



Wheaton Park District

Wheaton Park District Board of Commissioners SUBCOMITTEE MEETING

Wednesday July 1, 2026, DuPage County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187 5:00 pm

CALL TO ORDER –

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

President Vires was absent

Guests:

John C. Dzarnowski-FGM Architects
Annabella Orlando- FGM Architects
Jim Leppert- IHC Construction Companies

Staff Present included: Executive Director Benard, Executive Assistant Siciliano, Director of Parks and Planning Kimbrough, Superintendent of Planning Hinchee, Director of Arrowhead Operations Novak,

COMMUNITY INPUT

None

DISCUSSION ITEMS

Buildings and Grounds

1. **Rice Pool & Waterpark – Renovation and New Construction Concepts Design**
Presentation by FGMA Architects

John Dzarnowski of FGMA presented the concept designs for Rice Pool. He explained that the facility audit identified three current code deficiencies.

Commissioner Welker asked about the filtration systems. Dzarnowski explained that the wading pool and zero depth entry is so shallow that it is difficult to regulate it on the same

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filtration system as the other deeper pools. He noted that while replacing pumps is not a major undertaking, updating to new filtration systems would be a significant project.

Commissioner Pecharich asked whether additional code deficiencies would be triggered by major renovations, stating that the current deficiencies did not appear to be substantial. Dzarnowski responded that fixture requirements are significant and could add a couple million dollars to the project cost.

Commissioner Welker asked whether showers could be located outdoors or if they were required to be indoors. Dzarnowski said the showers must be indoors.

Commissioner Welker also asked about adding covered seating, noting that she frequently receives feedback requesting more seating. Dzarnowski said additional seating could be incorporated into the design.

Commissioner Welker asked whether age restrictions should be implemented for the lap lanes. Benard responded that staff would present a concept to the public and gather community feedback before making those decisions.

Commissioner Pecharich asked how many filtration systems would be required under the proposed design. Dzarnowski explained that each pool would typically have its own filtration system, although the diving pool and wading pool could potentially share one. Pecharich asked whether combining the systems would result in significant cost savings. Dzarnowski said the answer would depend on the type of system selected and the water depth.

Commissioner Barrett expressed concern that the proposed smaller footprint could be problematic initially because of the anticipated excitement surrounding the renovated facility. He estimated that attendance could reach 1,500 people on many days. He acknowledged that the reduced footprint was intended to keep the project within budget. Dzarnowski clarified that the proposal reduces the bather area while maintaining a similar amount swimming area (water that is 2 to 5 feet deep).

Commissioner Welker asked whether staff had considered the cost of maintaining the current pool footprint. Benard responded that they had not, as the concept was developed to stay within an estimated project budget.

Commissioner Welker asked whether the pool would need to be closed during construction. Jim Leppert of IHC Construction Companies stated that he believed the pool would most likely need to be closed for an entire pool season, estimating construction would take approximately 12 months.

Commissioner Welker asked whether a renovation project would have the same impact on operations. Dzarnowski responded that a renovation could potentially be completed in

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phases, allowing the pool to remain open during construction. Benard stated that if the Board determines the proposed concept is a viable solution, staff could keep the pool open through Labor Day before beginning construction.

Commissioner Kelly stated that he preferred the renovation approach.

FGMA and staff were thanked for their work on the concept and cost estimation project.

2. **Arrowhead Golf Club Rooftop Unit Replacement Project – Review of Bid Results**
Staff recommend proceeding with the full project rather than reducing scope through alternates. Although the bids came in slightly higher than anticipated, a portion of the project would take place in 2027 due to fabrication lead time spreading the budget impact over two fiscal years.

Commissioner Kelly confirmed that staff checked with the engineer to verify the bid results. Superintendent of Planning Hinchee noted that Arrowhead Building Engineer Dalcero has worked with the apparent low bid contractor previously.

3. **Ray Morrill Community Center Phase 3 Interior Renovation Project – Review of Change Order #2**
Commissioner Kelly reviewed the items included in change order #2 and stated that he agreed that they were necessary.

Kelly noted that several items are still being negotiated. Floor leveling was not completed and is expected to cost approximately \$12,000 to \$14,000. An electrical panel had to be replaced, a mechanical closet was constructed, and the front desk was sent back for alterations.

Commissioner Mee asked whether the project would meet its completion deadline. Kelly responded that it will.

Commissioner Welker asked about the scoreboards in the gym. Kelly stated that the scoreboards are not part of this project. Staff will investigate why the wall-mounted scoreboards are not functioning

4. **Northside Park and Central Park Sport Court Lighting Replacement Project – Review of Bid Results**
Executive Director Benard stated that the bids came in on budget. No further discussion.

Finance and Administration

1. **Ordinance 2026-05** – Review of an Ordinance Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District.
No discussion.

ADJOURNMENT

At 6:03 p.m. Commissioner Kelly moved to adjourn the meeting. Second, by Commissioner Mee Motion carried by voice vote.

