



WILMETTE PARK DISTRICT
Regular Board Meeting
Meeting Minutes
Monday, April 11, 2022
7:30 p.m. – Village Hall Council Chambers

PRESENT

Commissioners: President Michael Murdock, Vice President Julia Goebel, Patrick Duffy, Cecilia Clarke, Kara Kosloskus and Lindsay Anderson

Staff: Executive Director Steve Wilson and Executive Administrative Assistant Catherine Serbin

Visitors: Patrick O’Gara, Walter Keats, Piper Rothschild, Mary Shea and Will Black

ABSENT

Commissioner Allison Frazier

1.0 REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS CALLED TO ORDER

The meeting was called to order at 7:30 p.m.

A. Roll Call Taken

2.0 CONSENT AGENDA

2.1 APPROVAL OF MINUTES FROM THE SPECIAL BOARD MEETING HELD ON MARCH 11, 2022

2.2 APPROVAL OF THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON MARCH 14, 2022

2.3 APPROVAL OF THE MARCH 2022 VOUCHER LIST

Commissioner Kosloskus moved and Commissioner Duffy seconded a motion to approve the Consent Agenda of the April 11, 2022, Regular Board Meeting, a copy of which is to be attached to and become a permanent part of the minutes of this meeting.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Anderson, Kosloskus, Clarke, Goebel and Murdock. Voting *No*, none. *Absent*, Frazier; **Motion Carried.**

3.0 COMMUNICATIONS AND CORRESPONDENCE

None

4.0 PUBLIC COMMENT/RECOGNITION OF VISITORS

President Murdock facilitated public comment. The Attendance Sheet will become part of the permanent record.

Walter Keats, 2514 Laurel Lane – Mr. Keats stated he appreciates that the Board is modifying the West Park proposal, however, he is concerned the Board is not implementing mitigation efforts such as light shields and an acoustic fence.

Gary Cole, 732 Laramie Avenue – Mr. Cole stated that throughout this process, he has been concerned by the lack of interest from the Park Board in preserving West Park and the impact the original plan would have had on the neighborhood. He believes the Park District does not care about the West Park neighbors. Additionally, he would like to know what assurance the neighborhood has that this modified plan is not just step one in implementing the original plan. If the rest of the West Park neighbors are agreeable to the modified plan, Mr. Cole would like the Park Board to make a commitment to them that there will be no further development at West Park. Lastly, he does not feel the playground needs to be replaced at this time.

Patrick O’Gara, 740 Laramie Avenue – Mr. O’Gara stated that he hopes the Board will acknowledge receipt of his letter to the Zoning Board, of which the Park Board was also sent. As indicated in Mr. O’Gara’s letter, he believes the West Park plan is illegal and discriminatory – even if modified. He accused the Park District of intentionally failing to notify tenants of the adjacent apartment building. Additionally, Mr. O’Gara accused the Park District of manipulating the sound study in order to avoid addressing the disturbance and legality of the existing courts. He demanded the Board abandon the plan entirely or subject the Park District and the Village to litigation. He noted that the Board had voted in favor of this plan prior to obtaining public input under the false assumption that this was necessary in order to obtain zoning from the Village. He reiterated his desire for the Board to withdraw their application and acknowledge his letter.

President Murdock stated that the Board had decided to forego the presumptions. He asked Director Wilson if the Park Board was eligible for those presumptions. Director Wilson advised that in discussions with Village staff, they agreed that the Park District qualified for the presumptions. However, the Park Board chose to forego the presumptions mainly due to concerns raised by Mr. O’Gara. President Murdock noted that the Board had voted to allocate funds for the West Park Master Plan as part of the District’s budget at the January Board meeting.

5.0 STANDING COMMITTEE REPORTS

5.1 Lakefront Committee Report

Vice President Goebel reported that the Lakefront Committee met on Monday, April 4th. The Committee reviewed an update on the Langdon Shoreline Protection Proposal from the District’s waterfront engineer consultant Smithgroup. Smithgroup has initiated permitting efforts and expects that process to last approximately 90 days. After which, the Committee expects work to begin on the revetment. A variety of discussions have occurred over the last nine months and the project is approaching the point at which staff will be able to go out to bid. The Committee also received an update regarding the Lakeview Center renovation. A Construction Manager has been retained – Frederick Quinn Corporation. They have done

a number of projects in the general area including the Wilmette Library interior renovation. They will manage the project as the GC and staff expects to have drawings ready for a bid in the coming days. The project itself would begin post Labor Day.

Vice President Goebel moved and Commissioner Anderson seconded a motion to approve Ordinance 2022-O-6, An Ordinance Authorizing The Disposal Of Certain Surplus Property Owned By The Wilmette Park District, as recommended by the Lakefront Committee.

Vice President Goebel noted this surplus property includes kayaks and an inflatable hull that have been deemed end of life.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Anderson, Kosloskus, Clarke, Goebel and Murdock. Voting *No*, none. *Absent*, Frazier; **Motion Carried.**

The next Lakefront Committee meeting will be held May 2nd.

5.2 Golf Operations Committee Report

Commissioner Anderson reported that the course has been open for a few days now. The Committee looks forward to hearing more at their upcoming meeting. The course opened slightly later than anticipated due to weather but staff is working hard with the new vendor to get the restaurant operational.

Commissioner Anderson moved and Commissioner Kosloskus seconded a motion to approve the bid from Slaten Construction in the amount of \$236,587.76 for the renovation of the Grille Room at the Wilmette Golf Club.

Commissioner Anderson noted that this recommendation did not come through the Committee but that the Committee is comfortable moving forward, per staff recommendation. Director Wilson clarified that staff has been working with The Lawn in finalizing designs for the renovation of the Grille Room. During the budgeting process, Woodhouse Tinucci gave the Board an initial concept and price estimate and it was agreed that the renovation be added to the budget. The design has evolved which has driven the price increase. Additionally, this is the only bid staff received. Unlike the Lakeview Center, staff did not hire a GC as it is a smaller project and staff feels they can manage this themselves. In the essence of time, staff recommends that the Board approve this bid. President Murdock added there is no guarantee that if the Board were to go through this process again, there would be multiple bids. Director Wilson added that staff did speak with three Contractors in initial discussions but only one chose to bid.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Anderson, Kosloskus, Clarke, Goebel and Murdock. Voting *No*, none. *Absent*, Frazier; **Motion Carried.**

5.3 Parks and Recreation Committee Report

Commissioner Duffy reported that the Parks and Recreation Committee met last week and discussed the robust summer camp enrollment numbers. The Center for the Arts put on a mini production of *Legally Blonde*, which was a success. The Center Fitness Club has initiated creative marketing strategies to get residents physically active such as the Hustle 20. As part of a satisfaction survey that was circulated, the Center Fitness Club is also now offering yoga and Pilates classes. The summer session of gymnastics is 92% full. Kudos to the gymnastics program for producing an All-Around State Champion.

Commissioner Duffy moved and Commissioner Clarke seconded a motion to approve the bid from Heartline Fitness in the amount of \$34,732.59 for twenty (20) Schwinn AC Power Indoor Cycling Bikes, as recommended by the Parks and Recreation Committee.

Commissioner Duffy noted these bikes are being purchased to replace spin bikes that have been deemed end of life. This price includes the trade-in value of the existing bikes and freight charges. It falls within what was originally budgeted.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Anderson, Kosloskus, Clarke, Goebel and Murdock. Voting *No*, none. *Absent*, Frazier; **Motion Carried.**

5.4 Centennial/Facilities Committee Report

President Murdock reported that the Facilities Committee met earlier this evening. This Committee will now be officially referred to as the Facilities Committee in alignment with the Board Manual. The focus of the conversation was a brief review of the 2021-22 Committee goals. The Committee also discussed the paddle spring season. The Ice Show will begin May 13th. With respect to the pool, staff is in the process of obtaining a food vendor. The pool liner is being installed and staff is implementing a new fitness program known as fluid running.

Commissioner Anderson moved and Commissioner Duffy seconded a motion to approve the bid from Sunburst in the amount of \$35,576.39 for annual recreational department apparel, in addition to the bid from Arena Sports USA in the amount of \$19,037.30 for youth fall and spring soccer apparel, as recommended by the Facilities Committee.

President Murdock noted these are routine purchases.

By a roll call vote, voting Yes, Commissioners: Duffy, Anderson, Kosloskus, Clarke, Goebel and Murdock. Voting No, none. Absent, Frazier; **Motion Carried.**

5.5 Financial Planning & Policy Report

Commissioner Clarke reported that the Financial Planning and Policy Committee met on March 21st. At the meeting, staff provided an update regarding the Park District's DEI efforts. The Committee also reviewed the District's Memorial Tree Policy and provided guidance to the staff in the hopes that the program be reinstated. The Committee informally approved a renewal of the Park District's contract with its existing auditors, Lauterbach & Amen. Their contract was discussed and will be formally brought before the Committee next month. Additionally, the Committee considered a staff proposal to move some of the District's banking services to Wintrust Bank. It was agreed that staff move ahead with this proposal. Superintendent Foy did an excellent job explaining the financial statements in the Board's packet. The District continues to be in good financial standing. Expenses will fall in line with budget as staff begins to spend throughout the rest of the year. The Committee's next meeting will be Monday, April 18th.

5.6 Real Estate Committee Report

No report as the Committee did not meet this month.

5.7 Intergovernmental Cooperation Committee Report

No report as the Committee did not meet this month. However, Vice President Goebel reported that the Village's Intergovernmental Cooperation Group met at which attendees discussed sustainability practices.

6.0 EXECUTIVE DIRECTOR'S REPORT

Director Wilson advised that the majority of items discussed in his report had already been discussed and as such, he has nothing new to report at this time.

7.0 UNFINISHED BUSINESS

7.1 WEST PARK MASTER PLAN - DISCUSSION

Director Wilson reported that since the Board last met, the District has appeared before the Wilmette Zoning Board of Appeals twice. First on March 16th to initially present the application and then again on April 6th at which a formal hearing was conducted. Ultimately, the Zoning Board voted 6-0 to not recommend the application to the Village Board of Trustees. During the hearing, three different Zoning Board members remarked they could support the proposed paddle tennis courts but could not support the overall application because of the inclusion of pickleball. They, along with the remaining Zoning Board members, conveyed that they felt the District had not done enough due diligence in the creation of the overall plan. To that end, it is staff's recommendation that the Board consider amending the application to remove pickleball courts as well as the related lights, the two

northern paddle platform tennis courts and the deck expansion. This would leave the addition of the two southern paddle courts, the expansion of the hut and its related decking. These two courts will go a long way towards meeting the demand of the facility. The hut expansion also remains necessary because it was designed for the capacity of the original six courts. All of the variations needed for this work had been granted previously when the facility was first built. By installing the southern courts as compared to the northern courts, flexibility will be preserved for any future deliberations regarding paddle, pickle or playground. The deliberations of these other aspects of the plan should continue, allowing for more dialogue with the community, more formal studies to be completed and ultimately, a more amendable plan could be developed that also meets the recreational demands of the community.

There was a brief discussion as to why the Zoning Board had continued their deliberations over the course of two meetings. Director Wilson advised this had been due to the absence of several Zoning Board Commissioners at the first meeting and an inaccuracy in the first notification created by the Village. Commissioner Clarke asked for clarification as to why the hut expansion remains necessary. Director Wilson explained that the fire department had indicated this is necessary for occupancy levels. Commissioner Duffy added that similar to parking, the hut serves a certain square footage. He stated that he feels the modified plan is a good solution in order to satisfy the known demand for increased paddle courts.

Commissioner Kosloskus stated that in light of Director Wilson's report, she fully supports the modified plan and gathering additional input prior to implementing all elements of the original plan. Vice President Goebel stated that the period of gathering public input is ultimately what improves the plan. It is clear that there interest in paddle as the enrollment numbers and data supports this. With respect to pickleball, Vice President Goebel stated she would like additional user data to validate its community interest. She acknowledged that residents often feel a deep attachment to their neighborhood park. West Park neighbors have lived near the paddle courts for several years now and many new residents have moved there with the understanding that paddle tennis is part of West Park. As such, expanding paddle at this location is consistent with the experience of West Park neighbors. She believes the modified plan is in line with the feedback received from concerned neighbors and the Zoning Board.

Director Wilson reiterated staff's recommendation and Thomas Rychlik, the District's Engineer Consultant, provided a diagram of the modified plan and briefly explained how parking would be reconfigured with the additional of the two southern paddle courts. Commissioner Clarke asked how far the neighboring homes are in relation to the new courts. Mr. Rychlik explained

the proposed courts are 176 feet from the adjacent property lines. He advised this is no closer than the existing paddle courts.

Commissioner Clarke agreed that there is a known demand for additional paddle courts. Many of the concerns with the initial West Park Master Plan had to do with lights and the noise of pickleball play. As such, she supports the scaled back plan but expressed concerns over the necessity of the hut expansion.

Commissioner Anderson initiated a brief discussion as to how the modified plan would move forward procedurally and what would happen to the elements of the original proposal if the Board does move forward with staff's recommendation. Commissioner Duffy recalled his experience on the Zoning Board and stated his understanding would be that the Zoning Board would consider this modified plan as the complete proposal. If the park Board intends to do more at West Park in the future, staff would need to file a new application with the Village. There was full Board consensus that the original plan would not be brought back at a later time due to resident concerns. Commissioner Anderson stated she is comfortable moving forward with the modified proposal as it is part of an existing use with a known demand.

There was Board consensus of the modified plan, to be brought to the Village Board requesting special use and any variation to construct the two southern most courts, the hut expansion and additional parking spaces to the west to replace the parking spaces that will be lost due to the court placement. Director Wilson advised that Gewalt Hamilton will design a new drawing that encapsulates what the Board has discussed tonight and communicate with Village staff regarding these changes. It was agreed the playground would remain as it currently exists and that any future West Park playground renovation would follow the capital improvement replacement schedule timeline.

President Murdock then opened the floor for public comment. After public comment, President Murdock again opened the floor for Commissioners to ask questions of staff and consultants with respect to the West Park.

Mr. Rychlik provided a detailed explanation regarding elevated lights on the platform courts. There was also a thorough conversation with respect to light shields, LED luminaires, visibility, dark sky compliance, light splatter and a light control system. The Board also contemplated landscaping to reduce noise volume.

Commissioner Duffy asked how many parking spaces there are at West Park. Mr. Rychlik advised that there are currently 115 stalls. In the modified plan, the intent will be to have 111 spaces – 106 of them will be regular

parking stalls and 5 of them will be ADA accessible. Director Wilson advised that when the Village of Wilmette and the Wilmette Park District entered into the Intergovernmental Agreement to allow the Village to construct the sanitary tank underneath West Park, one of the terms of the Agreement was that if the Park District were to gain approval from ComEd to add parking spots on their portion of West Park, that the Village would pay for those if permission were granted within three years from the date the IGA was executed. Subsequently, the Village built those spots but it was later determined those spots were actually in the Village of Glenview. While those spots were created specifically to service West Park, the Village of Wilmette staff feel that if these parking spots are outside their jurisdiction, they cannot include them in a formal request of a zoning variation. Commissioner Clarke asked what the parking variation request would be with the modified plan. Mr. Rychlik advised there would be a demand of 4 spaces to support the two additional courts and an additional amount to be determined based on square footage of the hut. Overall, there still may be a variation but it would be less than the 17 spaces currently requested. Additionally, the Village would still not take into consideration the 55 spaces adjacent to the park that reside in the Village of Glenview.

Director Wilson advised that the Village of Wilmette's reluctance to include the parking spaces in question in a formal count is due to who has authority over those spots. He believes this can be resolved by way of an Intergovernmental Agreement between Glenview and Wilmette. The Park District can also chose to pursue an IGA independently with the Village of Glenview and ComEd.

With respect to the traffic study, President Murdock clarified that generally studies are not done unless evaluating a specific plan. Mr. Rychlik agreed. President Murdock then asked if there is data to extrapolate seasonal use. Mr. Rychlik advised that his report did project and factor in seasonal use. Capacity is also determined by Village Ordinance requirements.

President Murdock then called upon Centennial Recreation Complex General Manager, Jason Stanislaw. Commissioner Anderson asked Manager Stanislaw how he uses data to serve residents and identify demand. Manager Stanislaw initiated his response by advising that it is the Park District's responsibility to deliver racquet sports to the community for a resident's lifespan. Those needs can change over the course of someone's life and that is why it is essential to have multiple racquet sports that intersect. Staff has put in place mechanisms to measure reserved usage of the facilities through the use of a booking software called YourCourts. Residents have the ability to reserve an outdoor tennis court and paddle court at no charge the day prior. Commissioner Kosloskus asked Manager Stanislaw to speak to the comment made by a Zoning Board Commissioner regarding Vattmann Park and Hibbard Park being under programmed.

Manager Stanislaw advised that the data doesn't always reflect walk-ins and that Vattmann is programmed well past three hours a day. Staff does not have the capacity to measure walk-ins at this point in time as there are 19 courts within the District and they are not constantly monitored by staff. President Murdock asked if there have been any noise complaints related to the play at Hibbard Park as those courts are lined for pickle. Manager Stanislaw advised he has not received any noise complaints at Hibbard Park. President Murdock then asked how far the two additional paddle courts at West Park will go in addressing capacity demands that the Park District has been unable to meet. Manager Stanislaw advised that two additional courts will lift the cap on the number of teams that the Park District can place in the Men's League on Monday, Tuesday, Wednesday and Thursday nights. It will lift the cap on Women's League on Monday nights and it will help considerably with the general sense of court compression. Commissioner Anderson asked for specific data with respect to paddle waitlists. Manager Stanislaw that the Park District had to turn away roughly 70 players due to a lack of space within the program. Conversation evolved into how many players there are per court and how league play works. Manager Stanislaw advised that if the lights were to shut off at 10PM as opposed to 11PM this would severely impact in-house league play. There are only two paddle clubs in the Chicagoland area that turn their lights off at 10PM. The vast majority of clubs are open until 11PM. Commissioner Clarke and Vice President Goebel expressed a willingness to explore earlier court times. Manager Stanislaw advised that there is programming that lasts until league matches begin at 7PM. Staff could chose not to program that but this would present a challenge for working women who wish to play paddle.

Vice President Goebel moved and Commissioner Clarke seconded a motion to modify the West Park Master Plan that the Park District has submitted to the Village per staff recommendation.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Anderson, Kosloskus, Clarke, Goebel and Murdock. Voting *No*, none. *Absent*, Frazier; **Motion Carried.**

8.0 NEW BUSINESS

8.1 CONSIDERATION OF CONTRACT WITH BERRYDUNN FOR CONSULTING SERVICES

Director Wilson advised that since the last Board meeting, the Board has held two Special Board meetings – One meeting to hear presentations from the three Consulting teams and ask questions and another meeting to narrow down options. Ultimately, the Board has decided to move forward with BerryDunn. Staff has worked with BerryDunn and the Park District's legal counsel to create the contract up for the Board's consideration tonight. Once the contract has been approved, staff will begin work on a comprehensive and strategic plan for the District.

Commissioner Kosloskus moved and Commissioner Clarke seconded a motion to approve the Contract with BerryDunn for Consulting Services.

The Board held a brief discussion regarding the pricing structure.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Anderson, Kosloskus, Goebel and Murdock. Voting *No*, none. *Abstained*, Clarke. *Absent*, Frazier;
Motion Carried.

9.0 ADJOURNMENT

There being no further business to conduct, President Murdock adjourned the Regular Board meeting at 9:55 p.m.

By a unanimous voice vote; **Motion Carried.**

Minutes Approved on May 9, 2022.

Respectfully Submitted,

Catherine Anne Serbin

Catherine Serbin
Executive Administrative Assistant