

**MINUTES OF THE  
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT  
BOARD OF COMMISSIONERS  
June 17, 2019 – 6:30 p.m.  
Canterberry Room**

1. CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS AND ROLL CALL

President Knitter called the Regular Meeting of the Oak Brook Park District to order at 6:30 p.m. Commissioners Suleiman, Tan, Truedson, Trombetta, and Knitter answered "present." Also present was Laure Kosey, Executive Director, Marco Salinas, Chief Financial Officer, Dave Thommes, Deputy Director, and Bob Johnson, Director of Parks and Planning.

2. OPEN FORUM

President Knitter asked if there was anyone in the audience who wished to address the Board.

Ed Castellán, an Oak Brook resident, addressed the Board with his suggestion that a velodrome be built at the North Fields. He said it would only require 5-10 acres and could be used not only for biking but also for running, soccer, cricket, track and field, jogging and events such as art and car shows. He said Oak Brook is growing and this would be a nice revenue generating attraction that would not have high maintenance costs. He also noted that the average age of Oak Brook residents is 55 and many of them ride bikes.

Commissioner Truedson asked Mr. Castellán for examples of velodromes in the area.

Mr. Castellán made note of the Major Taylor Velodrome in Indianapolis which is run by a college and a velodrome in Northbrook which he said may close because it was built strictly for track and biking. He suggested that the Board look at examples of velodromes on You Tube.

Commissioner Suleiman asked Mr. Castellán for a cost estimate for a velodrome.

Mr. Castellán said the cost is somewhere between two and five million dollars. He suggested obtaining sponsors and offering naming rights.

Anne Huber, an Oak Brook resident, addressed the Board regarding the pool hours at the Bath & Tennis Club. She said the Park District has done a great job with managing and guarding the Bath & Tennis pool but said she does not like the reduced hours. She said she would like the pool to return to its previous hours by remaining open until 8:00 p.m. because there are many people who would like to swim after work.

President Knitter asked Ms. Huber which days she would like the pool to remain open until 8:00 p.m.

Ms. Huber said she would like the pool to be open until 8:00 p.m. on all days.

President Knitter told Ms. Huber her request would be discussed with staff.

3. CONSENT AGENDA

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve taking a single omnibus vote on the Consent Agenda, as presented.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter  
Nays: None

Motion: Commissioner Truedson made a motion seconded by Commissioner Tan, to approve the consent agenda, as presented.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter  
Nays: None

- a. APPROVAL OF JUNE 17, 2019 AGENDA
- b. APPROVAL OF MINUTES
  - i. May 20, 2019 Regular Meeting Minutes
- c. APPROVAL OF FINANCIAL STATEMENT ENDING MAY 31, 2019
  - i. Approval of Warrant No. 624

#### 4. COMMUNICATIONS/PROCLAMATIONS

- a. Board of Commissioners to share communications

President Knitter asked if there was anyone on the board who wished to share communications.

President Knitter said she was stopped by several residents regarding the poor condition of the trails in Saddlebrook.

- b. Proclamation "July is Park and Recreation Month"

President Knitter made note of the proclamation.

- c. Wight & Co. Presentation of the Conceptual Plan for Central Park North

Patty King, Senior Landscape Architect at Wight & Co., conducted her presentation of the Conceptual Plan for Central Park North. All materials presented can be found in the Park District records. She said that this is a visionary plan which was created after holding three community meetings and conducting surveys in order to gather as much community input as possible. She stressed that this Conceptual Plan is a visionary tool only and includes multiple improvements that total \$11,600,000.

Ms. King said she proposes that the North Fields not be treated as a separate property, but rather as an extension of Central Park.

Ms. King discussed various proposals within the visionary plan including the proposal for monument signage at Jorie and Kensington as well as parking lot development. She said between a new and existing parking lot, the property could accommodate approximately 240 spots, which is more than enough parking for this property.

Ms. Kosey said she is also talking with our neighbors to the north about using their lots after hours. She also noted that there is a small village parking lot located on Kensington which, upon village approval, we can utilize.

Ms. King discussed the visionary plan's proposal for a multi-purpose building which would be used for concessions, bathrooms, and storage, and would be approximately 5,400 square feet.

Ms. King's presentation also highlighted plans for two basketball courts, a bags area, play areas for teens and adults, and a pedestrian bridge over Ginger Creek. She said the bridge would serve as a focal point of Central Park and suggested that it be painted a vibrant color so that it is easily seen. Other proposed developments include pickle ball courts, a unity garden, and fitness locations and picnic shelters.

Commissioner Truedson suggested a second bridge be located near Central Park West and Route 83 which could be used for maintenance.

There was discussion concerning grant funding for the central bridge. Ms. King said the bridge may be eligible for grant funding if the plan includes planting along the shoreline.

Both Commissioners Tan and Suleiman said they liked the idea of the bridge being a focal point in Central Park.

Ms. King also discussed the idea of creating a berm along Jorie Boulevard where an amphitheater could be located. She also recommended that the bank along Ginger Creek be cleared of brush as currently it cannot be seen due to the overgrowth.

Ms. King said the Proposed Visionary Plan also includes relocating ballfields 2 and 3 to create a pinwheel affect at the ballfield site. She said this would require the removal of some existing trees but said most of these trees are diseased and not in great condition. She said the trees would be replaced.

Commissioner Tan said his only issue is the fact that the fields are the only revenue generator and asked if there was any way to squeeze in a fifth field.

Commissioner Trombetta said he would like to keep as much open space as possible.

Ms. King said four fields is the maximum amount she would allow because you must have ample space between fields to accomplish the proper pitch to the fields. She said if a fifth field were added, it would lay partially in the flood plain.

Ray Cesca, an Oak Brook resident, said all of the proposed facilities are for activities that are held during good weather, and asked how the property can be utilized during the winter.

Ms. King said the trails could be used for cross country skiing.

Ms. Kosey said we already have an ice rink, sled hill, and walking paths which are maintained during the winter months for continued use.

There was discussion regarding the possibility of including paddle tennis. President Knitter said that paddle tennis facilities are quite expensive and said Hinsdale has turned away from offering them because of the cost. She also said that alcohol is often expected to be served during paddle tennis tournaments and this makes it even more difficult to offer the sport.

It was noted that the fields can be used for multiple sports, not just soccer.

Commissioner Tan suggested that there be a designated and separate bike path and foot path with the bike path also serving as a cross country path during the winter. Ms. King said this can be done easily and would simply require the path to be widened from 8 feet to 12-15 feet.

It was noted that there is a community garden planned for Dean Nature Sanctuary in 2020.

It was confirmed that there is not yet an estimate for the cost of annual maintenance at the north fields, but that the goal is to have the revenue it generates cover the additional maintenance cost.

President Knitter once again stressed that this proposed Plan is only a vision, and asked staff what proposed improvements can be accomplished now.

Ms. King said the proposed building which includes the bathrooms is not included in the proposed first phase of the project as it will cost approximately \$1,000,000. In the meantime, porta potties will be used.

There was discussion about how money could be reallocated from other projects in order to try and get the bathroom facility built in Phase 1 with Commissioner Truedson suggesting to simply gravel the parking lots rather than paving them.

Ms. King said using gravel for the parking lots would only save about \$190,000, which is not enough for the bathrooms. She also said that the Village will likely require sewer work for the parking lots.

Instead of costly sewer work, installing permeable pavers at the parking lot was suggested by a member of the audience. Ms. King said that permeable pavers are 5 times more expensive than asphalt. She also said that we must follow the rules and regulations per the Army Corps of Engineers which places strict limitations on drainage. She also confirmed that parking lot drainage cannot go into Ginger Creek.

There was discussion regarding the deadline for completing Phase 1 as it relates to grant funding, and the chances of receiving grants for these projects.

Ms. King confirmed that the bathroom/concession/storage building is slated for Phase 2 of the Plan.

Commissioner Trombetta stressed that he believes the bathroom facility should be completed in Phase 1.

President Knitter said we can address the funds for the bathroom facility during next year's budget season and can even readdress this year's budget to see if capital project funds can be reallocated but noted that we would be taking money away from much needed work.

Commissioner Tan suggested that the bathroom/concession/storage building be referred to as the Pavilion and said that the Park District should offer naming rights in exchange for a large donation.

President Knitter said we already are doing this for other projects and at the end of the day, it's not easy. She said it would be great if it happens but said we did not receive as many donations as we had hoped for the Universal Playground.

Ed Castellano questioned how these proposed facilities benefit Oak Brook.

Ms. Kosey said through the surveys and community meetings, Oak Brook residents overwhelmingly want walking and bike paths, bathrooms, multipurpose sports fields, and safety in parking lots. She also said we are trying to create a balance between what residents want and need.

Mr. Castellani asked how much revenue is brought in through field rentals.

After a lengthy discussion about the Proposed Long-Term Visionary Plan, the Board concurred to add modify the Plan by adding a second bridge on the west side of Central Park and enlarging the trails for bikes and walking.

Commissioner Trombetta said he has safety concerns about having a shared bike and pedestrian trail.

Ms. King said signage and rules will be posted throughout the trails.

#### STAFF RECOGNITION

a. Jamie Rotman, Summer Intern

President Knitter introduced Jamie Roman, the summer intern, to the Board.

The Board welcomed Ms. Rotman.

#### 5. REPORTS:

a. Administrative, IT, and Marketing Report

Laura Kosey presented her report, which can be found in the Park District records.

Ms. Kosey made note of two awards the marketing department recently received.

Ms. Kosey said she is drafting an RFP for the two proposed asphalt parking lots and trails included in the Visionary Plan and will be targeting potential donors for funding in exchange for the naming rights. The naming right will last for 20 years, which is the length of the bond repayment period.

There were no further questions or comments regarding Ms. Kosey's report.

b. Finance & Human Resources Report

Marco Salinas presented his report, which can be found in the Park District records.

Mr. Salinas reviewed the status of the Park District funds.

Commissioner Tan questioned why field rental revenue at Central Park was so much higher this year compared to last. Mr. Salinas replied that he has been looking into the data and working with Mike Azzaretto, Athletic and Recreation Manager to determine the increase. Mr. Salinas said he anticipates having an answer soon.

Mr. Salinas said there will only be a 5% increase in the HMO and PPO premiums which will take effect July 1, 2019.

There were no further questions or comments regarding Mr. Salinas's report.

c. Recreation & Facilities Report

Dave Thommes presented his report, which can be found in the Park District records.

Mr. Thommes said programming is currently in full summer mode with summer camps in session.

Mr. Thommes said there was a hot water issue occurring over a few days last week, but the problem has been corrected.

Mr. Thommes said the studios and the Canterbury meeting room will be receiving improvements in lighting and ventilation in July.

There were no questions or comments regarding Mr. Thommes's report.

d. Parks & Planning Report

Bob Johnson presented his report, which can be found in the Park District records.

Mr. Johnson said there was a site visit recently which is a step in the process of becoming a finalist in the recreation trails grant which the Park District applied for a few months ago.

Mr. Johnson said the Park District was recently given a totem pole from McDonald's Corporation that was located on their grounds. Ms. Kosey said she is working with McDonald's to see if additional statuary could be donated to the Park District.

Mr. Johnson said his request for a new 2019 dump truck is currently on hold as it was recently discovered that Ford no longer makes the 2019 model. He will now re-apply for a 2020 model.

There were no questions or comments regarding Mr. Johnson's report.

6. UNFINISHED BUSINESS

- a. Resolution 19-0617: A Resolution Amending the Agreement Between the Oak Brook Park District and Conservation Land Stewardship, Inc., for Natural Areas Stewardship Project

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve Resolution 19-0617: A Resolution Amending the Agreement Between the Oak Brook Park District and Conservation Land Stewardship, Inc. for Natural Areas Stewardship Project.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter  
Nays: None

- b. Resolution 19-0618: A Resolution Amending the Agreement Between the Oak Brook Park District and Hagg Press, Inc. for Brochure Printing and Mailing Services

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve Resolution 19-0618: A Resolution Amending the Agreement Between the Oak Brook Park District and Hagg Press for Brochure Printing and Mailing Services.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter  
Nays: None

c. Wight & Company Central Park North Concept Plan

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve the Wight & Company Central Park North Concept Plan.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter

Nays: None

d. Agreement between the Oak Brook Park District and Wight & Company for the Central Park Design Development Phase

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve the agreement between the Oak Brook Park District and Wight & Company for the Central Park Design Development Phase.

There was no further discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter

Nays: None

e. Resolution 19-0619: A Resolution of Authorization by the Oak Brook Park District for an OSLAD Grant Program Application for Central Park Improvements.

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve Resolution 19-0619: A Resolution of Authorization by the Oak Brook Park District for an OSLAD Project Application for Central Park Improvements.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter

Nays: None

f. Resolution 19-0620: A Resolution Authorizing and Directing Staff to Proceed with Rezoning of Property Commonly Known as the McDonald's Property.

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to approve Resolution 19-0620: A Resolution Authorizing and Directing Staff to Proceed with Rezoning of Property Commonly Known as the McDonald's Property.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter

Nays: None

g. Family Recreation Center Drop Ceiling Replacement Bid

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to accept the bid submittals from Construction Solutions of IL, Inc. in the amount of \$67,797 for the base bid, an amount of \$6,750 for the alternate bid work, and to approve an agreement between the Oak Brook Park District and Construction Solutions of IL, Inc. for a not to exceed cost of \$74,547.

Ms. Kosey said this work will address the damaged and stained ceiling tiles in areas of the Recreation Center, which has been a concern of Commissioner Trombetta's for some time.

There was no discussion, and the motion pass by roll call vote.

Ayes: Commissioners Suleiman, Tan, Truedson, Trombetta and President Knitter  
Nays: None

7. NEW BUSINESS

a. Partnership Agreement for Central Park North Fields

Ms. Kosey provided an overview of steps taken to seek interested parties for this partnership. She said staff went out for an RFP and received five proposals for: a velodrome, an air gun target range, a polo club and two soccer clubs. She said she is recommending a partnership with the Wizards Soccer Club because they are a 5013(c) club that is an all-inclusive travel club from Hinsdale. The partnership would allow the Wizards 100% capacity of field usage and would also allow us to rent any of their unused slots to other parties. The partnership would be for the use of the two fields at the North Fields site and the two smaller fields at the Central Park location, with the Wizards paying the Park District \$100,000 each year for five years and an additional sum of \$500,000 for the installation of LED lights for fields 1 and 2 at the Central Park North Fields site. The term of the partnership is expected to be between 5 and 10 years.

There was discussion about whether it would be better to use the funds for an artificial turf field rather than lights. Ms. Kosey said an artificial turn field would cost at least \$1,000,000 and that sports teams prefer having lighted fields so they can extend play time when the days get shorter.

The Board directed Ms. Kosey to have the Park District attorney draft an agreement with the Wizards.

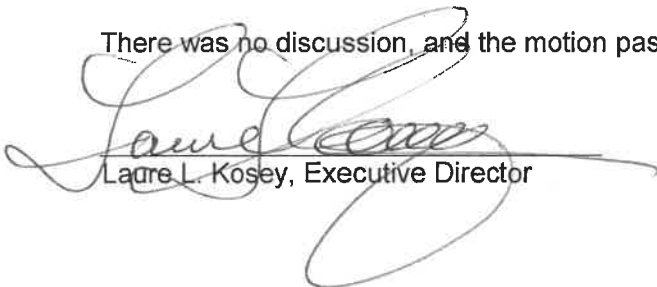
8. THE NEXT REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF PARK COMMISSIONERS WILL BE HELD ON JULY 15, 2019

President Knitter announced the next Regular Meeting of The Oak Brook Park District Board of Park Commissioners will be held on July 15, 2019, 6:30 P.M.

9. ADJOURNMENT

Motion: Commissioner Truedson made a motion, seconded by Commissioner Tan, to adjourn the regular meeting at the hour of 8:03 p.m.

There was no discussion, and the motion pass by voice vote.



Laure L. Kosey, Executive Director