$59.90 (fixed), TriMark Marlinn bid \$12,753.98 (commodity), and US Foods bid \$13,179.16. RDF is unable to provide all items. Sysco Chicago is the lower of the bids and can provide all bid lines. Staff recommends Sysco Chicago for Smallwares category.

**Produce:**                      **Sysco Chicago**                      **\$143,267.37**                      **Commodity Pricing**

Four bids for the Produce category were received; Sysco Chicago bid 143,267.37 (commodity), RFD bid \$154,207.73 (fixed), Get Fresh bid \$161,479.10 (fixed), and US Foods bid \$190,585.70 (commodity). Sysco is the lowest bid and can provide all line items. Staff recommends Sysco Chicago for the Produce Category.

**Beverages:**                      **Gordon Food Service**                      **\$24,921.60**                      **Fixed Pricing**

Three bids were received for Beverages: Gordon Food Service bid \$24,921.60 (fixed), Sysco Chicago bid \$26,105.65 (fixed) and US Foods \$5,221.96 (commodity). US Foods is unable to provide all line items. Gordon Food Service has fixed pricing and is the lowest bid. Staff recommends Gordon Food Service for the beverage category.

**In conclusion, staff respectfully request board approval to accept the following 2020-2021 Food bids:**

Appetizers:	Van Lang Foods	\$ 90,170.00	Fixed Pricing- 1 year
Dairy:	Sysco Chicago	\$102,956.00	Commodity Pricing- 1 year
Seafood:	Fortune Fish	\$ 89,915.50	Commodity Pricing- 1 year
Poultry:	Consumers Meat	\$ 98,960.00	Commodity Pricing- 1 year
General/Froz.	Sysco Chicago	\$126,566.40	Fixed Pricing- 1 year
Dry Goods:	Sysco Chicago	\$107,089.18	Fixed Pricing- 1 year
Paper/Disp.:	TriMark Marlin	\$ 64,755.78	Commodity Pricing- 1year
Smallwares:	Sysco Chicago	\$ 12,672.42	Fixed Pricing- 1 year
Produce:	Sysco Chicago	\$143,267.37	Commodity Pricing- 1 year
Beverages:	Gordon Food	\$ 24,921.60	Fixed Pricing- 1 year

TO: Board of Commissioners

FROM: Justin Kirtland, Golf Course Superintendent

THROUGH: Michael Benard, Executive Director

RE: Golf Course Chemicals

DATE: September 28, 2020

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### **SUMMARY:**

A variety of different chemicals are used in the maintenance of the golf course. To increase district wide efficiencies, items were added that are used by the Parks Department as well. To maximize resources, we opened the process to bidders for the chemicals that we use or may use on a regular basis.

There are a variety of specialty chemicals and fertilizers that are used in the maintenance of a golf course. Many of the products used change from year to year based on growing conditions (precipitation and temperature) and particular threats from pests and disease, and may need to be purchased at a moment's notice in order to react to a particular condition. Not all items will be purchased during the season, but staff prefers to bid any product that could potentially go over the \$5,000 quote threshold in case immediate action is necessary.

Staff started the selective use of off brand and generic chemicals nine years ago and would like to use them whenever practical to better manage our resources without compromising turf health or course conditions. However, just because a chemical has the same active ingredient as a name brand does not mean it uses the same technology. Because of this we would prefer to use name brands until we are able to test the off brands or generics ourselves or can get reliable information from others in the industry about the effectiveness of each. We have worked diligently over the past nine years to gather information on several products. Some have not worked well but others have proven to be effective and are now part of our regular program. We will continue to explore generic and off brand options next year and in the future.

You will notice in the bid results that we have not always chosen the least expensive chemical when an alternate was offered. This is because not all alternates are comparable to the item bid. Many of these chemicals have different formulations or release rates that make them difficult to control and, in many cases, increase the number of applications required. In other cases, the active ingredients are different, and the products are not the same. We have also chosen to accept bids for alternates as well as the original product in some cases to allow for the testing of products and using them if they prove effective.

### **Bid Results**

Notice for potential bidders was published on September 9, 2020 and bids were received through September 24<sup>th</sup>. Bids were received from five vendors. These were: Advanced Turf Solutions of Mendota, IL; Great Lakes Turf, LLC. of Byron Center, MI; BTSI of Frankfort, IL; Chicagoland Turf of Downers Grove, IL; Reinders, Inc of Colgate, WI. Bid results are as follows:



Product	Packaging	Advanced Turf	BTSI	Chicagoland	Great Lakes	Reinders
Acelepryn*	64 ounces	No Bid	\$569.30 (4)	\$1,031.50 (1) \$929.50 (20)	No Bid	\$1,031.50
Tebuconazole	1 gal	\$85.00	\$69.90 (4)	\$63.04	\$71.25 (4)	\$58.00
Trinexapac-ethyl	2.5 gal	\$315.88	\$290.76 (2)	\$365.63	\$327.75 (2)	\$285.00
Greens Protection Solution*	per/unit	No Bid	No Bid	\$7,621.00	No Bid	\$7,621.00
Greens Foundation Solution*	per/unit	No Bid	No Bid	\$5,475.00	No Bid	\$5,475.00
Norther Fungicide Solution*	per/unit	No Bid	No Bid	\$22,132.00	No Bid	\$22,132.00
Classic Solution*	per/unit	No Bid	No Bid	\$4,920.00	No Bid	\$4,920.00
Fairway Starter Solution*	per/unit	No Bid	No Bid	\$12,710.00	No Bid	\$12,710.00
A 2 Z Solution*	per/unit	No Bid	No Bid	\$6,727.00	No Bid	\$6,727.00
Fairy Ring Solution*	per/unit	No Bid	No Bid	\$7,462.00	No Bid	\$7,462.00
Propiconazole	2.5 gal	\$145.00	\$122.99 (2)	\$343.75	\$141.08 (2)	\$140.00
Propamocarb	1 gal	\$288.50	\$305.75 (2)	\$393.00	\$352.93 (2)	\$531.25
Interface*	2.5 gal	\$472.50	\$225.00 (2)	\$472.50 (1) \$415.00 (6)	No Bid	\$472.50 (1) \$415.00 (6)
Tartan*	2.5 gal	\$850.00	No Bid	\$850.00 (1)	No Bid	\$850.00 (1)
Carbaryl	2.5 gal	\$120.00	\$140.00 (2)	\$112.71	No Bid	\$120.00
ArmorTech 44*	2.5 gal	No Bid	\$125.00 (2)	No Bid	No Bid	No Bid
Paclobutrazol	1 gal	\$205.00	\$186.00 (2)	\$178.94	\$219.93 (4)	\$142.50
Ferrous Sulfate	50 lb	No Bid	No Bid	\$21.05	No Bid	\$58.90
Fiata Stressguard*	2.5 gal	\$140.00	No Bid	\$140.00	No Bid	\$140.00
22-0-4 w/ZnB 50% XCU	per/ton	\$680.00 (4)	No Bid	No Bid	No Bid	No Bid
Proscap 0-0-7 MOP w/.067% Acelepryn +Dimension.167%	per/ton	No Bid	\$2,300.00	\$1,980.00	No Bid	\$1,980.00
Anderson 0-0-8 .067% Acelepryn,.167%Dimension DG Pro SGN 150	per/Ton	No Bid	No Bid	\$2,688.00	No Bid	\$2,688.00
Bent Special 28-8-18	25 lb/bag	\$29.05	\$40.00	\$23.11	\$36.10	\$25.00
Dimension 2EW*	2.5 gal	\$538.75	\$592.00 (2)	\$538.75	No Bid	\$538.75
Chlorothalonil	4 x 5 lb. /case	\$185.00	\$179.28	\$252.00	\$170.00	\$180.00
Maxtima*	2.5 gal	\$1,937.50	No Bid	\$1,937.50	No Bid	\$1,937.50
Navicon*	2.5 gal	\$2,950.00	No Bid	\$2,950.00	No Bid	\$2,950.00
Lexicon Intrinsic*	21 ounces	\$514.50	No Bid	\$514.50	No Bid	\$514.50
Vivax*	2.5 gal	\$191.70	\$200.00 (2)	\$182.13	No Bid	No Bid
TV Base	2.5 gal	No Bid	\$178.75 (2)	\$150.00	No Bid	No Bid
TV Siphon	2.5 gal	No Bid	\$56.88 (2)	\$130.00	No Bid	No Bid
Command	2.5 gal	\$125.00	\$220.00 (2)	No Bid	No Bid	\$100.00
Indemnify*	17.1 ounce	\$1,700.00	No Bid	\$1,700.00 (1) \$1,5300.00 (6)	No Bid	\$1,700.00 (1) \$1,530.00(6)
Thiophanate-methyl	2.5 gal	\$138.15	\$170.00 (2)	\$123.61	\$142.50 (2)	\$140.00
Cutless MEC*	2.5 gal	\$962.55	\$962.55 (2)	\$973.00	No Bid	\$962.55
Urea phosphite	2.5 gal	No Bid	\$120.00 (2)	\$157.50	No Bid	No Bid
Potassium phosphite	2.5 gal	\$67.00	\$86.40 (2)	\$70.65	\$65.88 (2)	\$50.00
Thiram SC	2.5 gal	\$105.40	\$95.00 (2)	\$97.05	No Bid	No Bid
Element	2.5 gal	No Bid	No Bid	\$211.85	No Bid	No Bid
Aquaneat	2.5 gal	No Bid	No Bid	\$57.35	No Bid	\$52.50
Interline	2.5 gal	No Bid	No Bid	\$153.50	No Bid	No Bid
Signature Xtra Stressgard*	5.5 lb	\$175.00	No Bid	\$175.00 (1) \$160.00 (24)	No Bid	\$175.00 (1) \$160.00 (6)

Product	Packaging	Advanced Turf	BTSI	Chicagoland	Great Lakes	Reinders
Defendor*	1 quart	\$184.00	\$184.00 (4)	\$184.00	No Bid	\$184.00
Quali-Pro 2-D	1 gal	No Bid	\$92.50 (4)	\$84.24	No Bid	\$85.00
Sure Power*	2.5 gal	\$175.00	\$175.00 (2)	\$175.00	No Bid	\$175.00
Specticle Total	144 ounces	\$65.80	No Bid	\$81.90 (4)	No Bid	\$70.00
Chem-Stik LpH	2.5 gal	\$52.27	\$84.00 (2)	\$48.03	No Bid	\$53.00
Anderson's 16-0-8 1.14% Escalade 25% NS-54/150SGN	40 lb/bag	\$20.75	\$21.00 (49)	\$19.81	No Bid	No Bid
Anderson's 21-22-4 8% Trione/30%MU/135 SGN	50 lb/bag	\$48.45	No Bid	\$50.58	No Bid	\$48.00
Anderson's 22-0-7, 0.67% Acelepryn	50 lb/bag	\$35.60	\$39.99 (45)	\$35.73	No Bid	\$35.00
HG 10-3-2 180 SGN	50 lb/bag	\$21.35	\$46.32 (40)	No Bid	No Bid	No Bid
Humic DG 70% Humic**	50 lb/bag	\$55.10	No Bid	\$55.10	\$99.75	\$42.90
Anderson's 22-0-4 50% HCU/43% Black Gypsum Dg-SGN 240/10%	50 lb/bag	\$21.90	No Bid	\$21.90	No Bid	\$21.90
70% KY Blue-30% Perennial Rye	50 lb/bag	No Bid	\$133.50	\$103.50	No Bid	\$125.00
Barenbrug Blue HGT w/yellow jacket	50 lb/bag	\$225.00	\$225.00	No Bid	No Bid	No Bid
30% KY Blue, 30% creeping Red Fescue, 40% Perennial Rye	50 lb/bag	No Bid	\$112.50	\$102.50	No Bid	No Bid
007 Creeping Bentgrass	50 lb/bag	No Bid	\$690.00	\$627.00	No Bid	\$550.00
T-1 Creeping Bentgrass	50 lb/bag	No Bid	\$600.00	\$600.00	No Bid	No Bid
Prices Hold Until**		10/31/2021	9/1/2021	9/30/21	8/31/2021	9/30/2021
Delivery Charge		0.00	\$25.00 on bulk items	0.00	\$156.00 (free on orders over \$3,500)	0.00

\*\* Humic DG 70% Humic is an agency priced item with two different sizes of product gradual. The larger gradual is less expensive and will generally be used in longer grass areas while the more expensive product has smaller granules and is used on short grass areas such as greens.

\*Agency prices are determined by the manufacturer and are subject to change. All others will be held until the date indicated.

These items are suggested for bid approval. There are times when multiple vendors are selected for the same line item due to product differences or our desire to test different formulations.

These items are considered to be generics.

These items are alternates and are generally not considered equal.

We have used Advanced Turf Solutions, BTSI, Chicagoland and Reinders in the past for the purchase of chemicals and/or fertilizers and have found service to be very good. References have been checked for Great Lakes and are positive.

#### **PREVIOUS COMMITTEE/BOARD ACTION:**

The Board of Commissioners approved a similar list of chemicals and fertilizers after going to bid in September of 2019. This list can be provided by staff if requested.

### **REVENUE OR FUNDING IMPLICATIONS:**

\$165,000 has been requested in the 2021 golf course operating budget in account 60-601-000-53-5335-0000 (Chemicals and Fertilizer). The total spent on all items will fit within this budgeted amount.

### **ALTERNATIVES:**

Chemicals and fertilizers are an integral part of the maintenance of the golf course. Using the most appropriate products allows us to maximize effectiveness while minimizing cost, staff time and application rates.

Significantly decreasing or eliminating the use of these products would have an almost immediate negative impact on playing conditions and could result in serious loss of turf.

### **RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve bids highlighted in yellow on the above chart. The breakdown is as follows:

From Advanced Turf Solutions of Mendota, IL for: Propamocarb in the amount of \$288.50 per gallon, Interface in the amount of \$472.50 for 2.5 gallons, Tartan for \$850.00 for 2.5 gallons, Fiata Stressguard in the amount of \$140.00 for 2.5 gallons, 22-0-4 w/ZnB 50% XCU in the amount of \$680.00 per ton, Dimension 2 EW in the amount of \$538.75 for 2.5 gallons, Maxtima in the amount of \$1,937.50 for 2.5 gallons, Navicon in the amount of \$2,950.00 for 2.5 gallons, Lexicon Intrinsic in the amount of \$514.50 for 21 ounces, Command in the amount of \$125.00 for 2.5 gallons, Indemnify in the amount of \$1,700.00 for 17.1 ounces, Cutless MEC in the amount of \$962.55 for 2.5 gallons, Defendor in the amount of \$184.00 per quart, Sure Power in the amount of \$175.00 for 2.5 gallons, Specticle Total in the amount of \$65.80 for 144 ounces, Andersons 22-0-7, .67% Acelepryn in the amount of \$35.60 per 50 pound bag, HG 10-3-2 180 SGN in the amount of \$21.35 per 50 pound bag, Humic DG 70% Humic in the amount of \$55.10 per 50 pound bag, Anderson's 22-0-4 50% HCU/43% Black Gypsum Dg-SGN 240/10% in the amount of \$21.90 per 50 pound bag, and Barengrug Blue HGT w/yellow jacket in the amount of \$225.00 per 50 pounds.

From BTSI of Frankfort, IL for: Propiconazole in the amount of \$122.99 for 2.5 gallons, ArmorTech 44 in the amount of \$125.00 for 2.5 gallons, Urea phosphite in the amount of \$120.00 for 2.5 gallons, and Thiram SC in the amount of \$95.00 for 2.5 gallons.

From Chicagoland Turf of Downers Grove, IL for: Acelepryn in the amount of \$1,031.50 per 64 ounces, Greens Protection Solution in the amount of \$7,621.00 per unit, Greens Foundation Solution in the amount of \$5,475.00 per unit, Northern Fungicide Solution in the amount of \$22,132.00 per unit, Classic Solution in the amount of \$4,920.00 per unit, Fairway Starter Solution in the amount of \$12,710 per unit, A 2 Z Solution in the amount of \$6,727 per unit, Fairy Ring Solution in the amount of \$7,462.00 per unit, Carbaryl in the amount of \$112.71 for 2.5 gallons, Ferrous Sulfate in the amount of \$21.05 for 50 pounds, Proscap 0-0-7 MOP w .067% Acelepryn + Dimension .167% for \$1,980.00 per ton, Anderson 0-0-8 .067 Acelepryn. .167% Dimension DG Pro SGN 150 in the amount of \$2,688 per ton, Bent Special 28-8-18 in the amount of \$23.11 per 25 pound bag, Vivax in the amount of \$182.13 for 2.5 gallons, TV Base in the amount of \$150.00 for 2.5 gallons, TV Siphon in the amount of \$130.00 for 2.5 gallons, Thiophanate-methyl in the amount of \$123.61 for 2.5 gallons, Element in the amount, \$211.85 for 2.5 gallons, Interline in the amount of \$153.50 for 2.5 gallons, Signature Xtra Stessgard in the amount of \$175.00 for 5.5 pounds, Quali-Pro 2-D in the amount of \$84.24 per gallon, Chem-Stik LpH in the amount of \$48.03 for 2.5 gallons, Andersons 16-0-8 1.14% Escalade 25% NS-54/150 SGN in the amount of \$19.81 per 40 pound bag, 70% Kentucky Blue – 30% Perennial Rye in the amount of \$103.50 per 50 pounds, 30% Kentucky Blue 30% creeping Red Fescue 40% Perennial Rye in the amount of \$102.50 per 50 pounds and T-1 Creeping Bentgrass in the amount of \$600.00 per 50 pounds.

Great Lakes Turf, LLC. of Byron Center, MI for: Chlorothalonil in the amount of \$170.00 per 4x5 pound case.

From Reinders, Inc of Colgate, WI for: Tebuconazole in the amount of \$58.00 per gallon, Trinexapac-ethyl in the amount of \$285.00 for 2.5 gallons, Paclobutrazol in the amount of \$142.50 per gallon, Command (alternate) in the amount of \$100.00 for 2.5 gallons, Potassium phosphite in the amount of \$50.00 for 2.5 gallons, Aquaneat in the amount of \$52.50 for 2.5 gallons, Andersons 21-22-4 8% Trione/30%MU/135 SGN in the amount of \$48.00 per 50 pound bag, Humic DG 70% Humic in the amount of \$42.90 per 50 pound bag, and 007 Creeping Bentgrass in the amount of \$550.00 per 50 pounds.



TO: Board of Commissioners  
FROM: Andy Bendy, Director of Special Facilities  
Bruce Stoller, Director of Golf, Arrowhead Golf Club  
THROUGH: Michael Benard, Executive Director  
RE: 2021 Golf Rates  
DATE: October 14, 2020

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**SUMMARY:** Staff reviews rates at the end of every season. This involves checking area courses to see what their structure looks like, looking at revenue and expenses in our own operation and discussing customer comments heard throughout the season. The included rate comparisons are provided to show where we stand in comparison to other courses in the area.

The changes to the minimum wage that will continue to be phased in over the next five years have forced us to take a harder look at not only next year but where we need to be by 2025 in order to maintain our current revenue and expense balance. In 2021 minimum wage will go up \$1.00 to \$11.00 per hour versus the \$10.00 per hour in 2020. With this increase we can expect an additional expense of \$15,000 in 2021.

Staff would like to request an increase in golf fees \$.50 per nine holes for the 2021 season. While leaving cart fees and driving range buckets at their current 2020 rate. Rate increases are sometimes met with pushback from golfers. However, that was not the case in 2020 as the outstanding condition of the course coupled with the COVID-19 impact made the increase easy to accept for most players.

**PREVIOUS COMMITTEE/BOARD ACTION:** Green fees and cart fees were last raised before the 2020 season when a long-term plan for rate increases was discussed.

**REVENUE OR FUNDING IMPLICATIONS:** Raising all green fees by \$.50 per 9-holes, will produce additional revenue of approximately \$33,500. It will also keep posted rack rates (18-holes with a riding cart) at \$89.00 on weekends and \$79.00 during the week which remain under psychological pricing barriers. *See chart below*

In 2021 minimum wage will go up \$1.00 (\$11.00 per hour) starting in January which will impact the budget /expense of an additional \$15,000 in labor.

**STAKEHOLDER PROCESS:** Staff surveyed several area courses to gauge rate structures from courses that are close in proximity or similar in quality to Arrowhead.

**LEGAL REVIEW:** NA

**ATTACHMENTS:** Rate comparison chart

**ALTERNATIVES:** N/A

## **Proposed: Arrowhead Golf Rates for 2021 Season**

Rate increase for the 2021 season

		18-hole \$ Increase	9-hole \$ Increase
Resident Weekday		\$1.00	\$.50
Resident Weekend		\$1.00	\$.50
Resident Jr/Senior		\$1.00	\$.50
Non Resident Weekday		\$1.00	\$.50
Non Resident Weekend		\$1.00	\$.50
Non Resident Jr/Senior		\$1.00	\$.50

## **Golf Rates 2020**

	Resident 18-Holes w/Cart	Resident 18-Holes w/Cart	Resident 18-Holes w/Cart		Non-Resident 18-Holes w/Cart	Non-Resident 18-Holes w/Cart	Non-Resident 18-Holes w/Cart
Course	Weekday	Weekend	Jr/Senior		Weekday	Weekend	Jr/Senior
<b>PROPOSED 2021</b>							
<b>18-Holes</b>	<b>\$66.00</b>	<b>\$71.00</b>	<b>\$52.00</b>		<b>\$79.00</b>	<b>\$89.00</b>	<b>\$65.00</b>
<b>9-Holes</b>	<b>\$33.00</b>	<b>\$35.50</b>	<b>\$27.50</b>		<b>\$39.50</b>	<b>\$44.50</b>	<b>\$32.50</b>
<b>ARROWHEAD 2020</b>							
<b>18-Holes</b>	<b>\$65.00</b>	<b>\$70.00</b>	<b>\$51.00</b>		<b>\$78.00</b>	<b>\$88.00</b>	<b>\$64.00</b>
<b>9-Holes</b>	<b>\$32.50</b>	<b>\$35.00</b>	<b>\$27.00</b>		<b>\$39.00</b>	<b>\$44.00</b>	<b>\$32.00</b>
Bolingbrook	\$59.00	\$75.00	\$45.00		\$69.00	\$85.00	\$45.00
Bowes Creek	NA	NA	NA		\$65.00	\$95.00	\$49.00
Cantigny	NA	NA	NA		\$99.00	\$120.00	\$69.00
Klein Creek	\$45.00	\$58.00	\$35.00		\$52.00	\$68.00	\$39.00
Naperbrook	\$50.00	\$60.00	\$39.00		\$55.00	\$65.00	\$44.00
Oak Brook	\$55.00	\$62.00	\$47.00		\$70.00	\$75.00	\$55.50
Prairie Landing	NA	NA	NA		\$75.00	\$95.00	\$55.00
Schaumburg	\$46.00	\$59.00	\$36.00		\$51.00	\$71.00	\$41.00
Seven Bridges	NA	NA	NA		\$80.00	\$90.00	\$70.00
Springbrook	\$55.00	\$65.00	\$41.00		\$60.00	\$70.00	\$46.00
The Highlands	\$57.00	\$64.00	\$47.00		\$66.00	\$73.00	\$56.00
The Preserve	NA	NA	NA		\$75.00	\$89.00	\$65.00
Village Links	\$58.00	\$68.00	\$48.00		\$77.00	\$85.00	\$56.00
Willow Crest	NA	NA	NA		\$75.00	\$79.00	\$65.00

**RECOMMENDATION:** Staff recommends increasing green fees \$.50 per nine holes for the 2021 golf season.



## Central Ice

### 2020/2021 Season

#### Option 1 - Set up as is

Benefits – This is the way we have improved over the last several years and have all the pieces in place to create. The new addition this year would be the Memorial fencing that was purchased and can be used to restrict access.

Challenges – Keeping hockey play within current guidelines will be difficult. Currently they only limit play to the hockey rink when it is monitored. Otherwise, the larger rink is used when they are overcapacity and need to take turns. Fencing and signage has not been effective after hours.

#### Option 1 (alternate) – only set up the open skate rink

This would limit the amount of ice to manage. However, outside of monitored hours, it is likely to be used for hockey. If IDPH guidelines change, we could add the hockey rink.

#### Option 2 – Increase the size of the rink and reconfigure as an oval

Benefits – Increase the capacity of ice and social distancing. Creating an oval would limit the ability for hockey use.

Challenges – Additional curbing would be necessary at an estimated cost of \$22,927 and a lead time of 4-6 weeks from Canada. Reconfiguring the tubing would require extensions to the headers and labor/materials. Materials are estimated at \$13,000 and labor would require \_\_\_\_\_ man hours.

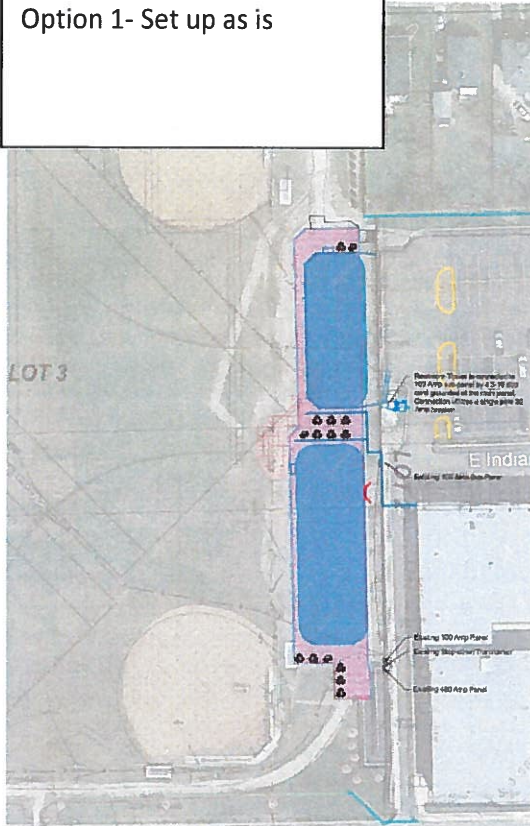
#### Option 3 – Utilize the existing open skate rink in its current configuration with an oval

Benefits – We can utilize much of the existing rink materials including the hockey curbing to create the interior oval. Some additional materials would be required at an estimated cost of \$2,000 for four corners and utilizing curb from the hockey rink. Alternatively it would cost \$9,723 for an interior curb independent of the hockey rink. In both cases there would be a 4-6-week lead time.

Challenges – We are limited to this configuration for the season. There is no opportunity for any type of hockey.

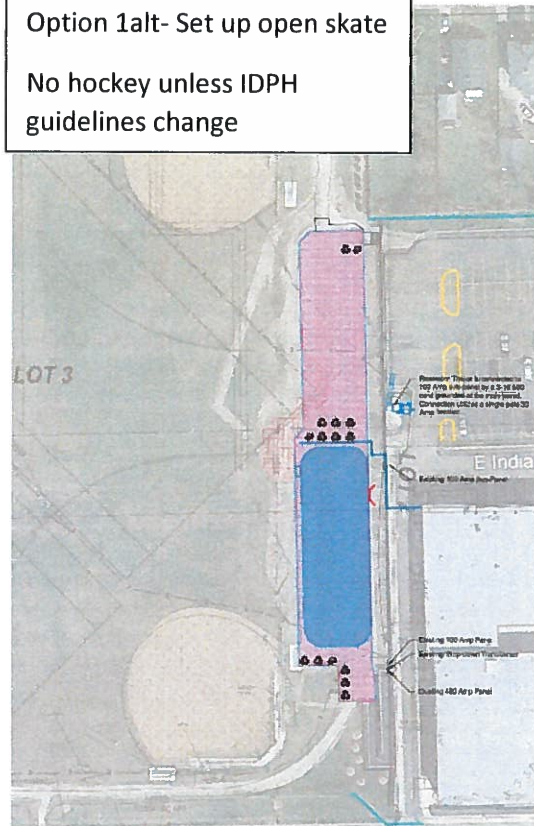
Mike recommends Option #3

### Option 1- Set up as is



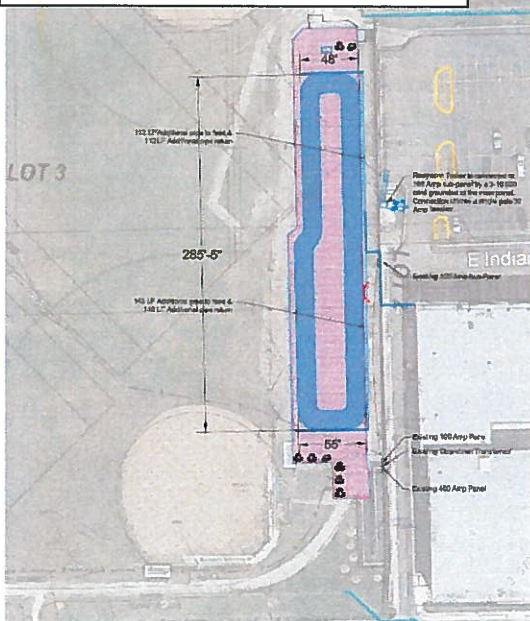
### Option 1alt- Set up open skate

No hockey unless IDPH guidelines change



### Option 2- Increase size & reconfigure to oval

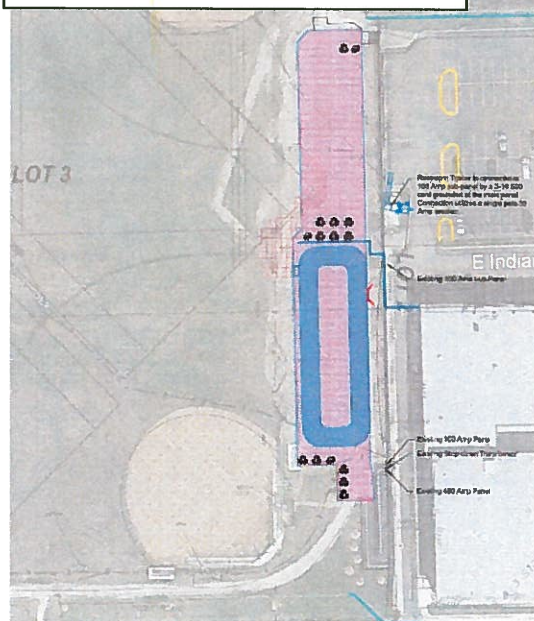
\$36,000+ Manhours to reconfigure & undo next year.



### Option 3- Set up open skate as oval

\$2,000 using hockey rink parts

\$10,000 independent of hockey



## **Other Districts**

### **Schaumburg**

- Will make natural ice as they have in the past
- Unsupervised
- No provisions for hockey

### **Niles**

- Indoor rink currently operating with public and stick/puck sessions
- No hockey
- Masks required at all times
- No decision on their outdoor chilled rink pending governor

### **Naperville**

- 5 natural rinks will be made, 1 location with boards for hockey/broomball
- All unsupervised (same as playgrounds, athletic fields, etc.)
- Setting up hockey in part to discourage use on other rinks

### **Elgin**

- Site under construction and not expected to open this year
- Previously supervised minimally and hockey not allowed

### **Glenview**

- Will make 3 natural ice as they have in the past
- Unsupervised
- One rink for hockey – no boards

### **Belvidere**

- outdoor chilled rink opening 11-27 with 25% capacity
- monitored
- face masks will be required
- no hockey except for one local team practicing only

TO: Wheaton Park District Board of Park Commissioners

FROM: Rita A. Trainor  
Sandra Simpson

THROUGH: Mike Benard

RE: Penetration Testing

DATE: October 14, 2020

---

**SUMMARY:** The District's computer network needs to be tested annually for potential security vulnerabilities. Our information technology partner, Advanced Intelligence Engineering (AIE), has gone out for pricing in the marketplace for these services and has come back with a recommendation for Secure Compliance Solutions (SCS) to perform this work for the District. See attached for a summary of AIE's comparison of prices received and evaluation of vendors.

Penetration testing, also called pen testing or ethical hacking, is the practice of testing a computer system, network or web application to find security vulnerabilities that an attacker could exploit. Penetration testing can be automated with software applications or performed manually. Either way, the process involves gathering information about the target before the test, identifying possible entry points, attempting to break in -- either virtually or for real -- and reporting back the findings.

The main objective of penetration testing is to identify security weaknesses. Penetration testing can also be used to test an organization's security policy, its adherence to compliance requirements, its employees' security awareness and the organization's ability to identify and respond to security incidents.

**PREVIOUS COMMITTEE/BOARD ACTION:** The District currently contracts with SCS for network monitoring and threat detection. They have done penetration testing for the District previously.

**REVENUE OR FUNDING IMPLICATIONS:** The agreement is for three years at a cost of \$7,500 each year. SCS is willing to freeze the price at \$7,500 in exchange for a three-year commitment. This expense would be paid from account 70-000-000-52-5240-0000. That account is projected to go to \$407,648 and is currently at \$239,718.74. The 2020 budget amount in the account is \$468,561.16.

**ATTACHMENTS:** AIE's summary of the work they did to secure this pricing and evaluate the vendors.

**RECOMMENDATION:** Staff recommends that the board authorize Mike Benard to execute the 3-year agreement with SCS in an amount not to exceed \$22,500.

### Penetration Testing Comparative Analysis

	SCS	Crypsis	Swift Chip
Penetration Testing	7,500 payment (three year contract required)	48,000-68,000	7,500

**Penetration Testing:** AIE gathered three bids for the internal and external penetration testing. Crypsis proposed a significantly more expensive option than the other two company offerings. A Managed Security Services Company based in California, called Swift Chip, had a competitive bid at \$7,500. However, the proposal lacked the needed detail for AIE to comfortably recommend them to perform the testing.

AIE is recommending SCS to complete penetration testing. Having performed the penetration test previously, they are familiar with the environment and can come in at a competitive rate as a result (\$7,500 as opposed to their initial pen test charge of \$15,000). They require a three-year contract to secure this pricing. In AIE's estimation, this is a very good price and to be able to lock the pricing in will help save a significant amount of money in the subsequent years.





# PENETRATION TESTING

## STATEMENT OF WORK

*September 21, 2020*

*Prepared for:*

Wheaton Park District

*Prepared by:*

Maria A Foss  
Chief Operating Officer Secure  
Compliance Solutions LLC  
[mfoss@securecompliance.co](mailto:mfoss@securecompliance.co)  
(708) 593-3518

Corey Sodes  
Chief Technology Officer Secure  
Compliance Solutions LLC  
[corey@securecompliance.co](mailto:corey@securecompliance.co)  
(708) 593-3525

Private and Confidential



## **Introduction**

This proposal is for Secure Compliance Solutions LLC (SCS) to conduct System and Network Penetration Testing for the Wheaton Park District (Client). They are interested in annual penetration testing of their environment. This SOW quotes 3 annual penetration tests to be completed annually over the next 3 years.

## **Internal and External Penetration Testing**

The System and Network Penetration test involves the following work effort:

- SCS will provide tools, knowledge and expertise to execute an internal and external penetration test. We can operate with as little or as much knowledge as desired by the customer contact.
- Complete a Vulnerability Assessment – Using a variety of software scanning tools and technical tests, we will identify vulnerabilities in the network. As part of the final report, we will provide an interpretation of vulnerability scan results including suggested remediation actions.
- System Exploitation – We will attempt to exploit or gain entry into all systems within the project to be scoped prior to test initiation. We will communicate with the customer before attempting aggressive exploitation of any system that may result in loss of service or damage to the system.
- The Initial Penetration Testing will take approximately 14 Business Day(s) to complete, follow-up testing post remediation will take up to 5 business days, with a final report being provided within 2 week(s) after the work is completed.
- Customer will jointly determine the start date and allowable times for the engagement testing to be started within 30 days of contract signature.

We will attempt to compromise the access controls on designated systems by employing the following methodology:

**Enumeration** – The Pen Test Team will connect to the network via the public internet. At the start of the test, we will run a variety of information gathering tools to enumerate ports and protocols exposed by the corporate security devices.

- **Vulnerability Mapping and Penetration** – Any computers or devices found will be scanned for vulnerabilities using a wide variety of tools and techniques. The tools and techniques used will be consistent with current industry trends regarding exploitation of vulnerabilities. We will attempt to find the weakest link that can be exploited and attempt to gain further access into the network. We will attempt to penetrate the network up to and including the point at which sensitive data can be accessed.
- **Tracking of penetration attempt** – Throughout the penetration test, we will document and record the process. We will provide a report of the penetration test which will include data obtained from the network, and any information regarding exploitation of vulnerabilities and the attempt to gain access to sensitive data.
- **Remediation** – We will provide recommendations for remediation of all vulnerabilities found during the exercise.

Service	Activities & Deliverables
Kickoff Meeting	Discuss the test plan, timing of testing, depth of testing, requested action for successful breach, definition of a successful end of test and obtain IP list as appropriate
Perform the Vulnerability	Perform External and Internal Penetration testing in a manner that protects data integrity
Service	Activities & Deliverables
Assessment and Penetration Test(s)	<p>Process of initial testing, preliminary report findings, period for remediation and final testing of updated environment. Up to 15 hours of attempted system exploitation</p> <p>Presentation of preliminary critical findings summary and 5 business day client remediation window.</p> <p>Remediation Re-testing</p> <p>Assessment Report</p>
Presentation of Results	Closing Meeting to review findings, and share insights on next steps to address noted vulnerabilities

### **Fees and Pricing**

The total cost of this SOW is \$22,500 for the completion of three penetration tests. Secure Compliance Solutions will conduct three annual penetration tests, at the fixed fee of \$7,500 each. Work will begin for each test within 20 days of the client written request. Each penetration test will be invoiced in 2 parts, 30% (2,250) upon completion of the kick-off meeting and 70% (\$5,250) due upon presentation of the report.

### **Terms and Conditions**

- SCS will submit subsequent invoices electronically per the stated schedule of completion above.
- Invoice payments are due within 30 calendar days of issuance.

### **About Secure Compliance Solutions LLC**

Secure Compliance Solutions LLC (SCS) was founded in 2015 to provide tailored security architecture, technical implementation, cybersecurity guidance and managed security services to small-medium businesses (SMB) and government entities, in line with industry best-practices and common cybersecurity frameworks. SCS designs and implements



information security strategies that align with and enable organizational mission and business objectives. Our consultants design tactical controls and procedures to ensure that security operations behave in a consistent and predictable manner. Finally, we implement, configure and support a wide range of information security and IT technologies to ensure protection against all manner of threats.

SCS maintains \$2M/occurrence and \$4M/aggregate general business and liability insurance underwritten by Hartford Insurance Company. SCS maintains a separate \$1M cybersecurity insurance policy underwritten by the Beazley Insurance Company.

**Agreed to:**

Secure Compliance Solutions

By: \_\_\_\_\_

Authorized Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Agreed to:**

Wheaton Park District

By: \_\_\_\_\_

Authorized Signature

Name: Michael Benard

Title: Executive Director

Date: \_\_\_\_\_



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 Kiebler and Taylor Barn Fire Alarms

DATE: October 1, 2020



---

**SUMMARY:**

Recently we experienced several false alarms from the fire alarm system that monitors the Kiebler and Taylor barns. It was identified that the system which was originally installed during initial construction in the early 1990's does not meet current codes. The wiring is not enclosed in conduit and the individual devices are connected in series that does not allow specific locations of problems to be identified.

We contacted our current monitoring company to provide pricing to upgrade the system to current standards and eliminate the problems we have experienced. They were asked to price this with the installation of the conduit and separate pricing if staff was to install the conduit. Additional competitive pricing was obtained from two other companies.

Company	Complete Installation	Without Conduit
Imperial Surveillance	\$20,980.00	\$12,860.00
Affiliated	\$22,950.00	\$17,980.00
Alarm Detection Systems	\$24,818.48	\$14,614.83

**REVENUE OR FUNDING IMPLICATIONS:**

Funds were not budgeted for this work as it was discovered this year. Several budgeted projects for Cosley Zoo are being deferred (\$169,265 budgeted in 40-800-813-57-5701-0000). The remaining 2020 projection of \$56,438 is for the roofing work. Adjustments will need to be made to the projection to account for this work.

**STAKEHOLDER PROCESS:**

Work will be scheduled with Cosley Zoo staff.

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Imperial Surveillance in the amount of \$20,980 and a contingency of 10% for the Cosley Zoo Fire Alarm Wiring Replacement.



# Customer Support Driven

## Proposal Created for: Wheaton Park District

Prepared By: Kevin Ambron  
Phone: 847.375.0300

**3 Years in a Row!**  
2017, 2018 & 2019



**Imperial Recognized as One of  
America's Fastest Growing  
Security System Integrators**



### SERVICES OFFERED

#### VIDEO SURVEILLANCE

CCTV or Closed Circuit Television, is a system that allows the owner to both monitor as well as record activity on his or her property.

#### DOOR ACCESS SYSTEMS

One of the best ways to maintain a level of control entry to your property whether it be your office, or other building is an access control system.

#### LOW VOLTAGE CABLING

A modern computer network begins by designing a wiring infrastructure that allows all subsystems to integrate fully and easily.

#### BURGLAR ALARM SYSTEMS

Protecting your business, building and employees is your priority and our specialty. We only use the very best security alarm equipment.

#### FIBER INSTALLATIONS

Stay connected with the most up to date and reliable cabling, fiber optics. Our team is highly qualified and educated to install for any project of any size.

#### INTERCOM SYSTEMS

We offer a wide range of intercom packages designed to provide effortless communication. Communicate throughout the office like never before.



**"Excellent Job, well trained"**  
John O'leary with O'learys Contractor Equipment

**"Rapid response times"**  
Joe Losurdo with Gold Max

Imperial Surveillance, Inc. - Illinois Wisconsin Indiana Minnesota Iowa  
Phone 847-375-0300 Fax 847-375-6722 www.ImperialCCTV.com IL License # 127.001463

Initial



Wheaton Park District Subscriber ('Sub')  
Wheaton Park District  
Wheaton, IL 60187  
Rob Sperl  
630-464-0161

Quote # - 131080  
Quote Date - Jul 24, 2020 11:06 AM  
Consultant - Kevin Ambron  
Project Name - Wheaton Park District Cosley Zoo Kiebler &  
Taylor Barns Fire Rewiring w/ Conduit

(a) Schedule of Protection / Bill of Materials / Scope of Work

Schedule of Protection: **Fire Alarm Systems**

Bill of Materials:

Qty	Imperial Item #	Description
1	CBL 14/2 FIRE	14/2 Solid Fire Cable / Lot of Red UL Rated Fire Wire
1	Conduit Misc.	Conduit Raceways & Misc. Conduit Parts
1	Labor Prevailing Wage	Prevailing Wage Labor

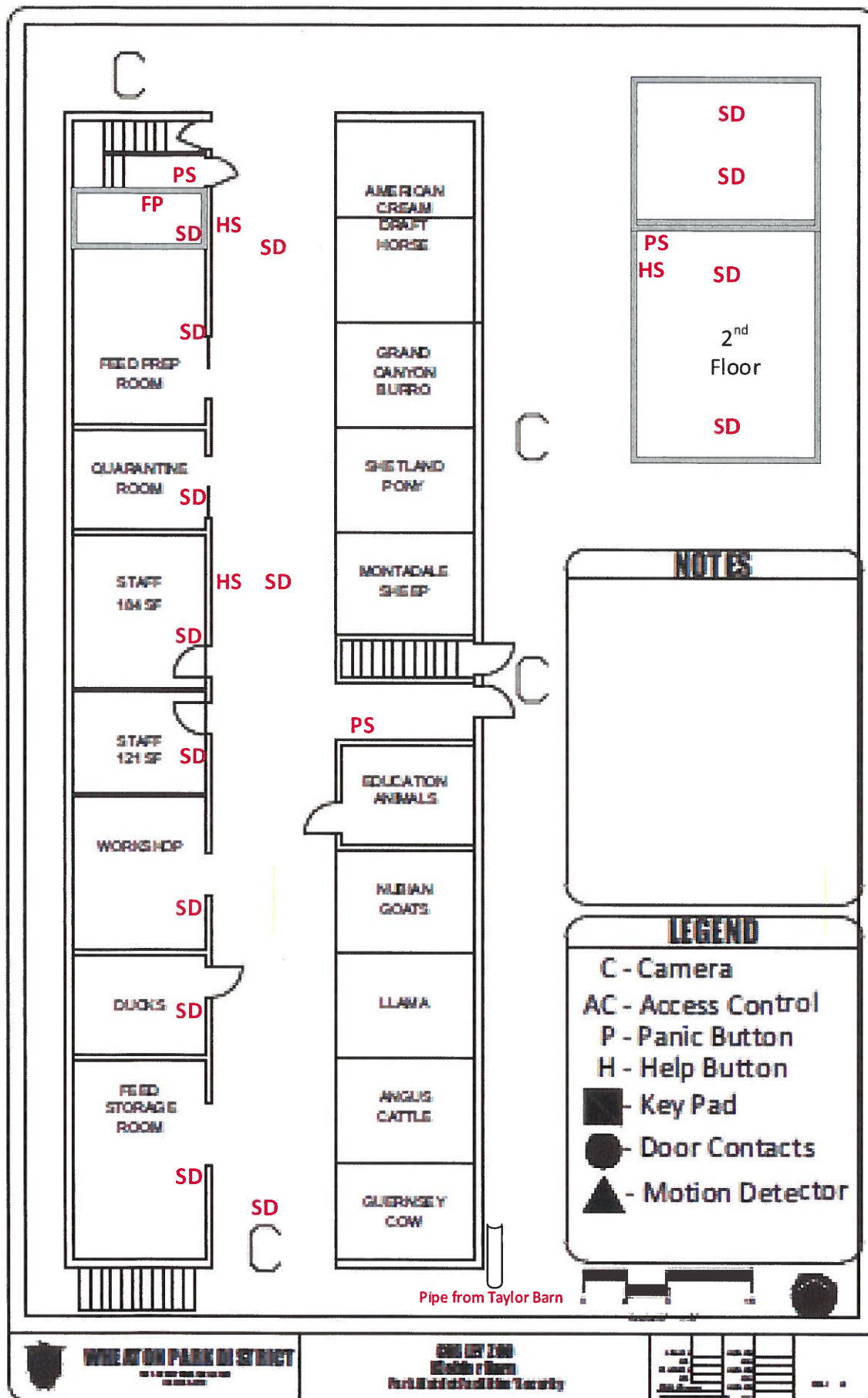
Scope of Work:

1. Remove existing fire devices
2. Completely remove existing fire cabling
3. Install conduit and jboxes to fire device locations
4. Run new fire cabling in conduit from fire panel to device locations  
--Run cable from Taylor Barn to Kiebler Barn through trenched pipe
5. Re-install existing fire devices
6. Test fire system

\*\*Refer to fire drawings for device locations

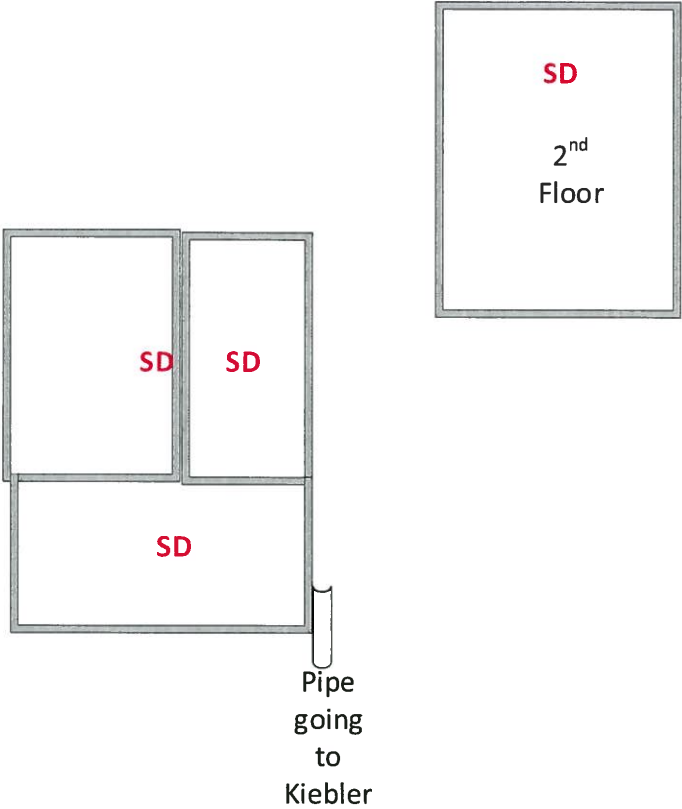
\*\*Additional costs if cable needs to be run from Main fire panel at Gift Shop to Kiebler Barn

\*\*Wheaton Park District will lay new trenched pipe from Taylor Barn to Kiebler Barn





# Taylor Barn



## INDEX

- FP**= Fire Panel
- SD**= Smoke Detector
- HS**= Horn/Strobe
- PS**= Pull Station



\_\_\_\_\_ Guaranteed Response Time \_\_\_\_\_

## Imperial Plan

Complete peak performance around-the-clock

**OR**

**Outright Installation Sale:** \$ 20,980.00 \_\_\_\_\_

\*Customer is responsible for firewall to protect against data breaches and holds Imperial Surveillance harmless if data breach occurs.

\*Imperial Surveillance is not liable or responsible in any event of abuse, misuse, and or illegal use of this equipment.

\*Please see the attached Addendum for additional Terms.

By \_\_\_\_\_

Imperial Surveillance, Inc. - Illinois Wisconsin Indiana Minnesota Iowa  
Phone 847-375-0300 Fax 847-375-6722 www.ImperialCCTV.com IL License # 127.001463

\_\_\_\_\_ Initial

Authorized Representative

Date

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\_\_\_\_\_Initial



Highly Trained Techs

## CREDIT CARD AUTHORIZATION PLEASE PRINT CLEARLY

\*\*\* THISCARDHOLDERMUSTSIGNBOTHTHISFORMANDTHEORDER \*\*\*  
ACKNOWLEDGEMENTANDRETURN THEMTOIMPERIAL SURVEILLANCE.

### Checking/ Savings Account

☐ Checking ☐ Savings  
Name on Acct \_\_\_\_\_  
Bank Name \_\_\_\_\_  
Account Number \_\_\_\_\_  
Bank Routing # \_\_\_\_\_  
Bank City/State \_\_\_\_\_

Routing Number Account Number  
222222222 000 1111 555\* 1027

### Credit Card

☐ Visa ☐ MasterCard  
☐ Amex ☐ Discover  
Cardholder Name \_\_\_\_\_  
Account Number \_\_\_\_\_  
Exp. Date \_\_\_\_\_  
CCV Code \_\_\_\_\_

I authorize Imperial Surveillance to charge my account listed above \$ \_\_\_\_\_ which will represent my 50% Deposit.

☐ (initial) Please save for use to pay final payment.

Signed and Agreed (CARD HOLDER SIGNATURE) (Signature MUST match signature on order acknowledgment)

Print Name \_\_\_\_\_ Date \_\_\_\_\_

☐ CHECK PAYMENTS—PLEASE SEND COPY

☐ Check Number \_\_\_\_\_ Date \_\_\_\_\_

Imperial Surveillance, Inc. - Illinois Wisconsin Indiana Minnesota Iowa  
Phone 847-375-0300 Fax 847-375-6722 www.ImperialCCTV.com IL License # 127.001463

Initial \_\_\_\_\_



ACH Authorization Form  
Kenneth Kirschenbaum, Esq., Tel. No. (316) 747-6700  
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Rapid Response

Illinois Department of Financial and Professional Regulation  
License No.: 127.001463

**IMPERIAL SURVEILLANCE**  
**1601 E. Algonquin Road**  
**Arlington Heights, Illinois 60005-4758**  
**(630) 269-6730**

**ACH RECURRING PAYMENT AND CREDIT CARD AUTHORIZATION FORM**

**Here's How Recurring Payments Work:**

You authorize regularly scheduled charges to your checking, savings account, or credit card. You will be charged the amount indicated below each billing period during the initial term of my agreement and all automatic renewal terms. The charge will appear on your bank statement as an "ACH Debit" or your credit card statement. You agree that no prior-notification will be provided unless the date or amount changes, in which case you will receive notice from us at least 10 days prior to the payment being collected.

**Please complete the information below:**

I, \_\_\_\_\_ authorize IMPERIAL SURVEILLANCE  
(full name)

to charge my ☐ bank account or ☐ credit card indicated below on the \_\_\_\_\_ of each  
day/date

\_\_\_\_\_ for payment of my \_\_\_\_\_  
week/month/quarter Insert type of bill

in the amount of \$ \_\_\_\_\_

Billing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Select payment method below:**

☐ **AUTOMATED ACH FROM BANK ACCOUNT PAYMENT:**

Account Type:	<input type="checkbox"/> Checking	<input type="checkbox"/> Savings
Name on Acct	_____	
Bank Name	_____	
Account Number	_____	
Bank Routing #	_____	
Bank City/State	_____	

Imperial Surveillance, Inc. - Illinois Wisconsin Indiana Minnesota Iowa  
Phone 847-375-0300 Fax 847-375-6722 www.ImperialCCTV.com IL License # 127.001463

\_\_\_\_\_ Initial



**I understand that this authorization will remain in effect until I cancel it in writing,** and I agree to notify IMPERIAL SURVEILLANCE in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next billing date. If the above noted periodic payment dates fall on a weekend or holiday, I understand that the payment may be executed on the next business day. I understand that because this is an electronic transaction, these funds may be withdrawn from my account, or charged to my credit card, on the above noted periodic transaction dates. In the case of a transaction being rejected for Non-Sufficient Funds (NSF) I understand that IMPERIAL SURVEILLANCE may at its discretion attempt to process the charge again within 30 days, and I agree to an additional \$25.00 charge for each attempt returned NSF which will be initiated as a separate transaction from the authorized recurring payment. I acknowledge that the origination of recurring transactions to my account must comply with the provisions of U.S. Law. I agree not to dispute this recurring billing with my bank or credit card company so long as the transactions correspond to the terms indicated in this authorization form. I agree that an ACH or credit card denial will constitute a breach of my payment obligation in my agreement with IMPERIAL SURVEILLANCE.

☐ **AUTOMATED CREDIT CARD PAYMENT:**

Credit Card #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Security Code: \_\_\_\_\_

☐ Mastercard ☐ Visa ☐ American Express ☐ \_\_\_\_\_

Cardholder's Name (As it appears on credit card): \_\_\_\_\_

Billing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



\_\_\_\_\_In-House IT Staff \_\_\_\_\_

**Network Survey**  
Thank you for choosing Imperial Surveillance!  
**Required Information Prior to Install**

**Managed network:** YES / NO    \*If Managed, please provide:

Contact Name: \_\_\_\_\_

Email: \_\_\_\_\_

Tel: \_\_\_\_\_

**Internet Service:** \_\_ATT / \_\_COMCAST / OTHER: \_\_\_\_\_

**Router Manufacture:** \_\_\_\_\_

Admin Router Login Known :YES / NO

\*\*If not known, you will need this on the day of install to avoid additional site visit/charge.

Customer Notes: \_\_\_\_\_

\_\_\_\_\_

Customer Contact Person \_\_\_\_\_ Tel \_\_\_\_\_

Completed By (Signature) \_\_\_\_\_ Date \_\_\_\_\_

**IMPERIAL SURVEILLANCE**  
**1601 E. Algonquin Road**  
**Arlington Heights, Illinois 60005-4758**  
**(630) 269-6730**

**ADDITIONAL EQUIPMENT, SYSTEMS AND SERVICE DISCLAIMER NOTICE**

The undersigned acknowledges that a representative of IMPERIAL SURVEILLANCE (hereinafter referred to as "IMPERIAL" or "ALARM COMPANY") has explained additional equipment, systems and protection that may be available from IMPERIAL, for additional charges, and the undersigned has had sufficient opportunity to consider the additional services that may be available, and has decided not to request or contract for such additional equipment, systems or protection. The additional equipment, systems and protection discussed included but was not limited to the following:

- |                       |  |  |  |
|-----------------------|--|--|--|
| • hard wire systems   | • UL, ETL or other nationally recognized testing lab approved installation | • data storage and retrieval                             | • video monitoring                       |
| • wireless systems    | • UL, ETL or other nationally recognized testing lab approved monitoring   | • access control   | • cellular/ radio backup                 |
| • additional contacts | • sprinkler / fire alarm   | • fire, smoke, carbon monoxide, water, heat, temperature | • latest technology                      |
| • motion detectors    | • electrical surge protection  | • roof, attic walls, exterior                            | • dedicated telephone line communication |
| • audio surveillance  |  | • independent secondary systems                          |  |
| • video surveillance  |  |  |  |
| • guard response      |  |  |  |
| • stationary guards   |  |  |  |

The undersigned acknowledges that:

• Not all of the above services are available or offered by IMPERIAL but the services and equipment were brought to the undersigned's attention and the undersigned declined such services or the opportunity to obtain the services from other security companies.

• That IMPERIAL has explained that it has no control over communication pathways such as telephone lines, VoIP, Internet, radio or cellular. Not all communication pathways are available in all areas and all communication pathways are subject to failing. If available IMPERIAL has discussed alternative communication pathways and Subscriber is responsible for selecting the available communication pathways. The security system will not communicate if the communication pathways are not working.

- That IMPERIAL is not responsible for the security or privacy of any wireless network system or router and that wireless systems can be accessed by others and it is the undersigned's responsibility to secure access to the system with pass codes and lock outs.
- That IMPERIAL has advised undersigned of any permits required for the alarm system and monitoring, and undersigned acknowledges that it is undersigned's responsibility to obtain and maintain all required permits and pay any false alarm or other fines related to the alarm systems or service.
- That smoke detectors and other battery operated devices must be checked monthly and batteries replaced at least annually and that the undersigned is responsible to check and replace batteries.
- That IMPERIAL has explained all components, operation and use of the alarm system to the undersigned's satisfaction.
- That if audio or video devices are installed, the undersigned has been advised to independently ascertain that the audio or video devices are used lawfully. IMPERIAL has made no representations and has provided no advice regarding the use of audio or video devices.

If IMPERIAL is taking over this system installed by anyone other than IMPERIAL:

- ☐ The undersigned declines inspection of existing system installed by others and assumes all risk and conditions of the system and has only requested IMPERIAL to re-program communication and monitor existing system with no repair obligation. IMPERIAL has inspected the security and or fire alarm system, reported non-operational components, and:
- ☐ The undersigned declines to authorize repairs and assumes all risk for existing system.
- ☐ The undersigned authorizes and agrees to pay for repairs which shall be detailed in the Sale or Service Agreement.

DEFICIENCIES (continue on additional page, if needed): \_\_\_\_\_

ADDITIONAL COMMENTS \_\_\_\_\_

Date: \_\_\_\_\_

Signature

Signature

Print Name

Print Name

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 Parking Expansion Engineering

DATE: September 30, 2020



---

**SUMMARY:**

Previous master planning and market study identified a shortage of parking as the primary obstacle to growing membership and attendance at Cosley Zoo. Additional property was acquired on the east side of Gary Ave. for the purpose of building additional parking facilities. A Request for Proposal (RFP) was sent to four civil engineers we have prior experience with for the purposes of developing preliminary plans and estimates. These can be utilized to seek grants and donations.

The scope of work is to develop preliminary plans with the goal of increasing capacity by 250 spaces. This was illustrated in the 2015 master plan developed by zoo master planning consultant, Ace Torre. The plans shall account for all current building and code regulations necessary to construct such a facility. Street crossing solutions, both short term (e.g. at grade) and long term (e.g. overpass), are to be accounted for in the designs. The City of Wheaton's recent traffic study was identified as information to be considered for this planning.

Below is a summary of the proposals received.

Wight Engineering	\$24,700
Christopher B. Burke Engineering LTD.	*\$28,700
Cage Engineering	*\$42,300
V3 Engineering	\$45,300

*\*Fee does not include wetland delineation*

The Wheaton Park District has worked with Wight Engineering on Graf Park artificial turf field. Their proposal outlines several projects similar in scope to the proposed zoo parking expansion. Their cost proposal identified a \$9,000 "professional bonus discount". \$9,800 represents their fee with the remaining majority being subconsultants for surveying, wetland delineations and soil boring.

**PREVIOUS COMMITTEE/BOARD ACTION:**

Cosley Foundation approved at their September meeting

**REVENUE OR FUNDING IMPLICATIONS:**

This initial study is proposed to be paid by the Cosley Foundation.

**STAKEHOLDER PROCESS:**

Cosley Zoo staff will be included in the design process and regular progress updates will be provided to the Cosley Foundation. All efforts will be made to be good neighbors to the residents around the zoo as we move through the design process.



**LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

Master Plan Concept from Torre Design Group  
Excerpts from Wight Proposal

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's allow staff to proceed with preliminary plans and estimates for the Cosley Zoo parking lot expansion with Wight in an amount not to exceed \$24,700.





## WIGHT'S METHODOLOGY

Our methodology provides a framework for ensuring the success of the Cosley Zoo Parking Expansion. It begins with working with you to ensure that we have a clear, comprehensive understanding of your goals for the visitor experience, pedestrian and vehicular circulation, and maintenance and phasing strategies. The foundation of our approach is a truly interactive design process, during which we will engage face-to-face or virtually with Park District staff. It is through listening first, asking clear questions, facilitating conversations, and developing an understanding of the relevant issues and needs for Cosley Zoo that the appropriate functional and aesthetic approach to the parking lot can be created.

We use many methods that draw upon our recreational bank of experience to encourage client understanding of design solutions, such as selections of imagery examples to illustrate concepts and ideas; live or virtual tours of similar projects or parking lots; and graphics, drawings, and digital media.

## PROJECT APPROACH

At Wight, we feel that the exchange of ideas through active dialogue leads to new ways of discerning issues and providing solutions. It is our responsibility to ask challenging questions, explore ideas, and define new possibilities—all within the parameters of your schedule and budget. We welcome the opportunity to share our experience with you, and collaborate on innovative solutions to ensure that the Cosley Zoo Parking Expansion project successfully enhances the Zoo's mission *"To create connections between people and animals that will inspire lifelong conservation of the natural world."* In this section, we have described key components of our processes that will be used to deliver the scope of services outlined in the RFP. We believe these processes enhance the quality of our services and provide greater value to the Park District.

### PROJECT UNDERSTANDING & PROGRAMMING

Our team believes that the foundation of a successful project delivery lies in our understanding of your vision and priorities for the project. This foundation is laid in the project "kick-off" meeting, at which time we seek alignment of the basic expectations of all appropriate members of the project team. We will work closely with you to establish the planning and design parameters to ensure that the completed Cosley Zoo Parking Expansion is representative of your goals, direction, and target budget. This collaborative approach is the first step in our process and documents the vision, functional goals, and key milestones for the project.

#### A. Project Understanding & Programming Phase

1. Conduct a project Kick-off Meeting to align the basic client expectations and reach a mutual understanding of the following:
  - a. Key participants and decision-makers
  - b. Project goals and objectives
  - c. Existing conditions
  - d. Scope of work
  - e. Deliverables
  - f. Tentative project schedule
  - g. Communication and responsibility matrix
2. Obtain relevant project data for the site:
  - a. Zoning and land-use designation
  - b. Local ordinances
  - c. Aerial photography
  - d. Topographic and boundary surveys
  - e. Geo-Technical reports
  - f. National Wetland Inventory (NWI)
  - g. Flood Insurance Rate Map (FIRM)
  - h. Tree Inventory (provided by Park District)
  - i. Traffic Study (provided by Park District)
  - j. Overpass Pedestrian Crossing Feasibility Study (provided by Park District)
3. Conduct Wetland Delineation. (Bollinger Environmental, Inc.)
4. Investigate sub-surface site conditions and prepare Geo-technical Report. (ECS Midwest, LLC)
5. Obtain ALTA Title Commitment and provide Boundary and Topographic Survey. (Civil & Environmental Consultants, Inc.)

6. Determine Base Flood Elevations and Floodway.
7. Visit project site to review and photograph existing conditions and confirm survey information.
8. Prepare Existing Conditions Plan using aerial photography and topographic survey.
9. Identify permitting requirements with jurisdictional agencies.

### CONCEPTUAL DESIGN & GRANT ASSISTANCE

Wight will begin the Conceptual Design process by translating the written program of needs and operations into conceptual diagrams for the parking lot, focusing on vehicular and pedestrian circulation, environmental impacts (floodplain and wetlands), drainage, materials, and phasing strategies. We will generate alternative plan options and, with your input, quickly evaluate the relative features, advantages, and disadvantages of each option, while keeping in mind the adjacencies of the Zoo, Gary Avenue, Winfield Creek and the residents. We encourage Park District staff to participate in these discussions to assure that we are creating effective solutions to improve the overall experience of the Zoo. As we develop the concepts, we will continuously evaluate the projects costs to make sure the project aligns with the Park District's parameters. We will review the design and engineering concepts with the appropriate jurisdictional agencies prior to finalizing the preferred concept and estimate. We understand grant funding is critical for the capital development of the parking expansion. Throughout the project duration, we will help identify potential grant opportunities that align with the project program and application timeline for this work. For the appropriate grant programs, we will provide the required graphics and cost data, and review project data and narratives authored by the Park District. Additional grant assistance can be provided as requested as an additional service.

#### B. Conceptual Design Phase

1. Develop Design Concepts (minimum of 2) for:
  - a. Site Amenities:
    - i. Parking Lot
    - ii. Pedestrian Circulation
    - iii. Street crossing (at grade vs. overpass/underpass)
  - b. Landscape:
    - i. Parking Lot
    - ii. Pedestrian Circulation
    - iii. Street crossing (at grade vs. overpass/underpass)
      - a. Short-term strategy
      - b. Long-term strategy
  - c. Grading and Utilities
2. Prepare construction cost opinion.
3. Review Concept Design Documents with you, up to two (2) times. Document meeting results via written meeting summary.
4. Prepare Conceptual Stormwater Analysis, including requirements as necessary for Site Runoff Storage (Detention), Post Construction Best Management Practices, Floodplain impacts, etc.
5. Review Conceptual Design with jurisdictional agencies as needed.
  - a. City of Wheaton
  - b. DuPage County
  - c. DuPage County Division of Transportation (DOT)
  - d. US Army Corps of Engineers (USACE) wetland permit
6. Summarize findings in written report.

#### C. Grant Assistance

1. Identify potential grant assistance programs based on the eligibility and project improvements.
2. Provide supplemental plans and cost estimates as required for grant submittals.
3. Review narrative information authored by the Park District.
4. Full grant preparation services can be provided as an additional fee, based on the specific grant program.

#### D. 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.

## SCHEDULE

Throughout our 81 years in business, Wight has partnered with our clients to ensure that projects are successfully completed within the budget and schedule criteria, without sacrificing the quality that you and your community require. Please see below for a chart outlining the approximate schedule for the Cosley Parking Lot Expansion.

[illegible]

## COST PROPOSAL

Based on the outlined Scope of Services described in this proposal, Wight & Company proposes the following Fixed Fee:

PHASE	FEE
Project Understanding/Programming Phase	\$3,900
Conceptual Design & Grant Assistance	\$14,900
Professional Bonus Discount	-\$9,000
<b>Total Fixed Fee</b>	<b>\$9,800</b>

REIMBURSABLE EXPENSES/SUB-CONSULTANTS	FEE
Boundary & Topographic Survey (Civil & Environmental Consultants, Inc.) SEE ATTACHED / PG. 27	\$7,200
Wetland Delineation (Bollinger)	\$2,250
Soil Borings (ECS Midwest, LLC) SEE ATTACHED / PG. 28	\$5,050
Reimbursable Expenses	\$400
<b>Total</b>	<b>\$14,900</b>

The following is a 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.



TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning  
Owen O'Reilly, Fleet Manager

THROUGH: Michael Benard, Executive Director

RE: Fuel Supply and Delivery Bid - 2020

DATE: October 2, 2020



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**SUMMARY:**

The district bids out fuel supply and delivery every three years. Fuel is stored in tanks located at the Park Services Center and Arrowhead Golf Course. Collectively, we use approximately 30,000 gallons of 87 octane gasoline and 12,000 gallons of off-road diesel that is combined with a biodiesel for cleaner emissions.

With our limited ability to store quantities of fuel and the fluctuating price, fuel prices are tied to the wholesale published "OPIS" (Oil Price Information Service) rate. This rate is updated daily and is specific to the Midwest. Since this rate is consistent between the different vendors, our bids are based on a price adjustment factor which is essentially the cost to deliver the fuel to our sites.

Notice for bidders was published on September 16, 2020 and bids were received through September 30, 2020. Separate pricing was requested for each location and product, however both vendors provided uniform pricing.

The following three contractors provided bids:

Contractor	Three Year Contract
Feece Oil Co.	+ 0.148 per gallon
Warren Oil Co.	+ 0.25 per gallon

The pricing would be effective from December 2020 through November 2023. Feece Oil has been our Fuel Supply and Delivery vendor since 2017 and we have been satisfied with their performance.

**REVENUE OR FUNDING IMPLICATIONS:**

- \$110,750 is budgeted for fuel and delivery within the current 2020 fiscal year (Includes Parks and Arrowhead).
- The breakdown is \$75,000 for Parks and \$35,750 for Arrowhead.
- Non-fuel lubricants, motor oil and anti-freeze are not included in this budget.

**STAKEHOLDER PROCESS:**

N/A

**LEGAL REVIEW:**

Standard bid documents and agreements were used.

**ATTACHMENTS:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve the proposal from Feece Oil Co. for Fuel Supply and Delivery in the amount of the OPIS rate + \$0.148 per gallon.

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Lincoln Marsh Paths

DATE: October 1, 2020



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**SUMMARY:**

Earlier this year staff received a request from a citizen to consider converting more of the wood chip trails at the Lincoln Marsh to a more accessible surface. Staff explored various options for expanding accessible trails within the Lincoln Marsh and created a map to better understand them.

Our ADA transition plan does note the wood chip trails are not ADA accessible. The United States Access Board provided guidance concerning trails. While the Lincoln Marsh currently exceeds the minimum percentage of trails that should be accessible, staff feels there would be benefit from extending the trail to unique features such as the floating boardwalks.

**PREVIOUS COMMITTEE/BOARD ACTION:**

N/A

**REVENUE OR FUNDING IMPLICATIONS:**

This has been included in the proposed 2021 budget.

FY2021 40-800-822-57-5701-0000
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Proposed Budget: \$16,000
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**STAKEHOLDER PROCESS:**

Planning staff has been reviewing options with the recreation staff at Lincoln Marsh. While there are concerns with the increased traffic that improved paths might have on current programming, they are receptive to the area recommended.

**LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

Map of Options

United States Access Board: Trails Chapter 2 Scoping Requirements

**ALTERNATIVES:**

Various alternatives are detailed in the concept plans.

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's allow staff to move ahead with plans to convert the wood chip trail to the ramp to limestone screenings in 2021 at an estimated cost of \$16,000 for materials.

## Lincoln Marsh ADA Path Concepts

2020 Cost Estimates

### Existing Asphalt/ Gravel Path 2,830 LF

#### Path Connecting Main Path to Ramp 720 LF by 8 FT wide

Item	Qty	Unit Cost	Units	Extended Cost
Excavate and haul off (9")	165	\$ 75.00	CY	\$ 12,375.00
Landscape fabric	5,760	\$ 0.15	SF	\$ 864.00
CA-6 gravel base (6")	110	\$ 20.00	CY	\$ 2,200.00
Limestone screenings (3")	55	\$ 15.00	CY	\$ 825.00
<b>Total</b>				<b>\$ 16,264.00</b>
Est. Man Hours	144			\$ 4,320

#### Small Loop Path

Additional 1,325 LF by 8 FT wide

Item	Qty	Unit Cost	Units	Extended Cost
Excavate and haul off (9")	300	\$ 75.00	CY	\$ 22,500.00
Landscape fabric	10,600	\$ 0.15	SF	\$ 1,590.00
CA-6 gravel base (6")	200	\$ 20.00	CY	\$ 4,000.00
Limestone screenings (3")	100	\$ 15.00	CY	\$ 1,500.00
<b>Total</b>				<b>\$ 29,590.00</b>
Est. Man Hours	265			\$ 7,950

#### Large Loop Path

Additional 2,765 LF by 8 FT wide

Item	Qty	Unit Cost	Units	Extended Cost
Excavate and haul off (9")	615	\$ 75.00	CY	\$ 46,125.00
Landscape fabric	22,120	\$ 0.15	SF	\$ 3,318.00
CA-6 gravel base (6")	410	\$ 20.00	CY	\$ 8,200.00
Limestone screenings (3")	205	\$ 15.00	CY	\$ 3,075.00
<b>Total</b>				<b>\$ 60,718.00</b>
Est. Man Hours	553			\$ 16,590

#### Remaining Paths

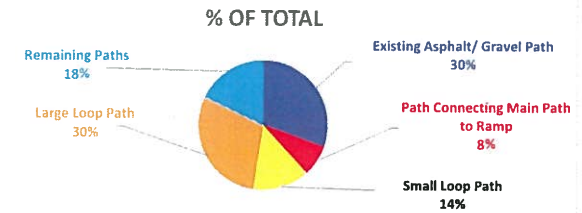
Additional 1,660 LF by 8 FT wide

Item	Qty	Unit Cost	Units	Extended Cost
Excavate and haul off (9")	375	\$ 75.00	CY	\$ 28,125.00
Landscape fabric	13,280	\$ 0.15	SF	\$ 1,992.00
CA-6 gravel base (6")	250	\$ 20.00	CY	\$ 5,000.00
Limestone screenings (3")	125	\$ 15.00	CY	\$ 1,875.00
<b>Total</b>				<b>\$ 36,992.00</b>
Est. Man Hours	332			\$ 9,960.00

**Grand Total** \$ 143,564.00  
 Total Est. Man Hours 1,294 \$ 38,820

### Overall Path Length

Path	Length (LF)	% of Total
Existing Asphalt/ Gravel Path	2,830	30%
Path Connecting Main Path to Ramp	720	8%
Small Loop Path	1,325	14%
Large Loop Path	2,765	30%
Remaining Paths	1,660	18%
<b>Total</b>	<b>9,300</b>	<b>100%</b>





## F247 Trails

**F247.1 General.** Where a trail is designed for use by hikers or pedestrians and directly connects to a trailhead or another trail that substantially meets the requirements in 1017, the trail shall comply with 1017.

**Advisory F247.1 General.** The Federal Trail Data Standards classify trails by their designed use and managed use. A trail has only one designed use that determines the design, construction, and maintenance parameters for the trail. A trail can have more than one managed use based on a management decision to allow other uses on the trail. Trails that have a designed use for hikers or pedestrians are required to comply with 1017. Trails that have a designed use for other than hikers or pedestrians are not required to comply with 1017.

A trail system may include a series of connecting trails. Only trails that directly connect to a trailhead or another trail that substantially meets the requirements in 1017 are required to comply with 1017.

**F247.2 Existing Trails.** Where the original design, function, or purpose of an existing trail is changed and the altered portion of the trail directly connects to a trailhead or another trail that substantially meets the requirements in 1017, the altered portion of the trail shall comply with 1017.

**Advisory F247.2 Existing Trails.** Routine or periodic maintenance activities that are performed to return an existing trail to the condition to which the trail was originally designed are not required to comply with 1017.

**F247.3 Trailheads.** Trailheads shall comply with F247.3.

**Advisory F247.3 Trailheads.** Trailhead information signs are addressed in F216.13.

**F247.3.1 Outdoor Constructed Features.** Where provided within trailheads, at least 20 percent, but not less than one, of each type of outdoor constructed feature shall comply with 1011.

**F247.3.2 Outdoor Recreation Access Routes.** At least one outdoor recreation access route complying with 1016 shall connect the following:

1. Accessible parking spaces or other arrival points serving the trailhead;
2. Starting point of the trail; and
3. Accessible elements, spaces, and facilities provided within the trailhead.

**Advisory F247.3.2 Outdoor Recreation Access Routes.** In alterations to existing trailheads, there are exceptions in 1016.1 that can be used where conditions specified in 1019 apply.

**F247.4 Trail Facilities.** Where provided on trails, facilities shall comply with F247.4.

**Advisory F247.4 Trail Facilities.** Facilities are required to comply with F247.4 regardless of whether the trail complies with 1017. Outdoor recreation access routes are not required at camping facilities, picnic facilities, or viewing areas provided on trails.

**F247.4.1 Camping Facilities.** Camping facilities provided on trails shall comply with F244.2 and F244.3.

**F247.4.2 Picnic Facilities.** Picnic facilities provided on trails shall comply with F245.2 and F245.3.

**F247.4.3 Viewing Areas.** Viewing areas provided on trails shall comply with F246.2 and F246.3.

**F247.4.4 Routes.** Routes that connect trails complying with 1017 to camping facilities, picnic facilities, viewing areas, pit toilets, and accessible elements provided within the facilities shall comply with 1017.

**Advisory F247.4.4. Routes.** Routes that connect trails that do not comply with 1017 to camping facilities, picnic facilities, viewing areas, pit toilets, and accessible elements provided within the facilities are not required to comply with 1017. An exception to F213.1 exempts pit toilets from the requirements for accessible toilet facilities.

**F247.5 Outdoor Constructed Features.** Where outdoor constructed features are provided on trails, other than within facilities specified in F247.4, at least 20 percent, but not less than one, of each type of outdoor constructed feature at each location shall comply with 1011.

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Presidents Park Lease Amendment

DATE: October 8, 2020



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**SUMMARY:**

Presidents Park is owned by the City of Wheaton and was leased to the Wheaton Park District in 1978. This lease automatically renews each year.

The current playground was installed in 1995 and is overdue for replacement. Being located in the bottom of the detention area has caused some maintenance challenges over the years. In addition, the park sees more frequent vandalism than other parks. Other improvements in the park include two t-ball back stops, a basketball hoop and an inline skating rink.

In 2017 we had surveyed the neighborhood about removing the playground and not replacing it. The overwhelming response was to keep the playground. We had begun planning for replacement before being advised by engineers at the City of Wheaton that this location was being considered for stormwater improvements and we should hold off on replacing the playground. Recent correspondence has indicated that there are currently no plans for stormwater improvements.

We have also had a few citizen concerns about the current condition of the playground. The attached community message has been drafted. Prior to sending this, we would like some board feedback that this will be retained in the 2021 budget as proposed. We are also proposing to amend our lease agreement with Wheaton to identify the replacement of the playground and allow us the ability to recoup some of the investment should they terminate the lease prior to the anticipated 20-year lifespan of the new playground.

**PREVIOUS COMMITTEE/BOARD ACTION:**

N/A

**REVENUE OR FUNDING IMPLICATIONS:**

FY 2021 Account: 40-800-827-57-5701-0000	Budget: \$250,000
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This amount is higher than we traditionally have budgeted for as we are intending to contract this construction. In normal years we have had a difficult time committing staff in the spring to projects other than facility set up and special events. In the fall, construction is weather

dependent, and we have had a couple of playgrounds get started but then sit through the winter to be finished in the spring. We are expecting an especially busy year in 2021 for all Parks staff. We will bid the purchase of the equipment separately as we typically do and the construction separately to allow decisions to be made independently by the board.

**STAKEHOLDER PROCESS:**

We have previously surveyed the neighboring residents about replacing the playground and will send out survey about specific preferences for the replacement equipment.

**LEGAL REVIEW:**

Our legal counsel provided the attached amendment.

**ATTACHMENTS:**

First Amendment to Lease for Presidents Park

Original Lease

Recommended Community Message

Background information include timeline of communication, survey results, citizen comments, city feedback, inspection records and recent photos

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve of the lease amendment with the City of Wheaton and direct staff to proceed with communicating to the neighbors that the playground will be replaced in the spring of 2021.

## FIRST AMENDMENT TO LEASE BETWEEN CITY OF WHEATON AND WHEATON PARK DISTRICT

This First Amendment ("Amendment") is made and entered into this \_\_\_\_ day of October, 2020, by and between the City of Wheaton, an Illinois municipal corporation ("Lessor") and the Wheaton Park District, an Illinois park district and unit of local government ("Lessee"), and amends, in certain respects, that certain Lease Between City of Wheaton and Wheaton Park District entered into on May 1, 1978 ("Agreement"). Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

### RECITALS

WHEREAS, Lessor and Lessee are parties to an Agreement regarding the lease of certain portions of Lessor's property commonly referred to as President's Park (Leased Premises"); and

WHEREAS, the Agreement automatically renews for successive one year periods on May 1<sup>st</sup> of each calendar year unless either party provides the other party with written notice of its intent to terminate not less than ninety days prior to the end of any such annual term; and

WHEREAS, the Leased Premises is currently improved with a playground that Lessee intends to replace at an estimated cost of \$300,000; and

WHEREAS, the new playground has a an estimated lifespan of approximately twenty years; and

WHEREAS, in order to entice Lessee to proceed with the new playground installation and to protect Lessee's investment of public funds related to said installation, Lessor and Lessee wish to amend the Agreement to provide for the reimbursement of the then current value of the playground in the event Lessor elects to terminate the Agreement within the useful lifespan of the playground; and

WHEREAS, Lessor and Lessee have determined that it is in their respective best interests to amend the Agreement on the terms and subject to the conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the parties agree to the following:

1. Incorporation of Recitals. The foregoing recitals are incorporated herein by reference as though fully set forth in this Section 1.

2. Reimbursement in the Event of Termination or Interference. Notwithstanding anything to the contrary set forth in the Agreement, in the event: (a) the Agreement is terminated by Lessor for any reason; or (b) Lessor undertakes any action, including but not limited to stormwater management or mitigation activities, on or adjacent to the Leased

Premises, that unreasonably interferes with Lessee's use of the Leased Premises, specifically including the public's access to and use of the playground equipment, Lessor shall pay Lessee the then current remaining value of the playground equipment located on the Leased Premises, as calculated on the date of termination. Lessor and Lessee shall agree on the remaining value of the playground equipment. In the event Lessor and Lessee shall fail to agree on the remaining value, the parties shall hire an independent third-party consultant to provide an opinion as to the remaining value, and that determination of value shall be considered conclusive and shall be binding on the parties. The cost for the third-party consultant shall be shared equally by the parties.

4. Counterparts. This Amendment may be executed in counterparts, each of which shall be an original but all of which taken together shall constitute but one and the same instrument. In the event any signature is delivered by facsimile or by e-mail delivery of a scanned .pdf file, such signature shall create a valid and binding obligation of the party with the same force and effect as if the facsimile or scanned .pdf signature page were an original thereof.

5. Entire Agreement; Modification. All other terms and conditions contained in the Agreement remain unchanged. The Agreement and this Amendment contain all of the terms and conditions agreed on by the parties with respect to the subject matter hereof, and no other alleged communications or agreements between the parties, written or otherwise, shall vary the terms hereof. Any modification of the Agreement or this Amendment must be in writing and signed by all parties.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date set forth below.

**CITY OF WHEATON**

**WHEATON PARK DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



LEASE

THIS INDENTURE, made this 1st day of May, 1978, between the CITY OF WHEATON, an Illinois municipal corporation, LESSOR, and the WHEATON PARK DISTRICT, a duly constituted Illinois Park District, LESSEE,

WITNESSETH:

That the said Lessor, for and in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the Lessee, has demised and leased to the Lessee the property described in Exhibit A attached hereto and made a part hereof by reference, which property is commonly referred to as Lake A.

Lessee covenants and agrees to pay the Lessor as rent for said demised premises, at the Office of the City Clerk of the City of Wheaton, Illinois, the sum of One Dollar (\$1.00) per annum.

The term of such lease shall be for a one (1) year period, commencing May 1, 1978 and ending April 30, 1979, but shall be deemed automatically renewed each year for successive one year periods thereafter unless written notice to terminate shall be delivered by either party hereto to the other, any such notice to be delivered not later than ninety (90) days prior to the end of any such annual term.

Upon termination of the lease for any reason, Lessee reserves the right to remove any playground equipment or facilities constructed by Lessee upon the leased premises within a reasonable period after such termination, and in so doing to return any land area to its condition prior to the installation of any such equipment or facilities, including the re-seeding of the ground disturbed by the removal of the same.

This lease is made upon the following express covenants and agreements, each of which is made a condition hereof:

1. The leased premises shall be maintained by the Wheaton Park District as a recreational and park facility for the benefit of the citizens of the City of Wheaton.

2. It is hereby acknowledged that the primary purpose of the leased facility is as a dry bottom storm water retention facility and is a critical link in the storm water retention capabilities of the City of Wheaton, and in consideration thereof Lessee hereby agrees to perform the following maintenance functions to preserve the integrity of that system:

- a. All catch basins and storm water inlet or outlet grading shall be kept free of debris.
- b. The skimming of lawn areas for any athletic fields shall be kept to a minimum so as to prevent soil erosion.
- c. Care shall be taken in the excavating for plantings or any other purpose to insure that the underdrain and slope drain systems are not damaged. No plantings shall be installed in the area of the underdrains or slope drains.
- d. Prior to establishing a landscape plan, developing structures, fencing, equipment, or any other improvement on the leased premises, the Park District shall submit its plans to the City Engineer of the City of Wheaton and obtain said City Engineer's approval to insure that the basic function of the facility for storm water retention will not be diminished. The City Engineer shall respond within thirty (30) days to the Wheaton Park District.
- e. Any change in the existing topography below U.S.G.S. elevation of 751.00 above mean sea level shall be approved by the Wheaton City Engineer and shall meet the requirements of Chapter 12½ of the Wheaton City Code.

3. The Lessee agrees to indemnify and hold harmless the Lessor against loss, damage, or injury from any act or omission of Lessee, its agents or employees, to the person or property of any person while on or about the premises covered by this lease.

The Lessee further agrees that if in any case the release and indemnity herein provided for shall not be valid, the Lessor shall, in such case, have

the full benefit of any insurance effected by the Lessee upon the property and against the hazard involved; and the Lessee agrees that any and all such insurance shall be so written that the insurer shall have no claim or recourse of any kind whatsoever against the Lessor in connection therewith, and the Lessor shall be made an additional insured on said policies of insurance.

4. The Lessee hereby authorizes the Lessor through its duly constituted municipal Police Department to enforce all State, County and Municipal Statutes and Ordinances in all portions of the leased territory.

5. It is further agreed between the parties hereto that if Lessee shall breach or make default in any conditions, covenants or agreements of this lease, it shall be lawful for the Lessor, at any time thereafter to declare this Lease ended and to reenter said premises and take possession thereof, with or without process of law, and to use reasonable or necessary force for regaining possession.

6. It is further agreed and provided that any waiver at any time of a breach of any condition, covenant or agreement of this lease shall extend only to the particular breach so waived, and shall in no manner impair or effect the existence of such condition, covenant, or agreement or the right of the Lessor to thereafter avail itself of the same or any subsequent breach thereof. Upon breach or default of any condition, covenant or agreement of this lease, this agreement may be terminated by either party hereto upon ninety (90) days notice in writing to the other party, said time period being computed from but not including the date said notice is placed in the United States Mail.

7. The benefits and obligations of this lease shall extend to and bind the executors or assigns of the parties hereto; but no interest in this lease shall be assigned; nor said premises, or any part thereof, sublet, used, or occupied by any party other than the Lessee, nor shall Lessee allow or permit any lien of any kind to be imposed upon said premises without the written consent of Lessor first obtained.

8. All notices hereunder shall be in writing, such notice to be delivered to the receiving party hereto at such party's respective administrative offices address. Personal delivery of any such notice may be delivered to the Mayor of

the City of Wheaton (for Lessor) or to the President of the Park Board (for Lessee). Such mail notice shall be deemed delivered on the day after such notice is deposited in a U.S. mail receptacle in a properly addressed and stamped envelope.

IN WITNESS WHEREOF, the Lessor has caused these presents to be executed in its corporate name and on its behalf by its Mayor and its corporate seal to be affixed and attested to by its City Clerk pursuant to resolution of its City Council, and the Lessee has caused these presents to be executed in its Corporate name and on its behalf by its President and its corporate seal to be affixed and attested to by its Secretary, pursuant to resolution of the Wheaton Park District, all of this the day and year first above written.

(SEAL)

ATTEST:

*Robert D. Dumas*  
Secretary

WHEATON PARK DISTRICT

By: *James H. [Signature]*  
President

(SEAL)

ATTEST:

*Lillian Johnson*  
City Clerk

CITY OF WHEATON

By: *[Signature]*  
Mayor

Lake A (D-147)

EXHIBIT "A"

A parcel of land within Wheaton Estates Subdivision in the Northwest 1/4 of Section 22, Township 39 North, Range 10 East of the Third Principal Meridian in DuPage County, Illinois. Commencing at a point 283' west of the southeast corner and along the south line of said quarter section for a place of beginning, said point being the southeast corner of Lot 6, Block 18 of said Subdivision; thence westerly 355' along the south line of said quarter section to the east right-of-way of Prospect Street; thence northerly along said right-of-way line 221.25' to the north right-of-way of Lowden Avenue; thence westerly 66' along the north right-of-way of Lowden Avenue to the west right-of-way of Prospect Street; thence northerly along the west right-of-way of Prospect Street 300' to the south right-of-way of Dawes Avenue; thence easterly along said south right-of-way 66' to the east right-of-way line of Prospect Avenue; thence northerly along said east right-of-way line 366' to the south right-of-way of Coolidge Avenue; thence easterly along the south right-of-way of Coolidge 355' to the northeast corner of Lot 6, Block 23 of said Subdivision and then southerly 882' to the place of beginning.



## **Recommended Community Message**

**October 16, 2020**

Dear President Park Neighbors,

First, I want to apologize for the condition of the equipment at Presidents Park. As neighbors have pointed out, this is not typical of how the Wheaton Park District strives to maintain our parks. I am contacting you to share some of the history related to this park and more importantly our intentions for the near future.

The property known as Presidents Park is owned by the City of Wheaton and was leased to the Wheaton Park District in 1978. This lease automatically renews each year. To the city, it is known as Lake A with a primary purpose as a dry bottom storm water retention facility. Until 1995, it functioned simply as green space.

That is the year the current playground was constructed, currently making it our oldest playground. Age is not the only factor that goes into determining when to replace a playground. Other factors that are considered include the amount of use they get and what our history of damage and repairs has been. In particular, as a playground gets older it becomes more difficult to source replacement parts.

It is apparent that the equipment at Presidents Park is old and worn. The routine flooding of this park is partially to blame for the condition of the equipment as well as the added maintenance required when the surfacing is washed away. The bottom of a retention basin is not an ideal location for playground equipment. We have been looking at alternate options, but have had limited success.

In 2017, we had surveyed the neighborhood about whether this playground should remain in its current location or be removed. Most responses favored keeping the equipment in that location. As a result, we planned for replacement in 2020. A couple of things occurred that delayed that plan. The current pandemic has delayed most of our capital projects this year. However, our planning for projects such as this typically begin the year before.

In July 2019, we began looking at ways to try and build a new playground without the flooding that is detrimental to the equipment and surfacing. We met with the city engineers to review these ideas. At that time, we discovered that they were looking at various options for improving flood protection throughout the city and Presidents Park was one location under consideration. They suggested we hold off on any improvements for the following year. We followed up recently about the potential to replace the playground and have been told this area is no longer a part of current planning.

As a result, we are intending to replace the playground in its current location and have included it in our 2021 budget proposal. Once the park board approves the budget proposal, you will receive a playground survey that we typically provide in advance of any playground replacement. These results are used to select the equipment and design of the playground. We anticipate being able to order and install the equipment as soon as the weather allows next spring.

One final thing I would like to address. Over the past couple of years, we have had a couple of concerns about the current equipment being hazardous. We have several Certified Playground Safety Inspectors

on our staff including myself. A primary part of our training involves being able to identify hazardous conditions in playgrounds, rank their potential for significant injury and eliminate them.

During our most recent inspection we noted worn surfaces, painting needed, cracked rubber coatings on the decks and stairs and damaged roof panels. While these are unsightly and not what should be expected, the potential for injury from these conditions is limited. For this reason, I would prefer that the equipment remain in place for community use at this time rather than being pre-emptively removed.

If you have any questions or comments, feel free to reach me at [rsperl@wheatonparks.org](mailto:rsperl@wheatonparks.org) or 630-510-4970.

Thank you for your patience and understanding.

Rob Sperl

Director of Parks and Planning

## Presidents Park Playground Background Information – For Park Board

Jun 2014	Staff performs a playground audit at Presidents as part of a district-wide update. Minor issues identified and corrected.
Dec 2015	SOI presented to Board at B&G with idea of removing playground at Presidents Park
Jan 2016	2016-2020 Strategic Plan identified need to consider alternative uses better suited to site conditions
May 2017	Neighborhood surveyed about removal of the playground (see summary below)
Jul 2017	Results of neighborhood survey presented to Board and request made for recommended direction.
Jun 2018	Staff develops draft communication plan
Dec 2018	Capital budget includes Presidents Park playground as a 2020 expense
June 2019	Staff request proposal from civil engineer to aid with concept design in advance of grant applications
Jul 2019	Staff meets with City to discuss concept for park improvements and learns of City's plans to increase stormwater capacity
Nov 2019	Capital budget includes Presidents Park playground as a 2021 expense
Sep 2020	Staff follows up with City about status of stormwater plans

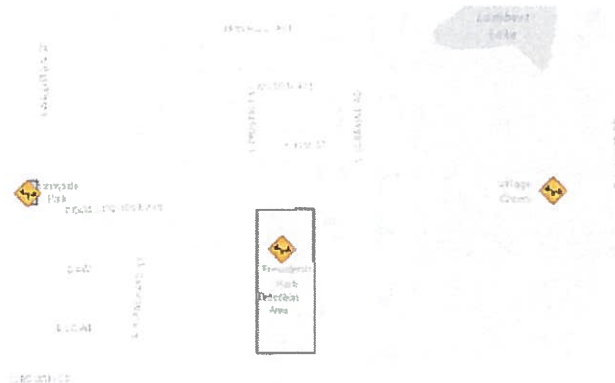
### Summary of survey results:

Postcards (pictured below) were mailed to 220 residents around Presidents Park highlighting the fact that there are two other playgrounds/ parks nearby. Residents were encouraged to contact planning staff with any questions or concerns. 22 people responded to the postcard (3 in favor of removals & 19 opposed.) Several people noted a number of children residing in the neighborhood that use the playground. A few residents also stated the basketball courts are utilized. Resident concerns expressed included: flooding, attracting undesirable users, naturalized area and wildlife.

Dear Presidents Park Neighbor

The playground at Presidents Park has exceeded the age when the Park District normally replaces playgrounds. Due to the regular flooding of this park and the nearby playgrounds at Sunnyside Park in Wheaton and Village Green Park in Glen Ellyn, we are considering removing and not replacing this playground and other park amenities as they age out. The Park District would appreciate and comments or concerns you have for or against this idea or other suggestions you may have for the park by calling or emailing me.

Sincerely  
 Steve Hinchee,  
 Superintendent of Planning  
[shinchee@wheatonparks.org](mailto:shinchee@wheatonparks.org)  
 (630) 510-4976



Since this time other comments and concerns have been received periodically.

Angela Hsu 7/14/18, 9/16/18 and 9/14/20

Concerns with broken slide, rubber coating coming off stairs. Recommends replacing the playground somewhere other than water retention area.

Charles Aaron Camp 11/9/2018

Suggested removal of equipment and expanding natural plantings.

Linda Williams 9/3/20

Playground is in a "sad state" and would like it replaced

City feedback regarding playground replacement:

## Presidents Park



**Steve Hincee**  
To [predman@wheaton.il.us](mailto:predman@wheaton.il.us); Tebrugge, Joseph  
Cc Rob Spert

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7/8/2019

**Paul and Joe**

Thank you for taking the time to meet with us last week concerning Presidents Park. It was helpful to hear a City perspective on the property. As a follow up to our meeting it would be helpful to get something from the City in writing that would provide us with direction (something along the lines that the City does not recommend any significant capital improvements to the park in the next 12 months). Please let me know if this is something you're able to provide in the next few weeks. If you have any questions please feel free to give me or Rob a call.



Steve Hincee | Superintendent of Planning  
630.510.4976 | [wheatonparkdistrict.com](http://wheatonparkdistrict.com)

*create. discover. play.*

Follow Us:    

1000 Manchester Rd. Wheaton IL 60187 | [shincee@wheatonparks.org](mailto:shincee@wheatonparks.org)

**From:** Joseph Tebrugge [mailto:JTebrugge@wheaton.il.us]  
**Sent:** Friday, September 4, 2020 10:39 AM  
**To:** Steve Hinchee <shinchee@wheatonparks.org>  
**Cc:** Rob Sperl <rsperl@wheatonparks.org>  
**Subject:** Re: Presidents Park - Potential Drainage Improvements

Dear Steve,

We do not have any specific timeline as to when the City may be in a position to advance any plans for President Park. We did give another presentation to Council on Flooding and Flood resiliency but we still have a long way to go in our discussions with Council before we would get to a point where have an idea on whether Council would want to embark on a project that would include President's Park or choose a different type of Flood Protection that would not include the Park at all.

**Joseph E. Tebrugge**

Director of Engineering  
City of Wheaton  
[www.wheaton.il.us](http://www.wheaton.il.us)  
630.260.2069

## Re: Presidents Park - Potential Drainage Improvements



Joseph Tebrugge <JTebrugge@wheaton.il.us>

To: Rob Sperl; Steve Hinchee

↩ Reply

↩ Reply All

→ Forward

...

Tue 9/15/2020 8:10 AM



You forwarded this message on 9/15/2020 8:25 AM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Dear Rob and Steve,

The City is not clear on whether we will be pursuing any changes to the President's Park property. Currently we do not have any active plans. The property was acknowledged as a place where additional storm water could be stored in the alternative analysis for one of our Flood Prone Area studies. It is unknown when or in what form a Flood Protection Program may be started and as such it is unknown if the park will be a part of those plans. Currently as the City does not have any plans to change the property, then it is unlikely that the City would participate in the Park District's desire to make any changes. However that is not a conversation that is authorized at my level and would have to be initiated between your Executive Director and the City Manager.

As far as the permit requirements, it is always a requirement to prove that new work in a detention facility not have a negative effect on the required detention present. In order to prove this, the detention facility must be surveyed and the volume documented. If the detention facility is found to not be in compliance, then a plan to bring it into compliance is a part of the permit requirement.

**Joseph E. Tebrugge**

Director of Engineering  
City of Wheaton  
[www.wheaton.il.us](http://www.wheaton.il.us)  
630.260.2069



## **Inspection History**

Low Frequency Inspections – Completed by trained facilities staff with repairs being completed at that time or work orders scheduled

2 completed in 2017

3 completed in 2018

3 completed in 2019

2 completed in 2020

High Frequency Inspections – Completed by trim crew when they are at the park

36 completed 2017

36 completed 2018

23 completed 2019

24 completed 2020

## **Low Frequency Details**

7-3-2018 Mark K.

Items noted – untwisted chains, raked in chips, blew off walks

7-16-2018 Mark K. and Bob Barron

Items noted – Chain coating cracked, new net is being ordered, Slide is boarded up, new slide section is being ordered, Raked in chips and pulled weeds, Blew off walks

Removed peeling coating on decks and stairs, applied rust refurbisher and painted

8-21-18 Mark K. and Bob Barron

Items noted – untwisted chains, raked in chips, blew off walks

4-19-19 Mark K. and Bob Barron

Items noted – Replaced split handgrips and untwisted chains, raked in chips and removed debris, blew off walks

5-23-19 Mark K. and Bob Barron

Raked, weeded, remove graffiti

8-23-19 Mark K. and Bob Barron

Nothing noted

7-8-20 Bob Barron and Matt Rice

Items noted – Park sign missing

9-15-20 (not formal inspection) Paul Stanczak

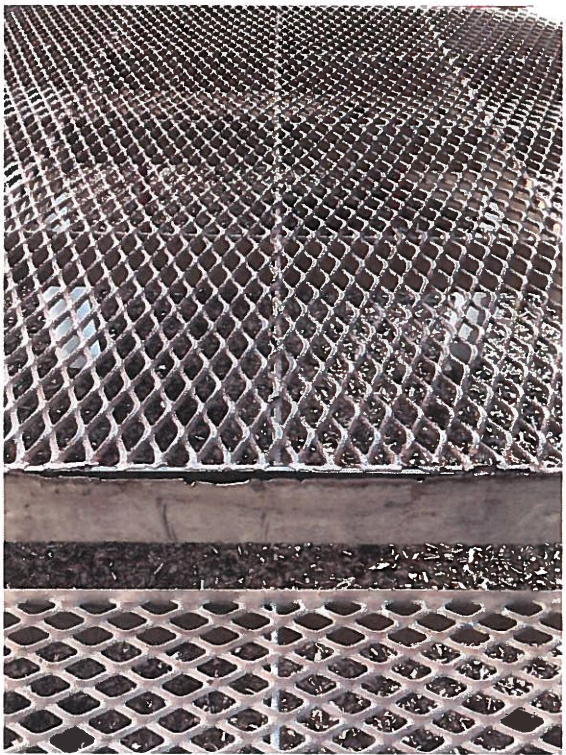
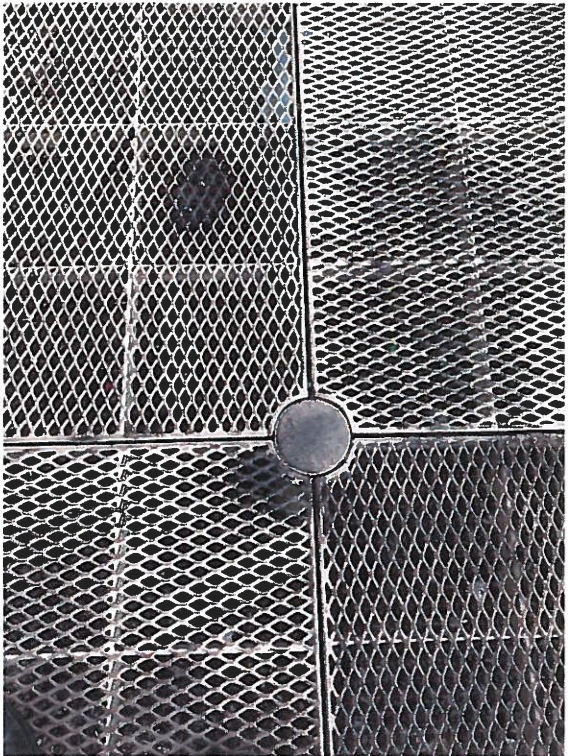
Items noted – Painting of equipment needed, ramps worn, metal decks worn, 2 broken sections of roof, worn rubber coating on arch bridge, cloudy bubble panel, burn marks on loop ladder, No Dog sign needs paint, roller hockey court needs paint, basketball needs paint, garbage cans need power washing, paths are cracked

Overall – power wash and paint, remove damaged roof sections

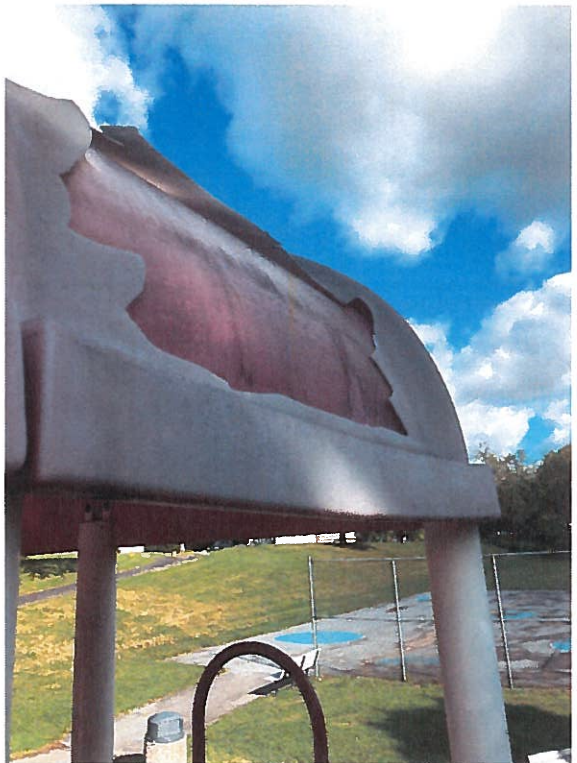
### [Current Park Photos](#)

















TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Seven Gables Roof Bid Results

DATE: September 29, 2020

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**SUMMARY:**

In June 2019, Illinois Roof Consulting Associates (IRCA) provided a detailed report on the condition of several roofs throughout the district. Many of the roofs were recommended for replacement and incorporated into the budget where appropriate.

This year included several roofs at Seven Gables: the corn crib, large shelter, stables and garage. The garage was listed as an alternate bid since it has a little life left in it, but we wanted to know if it made sense to group it with the other replacements at this location.

Staff worked with IRCA to prepare bid plans and specifications, which were sent out to the bidders on September 9, 2020. Bids were opened on September 23, 2020 and the results were as follows:

CONTRACTOR	BID AMOUNT	ALTRENAME BID AMOUNT – Replacing Garage Roof
Premier Contractors	\$33,223.16	\$3,809.44
SMB Contracting	\$36,739	\$3,600
Waukegan Roofing	\$43,353	\$4,100
Red Feather Group	\$44,820	\$3,200
All American Exteriors	\$60,300	\$2,960
Knickerbocker	\$65,920	\$5,910
L. Marshall	\$66,800	\$5,960
Filotto Construction	\$71,400	\$3,900

Bid results were reviewed and Premier Contractor's references were checked by IRCA and were found to be favorable.

**PREVIOUS COMMITTEE/BOARD ACTION:**

These roof replacements were discussed at the July 8, 2020 Buildings and Grounds subcommittee meeting.

**REVENUE OR FUNDING IMPLICATIONS:**

Account: 40-800-835-57-5701-0000	Budget: \$27,900 Picnic Shelter Roof
Account: 40-800-835-53-5393-0000	Budget: \$11,500 Corn Crib and Garage Roof

The projections from these accounts totaled \$34,900 and will need to be adjusted to reflect the recommended contract amount.

**STAKEHOLDER PROCESS:**

Work will be scheduled with Athletics, Recreation and Parks staff.

**LEGAL REVIEW:**

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder.

**ATTACHMENTS:**

Recommendation letter from IRCA date September 28, 2020

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's accept the base bid of \$33,223.16 and alternate bid of \$3,809.44 from Premier Contractors for a total of \$37,032.60 along with a 10% contingency.

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Prairie HVAC Bid Results

DATE: October 5, 2020

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**SUMMARY:**

The Prairie office building (855 Prairie) has a total of eleven furnaces and air conditioners. Four of the furnaces and their respective air conditioning units are over 20 years old and need to be replaced.

Earlier this year we had a consultant assess the systems to determine if there was a better way to operate the building. They identified that these types of furnaces typically have a useful life of 7-1/2 to 10 years and that we should replace the units with like systems.

As budget allows, the goal would be to eventually replace all the units over the next 3 years. The new replacement units will be much more efficient and require less maintenance.

Bid specifications were sent out to the contractors on September 16, 2020 and bids were opened on September 30, 2020. The results were as follows:

CONTRACTOR	BID AMOUNT
Air Rite*	\$25,583
MG Mechanical Services	\$29,650
Red Feather Group	\$37,770
Helm Mechanical	\$38,700
Amber Mechanical Contractors	\$45,300
Vision Construction	\$52,000

\*The low bidder Air Rite did not acknowledge the addendums or provide any of the necessary bid docs, bid bond or references.

The next lowest bidder, MG Mechanical Service's references were checked, and they were found to be very favorable.

**PREVIOUS COMMITTEE/BOARD ACTION:**

N/A

**REVENUE OR FUNDING IMPLICATIONS:**

Account: 10-101-856-52-5210-0000	Budget: \$32,400
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**STAKEHOLDER PROCESS:**

N/A

**LEGAL REVIEW:**

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder. Additionally, they reviewed the Air Rite proposal and deemed them to be an unresponsive bidder and recommended that we reject their bid. Their written opinion is attached.

**ATTACHMENTS:**

Written opinion from our legal counsel.

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's reject the bid from Air Rite.

It is recommended that the Wheaton Park District Board of Commissioner's accept the bid from MG Mechanical Services for \$29,650 along with a 10% contingency.

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning

THROUGH: Michael Benard, Executive Director

RE: Snow Removal Priorities for District Paths

DATE: October 2, 2020



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### **SUMMARY:**

Staff has reviewed our current snow removal priorities. This is a result of previous citizen requests to remove snow and ensuring we have an equitable distribution of cleared paths.

Attached is a map indicating where we currently clear snow as well as a chart identifying path distances and general rationale for clearing or not. Paths that are cleared are typically those with year-round facilities, active winter programming or are parks adjacent to schools. Reasons we do not clear paths include limited staff at the time of the initial snow, remote accessibility of parks and environmental concerns.

Each year we receive a few citizens' concerns regarding areas not cleared. Generally, this is after a significant accumulation of snow or conditions that result in icy surfaces. Specific parks identified in recent years that are not currently cleared include:

- Northside (limestone screening surface)
- Hurley/Wexford – Adjacent Sidewalk
- Central (Indiana Street) – Adjacent Sidewalk
- Briar Patch – Additional interior paths
- Presidents Park – Adjacent Sidewalk

Reasons are not always given for wanting paths cleared, but they have included: residents have cleared adjacent paths and we should too, having fallen on icy conditions or simply wanting to cut through park for convenience.

We have added several paths over the last few years including:

- Central Athletic Center – Exterior sidewalks
- 855 Prairie – previously done by Cosley maintenance staff
- Community Center walks – previously done by CC maintenance staff
- Madison Park – Sidewalk accessing school

As the attached information shows, we currently clear about half of our parks and paths (based on linear distance). Atten and Seven Gables have all the paths cleared as they are destinations with extensive paths and parking for seasonal use. Northside Park has limited clearing because of the limestone paths and not wanting to use salt that would be detrimental to the native buffer.



Additionally, we try to limit the use of salt adjacent to areas with winter sports such as Northside sled hill and Central skating.

Given the concerns we have had and the current pandemic that has led to heavier use of the parks that is expected to continue through the winter, we are making the following recommendations:

- Clear additional interior paths at Graf Park and Briarpatch
- Clear all adjacent sidewalks to Central Athletic Center

One thing not accounted for in this is the clearing of ponds for ice skating. Since installing the rinks at Central, we have placed a lower priority on trying to establish ice on our ponds. Over the last couple of winters, the weather has not been very conducive to even trying. It is recommended that we continue to place a low priority on natural ponds due to the high amount of labor involved with a low amount of skating days in return. In addition, there is a safety concern for both staff maintaining the ice and the participants.

**PREVIOUS COMMITTEE/BOARD ACTION:**

None recent.

**REVENUE OR FUNDING IMPLICATIONS:**

During a typical snow event, we have two crews of twelve people each including an on-duty manager. These crews rotate responsibility each week. If it snows more than two inches overnight, the crew on duty will come in at 3am and begin clearing facilities prioritizing those that open the earliest (i.e. Community Center, 855 Prairie, preschool facilities, etc.). This includes clearing parking lots, access walks, paths and some city sidewalks adjacent to parks. In addition, we will clear ice at Central and any other ponds we might be intending to skate on.

After starting at 3am, ideally these crews complete their 8 hour shifts by 11am to limit the use of overtime. The remaining staff will manage other essential daily functions throughout the district. If the snow is heavy enough, the entire department will join in.

Below is a summary of what we have spent in staff time over the last couple of years on clearing snow and extrapolating this over the amount of clearing that we do not do. Please note that these have been mild winters and the labor does not reflect staff outside of Park Services.

Year	Labor Cost	Man Hours
2018	\$14,472.85	773.75
2019	\$16,467.81	834.75
<b>Average</b>	<b>\$15,470.33</b>	<b>804.25</b>
Approx. per 100 linear feet	\$29	1.5

**SUMMARY 2020-2021:**

Totals	Linear Feet	Avg. Cost	Avg. Man Hou
Total Interior Paths Cleared	32,163	\$ 11,458	596
Total COW Sidewalks Cleared	11,263	\$ 4,012	209
<b>Total Cleared</b>	<b>43,426</b>	<b>\$ 15,470</b>	804
		\$ -	-
Total Interior Paths Not Cleared	37,250	\$ 13,270	690
Total COW Sidewalks Not Cleared	9,907	\$ 3,529	183
Total Gravel Paths Not Cleared	18,870	\$ 6,722	349
<b>Total Not Cleared</b>	<b>66,027</b>	<b>\$ 23,522</b>	<b>1,223</b>

**STAKEHOLDER PROCESS:**

We have not communicated our current clearing plan to the general public very well. The few calls that we do receive are disappointed that we are reluctant to add paths or sidewalks. I think we can alleviate some of this negative perception by clearly communicating what we clear and why.

**LEGAL REVIEW:**

We have discussed this with PDRMA. They have stated that we have no obligation to clear snow.

The City of Wheaton ordinances only requires that business clear snow within the Central business district. Other property owners are encouraged to clear snow, but not required.

**ATTACHMENTS:**

Spreadsheet of snow removal by park and summary  
Map of Parks and removal  
PDRMA correspondence

**ALTERNATIVES:**

If additional areas are to be removed, we will need to allocate additional staff or prioritize what is being cleared and when.

**RECOMMENDATION:**

Staff recommends that the Wheaton Park District Board of Commissioner's approve our current protocol for snow removal with the addition of the recommended parks and paths and allow additional removal upon request as staff can allocate time.

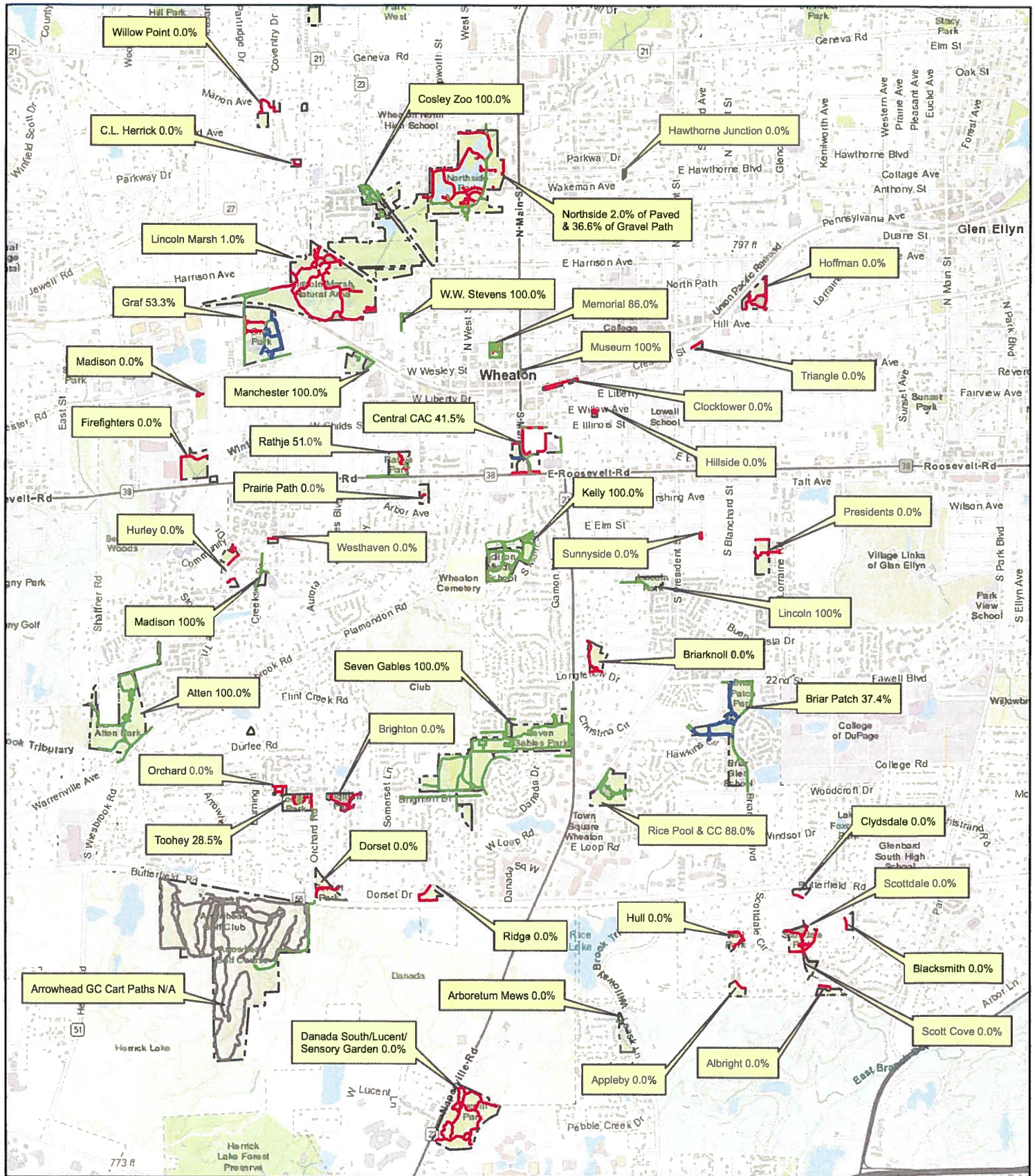
## WPD Park Paths & Sidewalks Cleared & Not Cleared

Measured in Linear Feet

Park Name	Street Address	Interior Paths Cleared	Interior Paths Not Cleared	COW Sidewalks Cleared	COW Sidewalks Not Cleared	Gravel Paths Not Cleared	Total Path	% of Total Cleared	General Comments
Albright Park	2350 Albright Ln.	-	-	-	313	-	313	-	Nothing Cleared by WPD in 2019-2020
Appleby Park	2314 Appleby Drive	-	-	-	338	-	338	0%	Detention
Blacksmith Park	2191 Blacksmith Drive	-	-	-	296	-	296	0%	Detention
Briar Patch Park	1700/ 1750 Briarcliffe Blvd.	66	3,828	2,152	-	-	6,046	37%	Clear sidewalk for Glen Ellyn school access
Briarknoll Park	500 Tennyson Drive	-	1,036	-	749	-	1,785	0%	
Brighton Park	1297 Brighton Drive	-	1,271	-	470	-	1,741	0%	
C.L. Herrick Park	Ambrust Dr. & Herrick Dr.	-	337	-	-	-	337	0%	
Chatham Park	1913 Chatham Drive	-	-	-	23	-	23	-	Nothing Cleared at this location
Central Park & CAC	600 S. Main Street	-	-	2,381	808	2,331	5,520	43%	Cleared for commuters and CAC use
Clocktower Commons	100 N. Naperville Rd.	-	478	-	919	-	1,398	0%	Nothing is open in winter
Clydesdale Park	1845 Clydesdale Drive	-	-	-	235	-	235	0%	Detention
Cosley Zoo	1356 N. Gary Avenue	-	-	756	-	-	756	100%	Cosley staff does majority of clearing
Danada South Lucent /Sensory Garden	2650 Navistar Circle, Lisle, IL	-	101	-	-	7,453	7,554	0%	Primarily gravel and boardwalk.
Dorset Park	2068 Dorset Drive	-	Gravel	-	25	942	967	0%	Combination concrete and gravel
Firefighters Park	301 Fapp Circle	-	Gravel	-	580	735	1,315	0%	All gravel path
Graf Park	1855 Manchester Road	4,743	4,531	430	-	-	9,704	53%	Cleared for school access including Most overpass and stairs
Hawthorne Junction	601 Wakeman Avenue	-	307	-	-	-	307	0%	
Hillside Tot Lot	430 Willow Avenue	-	256	-	132	-	388	0%	
Hoffman Park	411 Lowell	-	2,555	-	-	-	2,555	0%	
Hull Park	1400 Hull Drive	-	416	-	504	-	920	0%	
Hurley Gardens	Creekside Drive	-	433	-	494	-	927	0%	
Kelly Park	1100 Main Street	7,527	-	-	-	-	7,527	100%	Cleared for winter walking and proximity to schools
Lincoln Marsh Natural Area	0N141 Gary Avenue	135	11,466	-	-	1,806	13,407	1%	Primarily woodchips, gravel, boardwalk, and other.
Lincoln Park	Alchester Drive & Haverhill	-	-	516	-	-	516	100%	Cleared for proximity to school
Madison Park	1321 Creekside	228	-	392	-	-	620	100%	Cleared for proximity to school
Manchester Park	1000 Manchester Road	273	-	378	-	-	651	100%	Cleared for office staff
Memorial Park	208 W. Union	1,225	408	1,379	-	-	3,012	86%	Cleared for school access and senior programming
Museum	102 E Wesley	-	-	240	-	-	240	100%	Cleared for museum public access/downtown Wheaton
Northside Park	1300 N. West Street	175	2,770	-	-	5,603	8,548	2%	Combination of asphalt, concrete, gravel and boardwalk.
Orchard Park	741 Elmwood Drive	-	511	-	339	-	850	0%	Detention
Prairie Office Building	855 Prairie Ave	245	-	186	74	-	505	85%	Cleared for office staff
Prairie Path Park	620 Park Avenue	-	225	62	-	-	287	22%	
Presidents Park	Prospect & Dawes	-	745	-	673	-	1,417	0%	
Rathje Park	616 Delles	276	744	500	-	-	1,521	51%	Cleared for pre-school access
Rice Lake Pool & Community Center	1777 S. Blanchard Road	3,111	-	676	98	-	3,885	97%	Cleared for patron use and access from several sides
Ridge Park	660 Dorset Drive	-	-	-	995	-	995	0%	Detention
Scott Cove	1900 Scottdale Ct.	-	-	-	35	-	35	-	Nothing Cleared by WPD in 2019-2020
Scottdale Park	1855 Scottdale Court	-	1,912	-	1,026	-	2,939	0%	
Seven Gables Park	1750 Naperville Road	13,712	-	974	-	-	14,686	100%	Cleared for winter walking exercise
Sunnyside Park	1120 Coolidge	-	716	-	-	-	716	0%	
Toohy Park	1900 Orchard Road	447	1,119	-	-	-	1,566	29%	Cleared for pre-school access and Safety city
Triangle Park	1100 Crescent	-	62	-	312	-	373	0%	
W.W. Stevens Park	525 Western Avenue	-	-	240	-	-	240	100%	
Westhaven Park	1010 Courtenay Drive	-	-	-	252	-	252	0%	Detention
Wexford Park	2000 Wexford Circle	-	-	-	216	-	216	0%	Detention
Willow Point Conservation Area	Willow Rd. & Jerome Ave.	-	1,023	-	-	-	1,023	0%	Natural area
<b>Total Linear Feet</b>		<b>32,163</b>	<b>37,250</b>	<b>11,263</b>	<b>9,907</b>	<b>18,870</b>	<b>109,453</b>		



# WPD Park Paths and Sidewalks Cleared & Not Cleared & Proposed Additional Clearing 2020-2021



- Paths and Sidewalks Cleared
- Paths and Sidewalks Not Cleared
- Proposed Additional Paths & Sidewalks to be Cleared
- N/A Arrowhead GC Cart Paths
- % is the Percent of Park Cleared

0 0.25 0.5 1 1.5 2 Miles



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 Water Slide Areas

DATE: August 18, 2020

---



**SUMMARY:**

In 2019, we repaired a column in the Rice Pool Filter building that had been damaged by leaking water over many years. The condition of the roof and damage to the column was described by a building envelope study completed by Structural Technologies in March 2019.

The corrective work included shoring up the adjacent area as directed by a consulting a structural engineer who was recommended by Williams Architects. Subsequently staff worked with Illinois Roof Consulting Associates (IRCA) to prepare bid plans and specifications and Combined Roofing completed that work in mid-August.

Unfortunately, this work does not address the areas where the waterslides are located since these areas are not traditional roof construction. For this work staff spoke to William Architects and WB Olson about performing some investigation and preparing plans based on their findings. This would include reinforcing precast concrete decking and areas adjacent to the water slides.

Williams Architects proposal is the route we have taken on many of our projects. Their fee would be \$9,800 to investigate and develop plans and specifications. They have identified that a plumbing consultant would also be required.

We also reached out to WB Olson who is a contractor we have previous experience with. They propose to do some investigative work and utilize a structural engineer of the district's choosing. They would serve as a construction manager billed at an hourly rate with an estimated cost of \$37,100. They obtained proposals from two structural engineers. Klein & Hoffman was \$19,000 to \$24,000 plus construction services. WJE Associates was \$36,000 to 49,000 plus construction services.

**PREVIOUS COMMITTEE/BOARD ACTION:**

The column repair and hiring IRCA as a roofing consultant was discussed at the June 5, 2019 Buildings and Grounds subcommittee meeting and approved at the following Board meeting. Repairs to the column were approved at the July 17, 2019 board meeting. A contract with Combined Roofing for roof replacement was awarded at the July 15, 2020 Board meeting.



**REVENUE OR FUNDING IMPLICATIONS:**

The roof replacement was approximately \$10,000 over the \$70,000 budget established. However, there is an additional \$1,000,000 that was budgeted in account 40-800-846-57-5701-0000 for interior renovations that could be utilized for any expenses incurred this year. Staff intends to budget any further repairs for these area in 2021 based on findings.

**STAKEHOLDER PROCESS:**

Work will be scheduled with Community Center staff. We would seek to complete this work prior to the 2021 pool season.

**LEGAL REVIEW:**

If we chose the construction manager through WB Olson, we would seek legal opinion.

**ATTACHMENTS:**

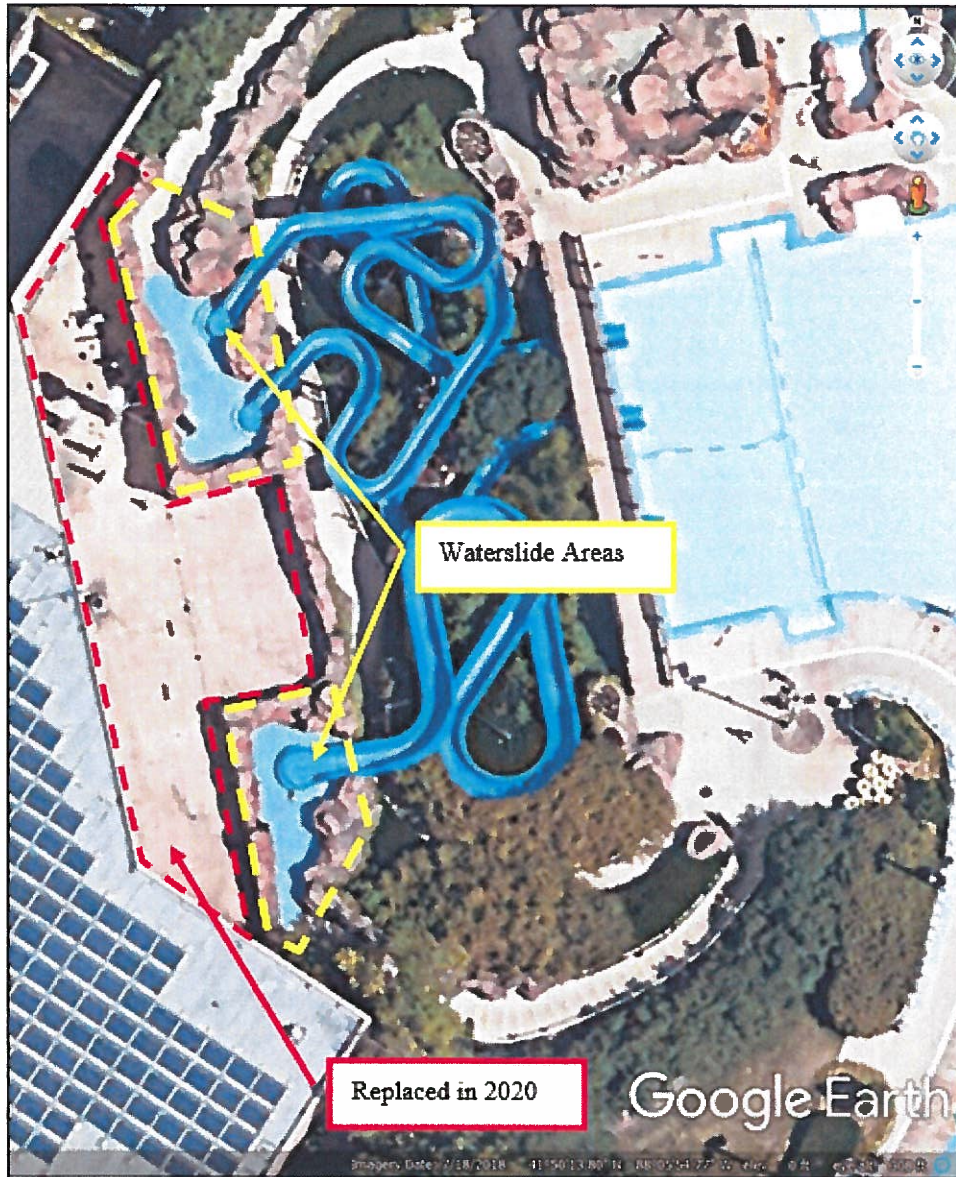
Structural and Architectural Condition Assessment

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

*For review of options at this point.*



October 9, 2020

Mr. Rob Sperl  
Director of Parks and Planning  
Wheaton Park District  
1000 Manchester  
Wheaton, Illinois 6017

Re: Structural and Architectural Condition Assessment  
Rice Pool – Filter Room  
1777 South Blanchard Street  
Wheaton, Illinois 60189  
K&H Project Number: 09871.0001R

Dear Mr. Sperl:

At the request of the Wheaton Park District, Klein and Hoffman (K&H) visited the Rice Pool facility building on September 25, 2020 to review the filter room structure. Reported damage to the existing hollow core concrete planks due to water infiltration from the waterslide access area was reviewed (Photo 1). Findings from water testing performed by W.B. Olson and park district representatives on September 16, 2020 was discussed during the site visit.

The original 1987 structural drawings of the pool and water park structure which include the filter room were provided for K&H's review. Based on the original structural drawings and onsite observations the filter room is constructed of hollow core concrete planks supported by steel framing with concrete perimeter walls. The area under review includes the exterior concrete stairs and landing that provide access to the north water slides. Faux rock work constructed of shotcrete on steel form work supported by concrete masonry (CMU) walls surrounds the area for a decorative enclosure of the waterslide access. There are two (2) 'attic' spaces that are created under the concrete stairs and a large area of faux rock to the east. The floor of the 'attic' spaces is the hollow core plank for the north end of the filter room with an existing roofing membrane that was removed. The landing access to the waterslides consists of a split slab system of a concrete topping over a buried membrane on the hollow core plank of the upper filter room ceiling. Two existing layers of deteriorated membranes were present at the time of the site visit.

The following observations summarize the existing conditions of the filter room below the north waterslide access:

## **I. OBSERVATIONS**

### **A. Localized Water Testing**

1. Water testing was performed prior to K&H's involvement by W.B. Olsen and the Wheaton Park District and discussed in depth during K&H's September 25<sup>th</sup> site visit to observe the exposed structure after membranes were removed. The following outlines the water test findings:
  - i. Water infiltration was observed below the stairs at the cove joint between the edge of the concrete stairs and the rock work (Photo 2).
  - ii. Water infiltration was observed at the underside of the rock work at various locations and at light fixtures and cracks within the rock work (Photos 2 & 3).
  - iii. Water infiltration that entered the 'attic' space bypassed the drain and drained through existing cracks in the hollow core planks. Note the original roofing membrane had been removed prior to the water testing and the drain is located +/-1" above the top of the planks (Photo 4).

- iv. Water infiltration occurred at the expansion joint located at the north end where the landing abuts the edge of the stair construction (Photos 5 & 21). The water entered in to the 'attic' space below the stairs.
- v. The existing expansion joint at the middle of the landing is visible failing and was not tested due to its condition (Photo 6). The surface drain for the landing is located at the middle of this expansion joint and exhibits corrosion.

**B. Waterproofing**

- 1. The exterior access landing has an acrylic coating by Olympic over an existing granular type membrane (Photo 7). At the time of the site visit portions of the coatings had been removed to expose the condition of the concrete topping. Isolated areas of concrete repairs to the topping were present (Photo 8).
- 2. A cove joint with sealant was observed at the interface of the landing and the base of the rock work (Photo 9). The condition of the sealant varied.
- 3. The concrete stair is uncoated with only a sealant joint at the interface of the concrete and the base of the rock work (Photo 10).
- 4. A roofing membrane was removed from the floor of the 'attic' space below the stair and the rock work (Photos 11 & 12).
- 5. A portion of the split slab system of the landing was observed within the 'attic' space at the double CMU partition walls separating the two attic rooms. The edge of a roofing sheet material was visible below the concrete topping (Photo 13).

**C. Hollow Core Concrete Planks**

- 1. The existing 8" thick hollow core concrete precast planks comprising the roof of the north end of the filter room varied in condition. Most of the deterioration was observed at the south end of the 'attic' space (north of Column Line B) and at the west bearing ends of the planks (east of Column Line 1).
- 2. The plank directly north of Column Line B exhibited cracks at the top and bottom of the plank parallel to the span at the south edge of the plank (Photos 14, 15, & 16). The south edge of the plank is supported directly on a steel beam which supports the CMU knee wall enclosing the 'attic' space (Photo 15 & 17). Near the west end of the plank, areas of exposed corroded steel tendons and mild reinforcing were observed. Spalled areas of concrete were observed at cracks on the underside of the hollow core plank at its western end.
- 3. The west end of the planks, supported by the steel beam on Column Line 1, shows signs of rust staining indicating that corrosion of the steel reinforcing and strands is occurring (Photo 18). The park district representatives indicated replacement of the roofing at the roof level west of the Column Line 1 which was contributing to the water infiltration was recently completed. The existing steel beam on Column Line 1 and column on Column Line B1 was previously reinforced.

**D. 'Attic' Spaces**

- 1. The concrete stairs appear to be in good condition with no visual signs of cracking, spalling, or debonded areas of concrete at the top or underside (Photo 19). The end bearing condition of the stair appears to have been modified during construction as the field conditions do not match what is shown on the original structural drawings. Our visual observation did not reveal any signs of overstress in the stairs.
- 2. The CMU walls defining the 'attic' spaces appear to be in good condition; however, signs of water infiltration on the faces of the walls were noted (Photos 20 & 21). Most of the walls are capped at the top to prevent water or debris; however, some areas of the wall below the rock work are open at the top.
- 3. The steel lath of the rock work has a uniform level of surface corrosion, with isolated areas of missing lath due to corrosion (Photo 22). The shotcrete itself appears to be sound.



## **II. RECOMMENDATIONS**

- A. Correct water infiltration at slab levels to prevent further deterioration of the existing hollow core planks by installing new membranes at the exterior landing access to the waterslides and at the floor of the 'attic' spaces.
1. Exterior landing access: Remove the existing membrane and coating; repair areas of deteriorated concrete topping and step to the water slide; install a new waterproofing membrane per manufacturers recommendations for surface preparation and installation. Due to the presence of a buried membrane, an epoxy membrane will be required prior to installation of the surface applied membrane for proper traction due to wet conditions. K&H consulted with Masterseal representatives and recommends the Masterseal T 1500 Heavy Duty membrane system be installed. Although the ideal installation of the new membrane would be to extend the membrane below the rock work, it is our understanding the park district prefers to avoid cutting of the existing rock work. If the rock work is to remain in place, detailing of a cove joint at the interface of the topping and base of the rock work should be considered. It should be noted that this will be the weak point of the system and the condition of the sealant should be regularly maintained. Failed expansion joints and sealant joints at the interface of the concrete stairs and rock works should be replaced. Proper detailing of the existing surface drain and replacement of the corroded grating should be incorporated in the design of the repairs.
  2. 'Attic' space floor: Installation of a liquid applied membrane directly onto the concrete plank is highly recommended with insulation placed on top of the new membrane to meet energy code requirements. A thin set epoxy leveler, such as Masterseal 350, can be used to provide proper pitch to the existing drain and provide a topping to bridge cold joints in the planks (is this epoxy flexible enough to accommodate the joint movement?). Alternatively, a second drain can be installed to provide a drain to each room. K&H consulted with Masterseal representatives and recommends that Masterseal GP 500 Epoxy system be installed as the membrane. A cement based waterproofing material such as Masterseal 581 should be applied to the CMU walls.
- B. Correct water infiltration at rock work, focusing on cracks and openings for light fixtures. Installation of clear sealer should be considered to repel water and sealant should be used at crack locations. Replacement of watertight light fixtures should also be considered.
- C. The significant cracking and deterioration along the edge and at the ends of the hollow core planks indicates ongoing corrosion of the embedded steel and requires repairs be performed. Due to limited access, K&H recommends a new steel beam be installed at the midspan of the 20' long planks to reduce the span of the planks. The beam will be attached to the existing W12x26 on Column Line B and to the existing 10" concrete wall at the north end of the filter room. Reducing the span will limit the demand on the plank and the corroded strands which is evident by rust staining observed at the west ends of the planks.
- Repair of damaged hollow core sections should be performed to remove the potential of fall hazards and to repair the damaged core within the plank section. K&H recommends areas of cracked and debonded concrete be removed, existing steel be cleaned, an epoxy coated #5 rebar be installed into the core and, the core filled with concrete. The reinforcement and fill should extend minimum of 24 inches beyond the removed core shell, and with a hooked end or a nut and washer at the bearing end. The contractor is to provide shoring during the repairs. If repair of the concrete plank at the west bearing end is too extensive an alternate reinforcing detail should be designed to support the deteriorated plank from below. We recommend installing a new hollow core to be nested into the existing steel beam on Column Line 1 and the new steel beam being installed at the midspan of the planks. K&H would develop the design for the alternate in the repair documents so that pricing can be provided.
- D. Repair deteriorated rock work where metal lath has corroded.
- E. K&H coordinated preliminary repair recommendations with W.B. Olson who has provided an estimated construction budget of \$XX,XXX for the implementation of the repair recommendations discussed above. Development of formal repair documents for permit /construction will provide a greater level of detail to obtain construction pricing.



### **III. CONDITIONS AND LIMITATIONS**

The observations, recommendations, and opinions presented in this report are based upon a limited on-site visual review of the existing conditions. No material testing was performed. Defects and deficiencies may exist, which were not readily visible, inaccessible, or otherwise hidden from view. Klein and Hoffman is not responsible for additional scope of work that may arise as a result of such conditions.

We appreciate the opportunity to be of service to you and trust that this report fulfills your needs at this time. If you have any questions about this information, please contact us as soon as possible.

Sincerely,  
**Klein and Hoffman, Inc.**



Kathleen Strnad, RA  
Senior Associate I



Homa Ghaemi, SE, PE  
Senior Principal/CEO



Photo 1: Overview of waterslides over north end of filter room

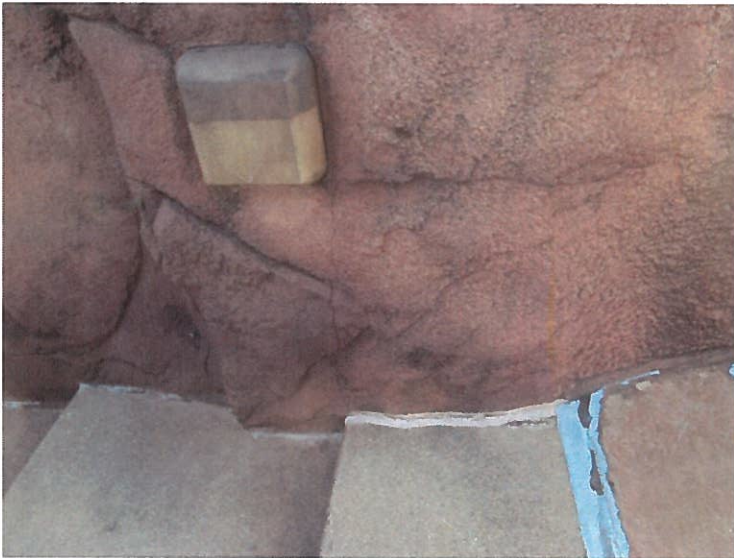


Photo 2: Interface of concrete stair and base of rock work, crack in rock work at light fixture, and expansion joint at top of stairs and split slab system at landing.



Photo 3: Rock work formation



Photo 4: Original roofing membrane at floor of 'attic' space



Photo 5: Expansion joint at top of concrete stair and topping of landing to waterslides.



Photo 6: Failed expansion joint at landing, note existing drain location





Photo 7: Landing access areas to waterslides with existing coating

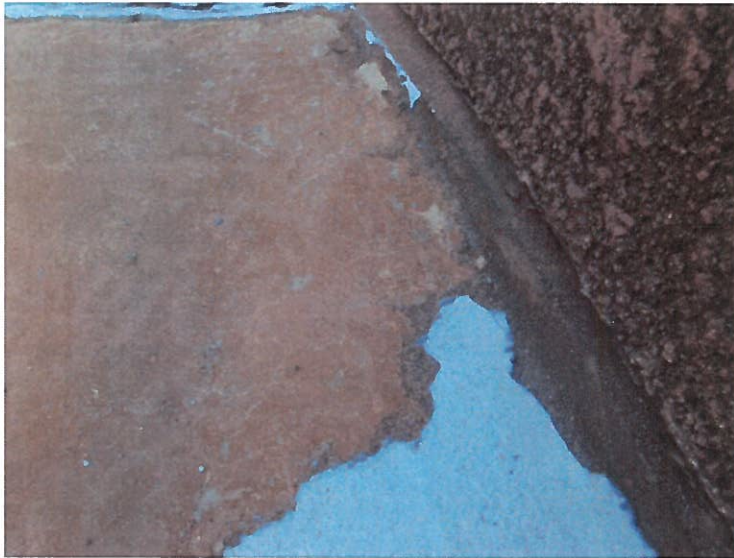


Photo 8: Close up of existing coatings after partial removal





Photo 9: Close up of interface at concrete topping of landing and base of rock work



Photo 10: Concrete stairs and sealant joint at base of rock work



Photo 11: Top of concrete plank at floor of 'attic' space below rock work (after roofing material was removed)



Photo 12: Top of concrete plank at 'attic' space below stairs (after roofing material was removed)



Photo 13: Edge of split slab system at landing access to waterslides, note the black roofing material below the concrete topping



Photo 14: Crack at the topside of the hollow core plank in the 'attic' space.





Photo 15: Crack in the hollow core plank at the underside of the 'attic' space



Photo 16: West end of hollow core plank supported on Col. Ln. 1



Photo 17: CMU knee wall enclosing 'attic' spaces, note existing steel beam below the wall which also supports the edge of the plank parallel to the span.



Photo 18: West end of the hollow plank with rust staining





Photo 19: Underside condition of the stairs



Photo 20: Condition of the CMU walls between the 'attic' spaces, note shotcrete at the top of the walls.



Photo 21: Salt deposits on CMU wall below expansion joint at south end of stair



Photo 22: Deteriorated metal lath below rock work



# FOR PRICING COORDINATION

DETERIORATION AT END OF PLANKS FROM PREVIOUS WATER INFILTRATION. RUST STAINING INDICATES CORROSION OF STEEL. NO CONCRETE REPAIRS AT THIS TIME.

NEW STEEL BEAM TO REDUCE SPAN OF EXISTING PLANK

DESIGN LOADING FOR PRECAST SLAB

DETAIL

EXISTING CONDITION OF EDGE SUPPORT FOR CONCRETE STAIR SLAB IS NOT AS SHOWN. LOAD DISTRIBUTION APPEARS TO BE ADEQUATE AS NO VISIBLE SIGNS OF CRACKING OR DISTRESS IS NOTED IN THE SLAB OR ADJACENT WALL STRUCTURES.

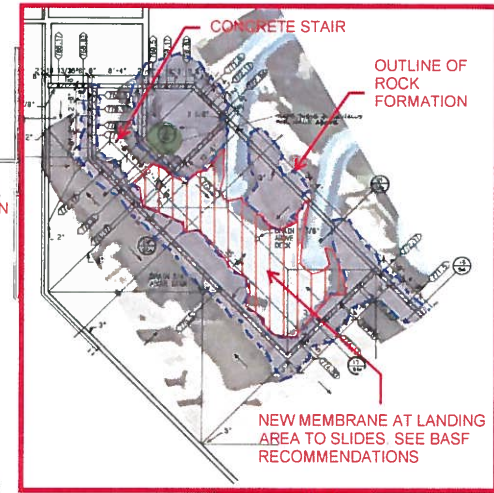
ROOF PLAN - FILTER BLDG.

REMOVE DELAMINATED CONCRETE AT HOLLOW CORE. INSTALL #5 EPOXY COATED REBAR INTO CORE AND FILL WITH CONCRETE (ALTERNATE REINFORCE WITH NEW HOLLOW CORE PLANK BELOW EXISTING DETERIORATED PLANK)



FRAMING PLAN - FILTER BLDG.

SCALE 1/8"=1'-0"



WATERPROOFING

COLUMN SCHEDULE				
NO.	COORDINATES	SECTION	REMARKS	
C-1	751.5	118'-10" (10'-0")	12'-0" x 12"	6" x 12" A. Bunker
C-2	751.5	118'-10" (10'-0")	12'-0" x 12"	6" x 12" A. Bunker
C-3	751.5	118'-10" (10'-0")	12'-0" x 12"	6" x 12" A. Bunker
C-4	751.5	118'-10" (10'-0")	12'-0" x 12"	6" x 12" A. Bunker
C-5	751.5	118'-10" (10'-0")	12'-0" x 12"	6" x 12" A. Bunker

## DESIGN LOADS - PRECAST SLABS

LOADS UNIFORMED BASED ON THE SLABS

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POOL AND WATER PARK  
WHEATON PARK DISTRICT  
666 S. MAIN  
WHEATON, ILLINOIS 60187



williams/pollock/associates  
architects  
planners

210 north hale/wheaton/illinois 60187

FILTER BUILDING

S2

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 Roofing Change Order 1

DATE: October 8, 2020

---



**SUMMARY:**

Red Feather was contracted to perform roof work triggered by a hailstorm in early 2019.

Subsequent to the Board's approval in September, staff applied for permit with the City of Wheaton. Through the permit process staff was informed that any work that involves new plywood decking would require bringing the building up to current energy code standards - meaning additional insulation. The Kibler Barn and 855 Prairie would be affected by this requirement.

There are exemptions if the work does not involve opening the attic or wall space. Both buildings have a single layer of shingles and it would be permissible to put down a second layer rather than tearing off the existing roof. Red Feather was required to bring a building up to this energy code on a previous project in Elgin and stated that it was very involved and expensive. IRCA also agrees that it would be very difficult and costly to meet the requirements due to the way these buildings are constructed. They both have cathedral ceilings and the Kiebler barn's ceiling is comprised of wood sheathing with a fire sprinkler system and electrical conduit mounted to it.

The skylights at 855 Prairie are an additional factor to consider. The insurance claim did not include their replacement as part of the hail damage; therefore the bid was structured to include only what was covered by insurance. Since the bid, one of the skylights began to leak. Staff requested that Red Feather provide pricing for replacement of the skylights (\$17,400) and a price to roof over some of the skylights (\$8,200) as an alternative. However, staff feels this work may also trigger the energy code requirements and we are seeking clarification from the code official.

Staff is recommending that 855 Prairie roof work (\$49,600) be deleted from the contract at this time to allow for further analysis. Additionally, staff is requesting that the tear off labor cost of the Kiebler Barn be deducted, and a simple installation of a second layer of roofing be installed (\$4,850). Red Feather is agreeable to this as indicated in the attached correspondence.

**PREVIOUS COMMITTEE/BOARD ACTION:**

Hiring IRCA as a roofing consultant was approved at the October 16, 2019 Board meeting.

A contract in the amount of \$100,907 was approved at the September 16, 2020 Board meeting.

**REVENUE OR FUNDING IMPLICATIONS:**

The cost will be covered by the PDRMA claim.

**STAKEHOLDER PROCESS:**

Work will be scheduled with Cosley Zoo staff.

**LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

IRCA report dated 10/2/2020

Red Feather Kiebler Barn Deduct

**ALTERNATIVES:**

If the City will allow it, the scope for 855 Prairie could be altered to be a simple installment of a second layer of shingles and the replacement of the skylights (\$###). However, this would require meeting the energy code that next time the roof is need of replacement. It is likely that we should see an energy savings by doing the work at this time.

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve change order 1 with Red Feather to deduct \$### from the contract amount.



Image 1



Premium Report  
6/13/2020

1356 N Gary Ave, Wheaton, IL 60187-3425

Report: 34560522

## IMAGES

The following aerial images show different angles of this structure for your reference.

Top View





## RED FEATHER GROUP CO.

Credit for reduced scope of work at the Kiebler Barn :

1. Overlay only over the existing layer of shingles at the Kiebler Barn	
- Credit for labor for tearing of the one layer of the shingles	\$ 2800
- Credit for disposal of the debris and the old roof shingles	\$ 700
- Credit for supply and installation of the underlayment	\$ 900
- Credit for supply and installation of the ice & water shield	\$ 450
Total credit	\$ 4850

In the attachment 1,2 and 3 there is a total area of the roof for the Kiebler barn as well as length of the eaves and ridges.

If you have any questions please feel free to call project manager Andrew Minossora at any time at 407 221 2045.

Sincerely

John Sochacki  
  
President

Red Feather Group Co

711 BECKER RD.  
GLENVIEW, IL 60025

ph :  
email:

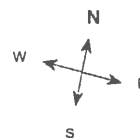
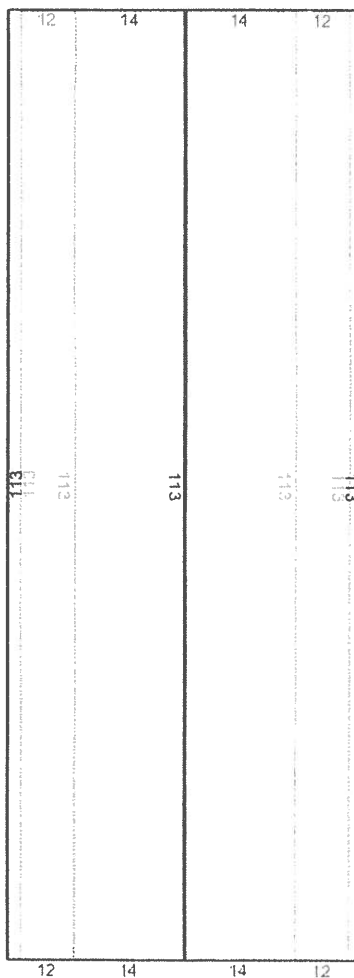
847.710.3930  
[info@redfeatherpainting.com](mailto:info@redfeatherpainting.com)

## LENGTH DIAGRAM

Total Line Lengths:  
**Ridges = 113 ft**  
Hips = 0 ft

Valleys = 0 ft  
Rakes = 111 ft  
Eaves = 226 ft

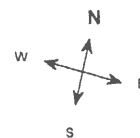
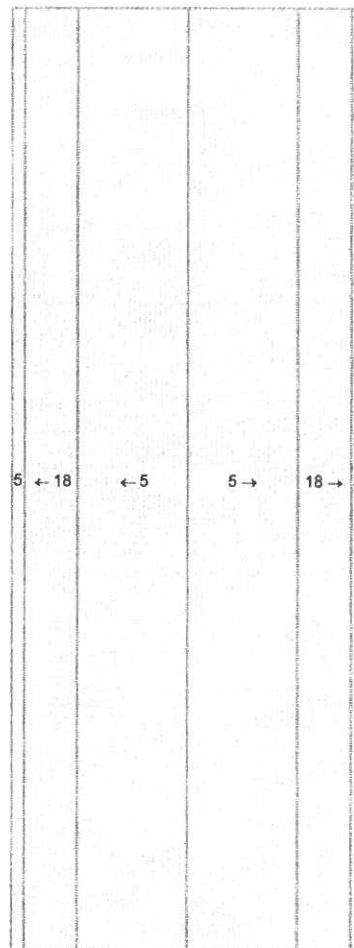
Flashing = 0 ft  
Step flashing = 0 ft  
**Parapets = 0 ft**



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

## PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12

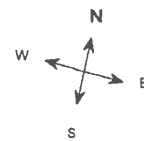
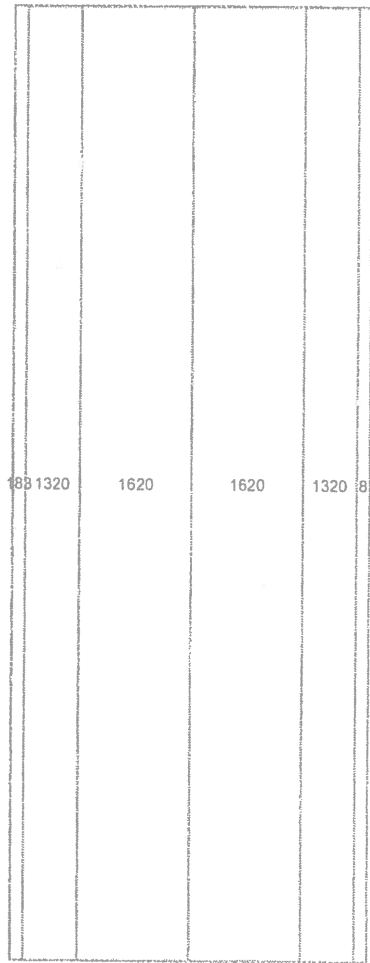


Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.



## AREA DIAGRAM

Total Area = 6,248 sq ft, with 6 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).



Certified Consultants and Specifiers

Roof Condition Evaluations

Moisture Testing

Quality Compliance Inspection  
during roof construction

October 2, 2020

Mr. Brian Morrow  
Wheaton Park District  
1000 Manchester Road

Wheaton, IL 60187

**RE: Attic Inspections  
855 Prairie  
Kiebler Barn**

Dear Mr. Morrow:

Per your request a site visit was made to the above captioned buildings on September 30, 2020 by Illinois Roof Consulting Associates, Inc. (IRCA). Present for the inspection was yourself and William Richardson of IRCA. The purpose of the visit was to investigate insulation R-values and conditions pertaining to the roof systems of these buildings. Please accept the following as my findings and conclusions regarding this matter.

Findings:

The insulation in place on 855 Prairie is batt insulation with an R-22 value. There are cathedral ceilings throughout the building and the insulation is in each rafter space covered with drywall, there is no traditional attic space. Adding insulation to each rafter space is not possible while maintaining a space for proper venting. Installing rigid insulation to the roof deck on the outside is not an advisable solution. Insulation should be placed either on the interior side of a roof deck, or on the exterior roof deck itself. Installing insulation to both the underside and the exterior side would cause condensation issues to the roof decking and rafters. We therefore advise the replacement project to move forward as specified. If the Energy Code R-value considerations cannot be resolved, we would recommend a roof re-cover project be installed as there is only one layer of roof shingles in place currently.

The Kiebler Barn has an open barn area with no insulation that is not heated. This is just slightly less than one-half the building. The other half of the building is a heated space with similar construction as 855 Prairie. Batt insulation is in each rafter space covered with wood on the interior instead of drywall. No traditional attic space exists, installing additional insulation is not possible for the same reasons as 855 Prairie. We would recommend this project also move forward as specified. Likewise, if the Energy Code issue cannot be resolved, a re-cover project can be installed as there is only one layer of roof shingles in place currently.

Illinois Roof Consulting Assoc., Inc.

4302-G Crystal Lake Road

McHenry, Illinois 60050

(815) 385-6560

FAX (815) 385-3581

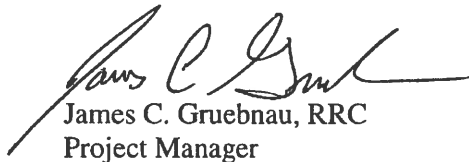
[www.irca.com](http://www.irca.com)

In conjunction with our attic inspection on 855 Prairie, we were asked to inspect the skylights in place. Replacement of skylights was not included in our specification as the insurance claim allowed only for skylight flashings to be replaced. All of the skylights on 855 Prairie are of the same age and are in unsatisfactory condition, photos of our skylight inspection are attached. If it is financially feasible to replace some or all of the skylights, it would be beneficial to the new roof system, and would eliminate the need to remove shingles to install new skylights at a later date.

If any questions should arise regarding the aforementioned, please call me at your earliest convenience.

Sincerely,

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.



James C. Gruebnaue, RRC  
Project Manager

JCG/jr  
19177.site.ltr

CC:



1. DETERIORATED SKYLIGHT



2. CONDENSATION



3. LEAKING SKYLIGHT SEAL



4. SEALANT REPAIRS