

1. **Call the Meeting to Order** – The meeting was called to order at 6:30 pm.

2. **Roll Call**

Board Members Present:

Dorothy Lange – President
Georgia Schroeder – Vice President
Denice Sbertoli – Secretary
Rick Pokorny – Treasurer
Greg Stimpson – Commissioner

Staff:

Matthew Ellmann – Executive Director
Ben Appler – Director of Parks & Facilities
Mitch Bowlin – Director of Finance & Administration

Also Present:

Carolyn Mondlock – Recording Secretary

Visitors:

C. Rocco Castellano, Castellano Design Studio

Wood Dale Residents – in order of sign in sheet:

Patricia Patterson, 145 S. Cedar Ave.
Melissa Stoll, 145 S. Cedar Ave.
Paul R., 101 N. Oak Ave.
Ted Rourk, 101 N. Oak Ave.
Janet Rubright, 123 N. Oak Ave.
Mary Jo Carbon, 131 Oak Ave.
Maribeth Lezcano, 101 N. Walnut
Emily DelMaestro, 318 Cedar Ave.
K. Jodar, 106 Oak Ave.
Mary Castiello, 144 S. Cedar Ave.
Ignacio Mendez. 154 Murray Dr.
George Pollack, 110 Oak Ave.
Mary Straka, 207 Hiawatha Trl.

After roll call, President Lange read the following:

Good evening. The purpose of this evening's meeting is to discuss the White Oaks Park project and to set the direction for staff on what to work on and pursue given recent developments and voiced opposition to parts of the plan. We are aware of the recent meetings held at City Hall and the expressed thoughts, concerns and opinions of those that spoke during public comment periods at these meetings. We are also aware of the impact a "no vote" by the City Council on our Planned Unit Development Special Use Permit will have on the project and our attempts to improve the park. As a taxing body, we want to be responsive to the concerns of those that use or could be impacted by any changes to the park. We also recognize that there are misconceptions and that we need to do a better job of educating and gaining the support of the community, residents and neighbors of the park. To do so, we know that we need to listen and hear the concerns. Moreover, we also ask that those with concerns hear us out and take the time to absorb the facts and to understand the process and benefits to be gained from any work or change to the park.

Therefore, even though no public comment is included on this agenda, we will set aside time for public feedback to take place tonight for those that are in the audience of this meeting. However, prior to this taking place, we would like to afford the Park Board an opportunity to have a discussion. This gives us as elected officials the ability to collectively process what has taken place and to share our thoughts, impressions and ideas prior to hearing additional citizen feedback.

With that said, we will begin with board discussion and then later in the agenda we will dedicate ample time to hear from all of you. When we do accept comments from the audience, we will ask that you state your name, address and that you limit your comments to 2 minutes or less. We will also ask

that no one is redundant and that the comments are presented with respect for the park board, staff, residents and the governmental process. We thank and appreciate your support and patience with us tonight.

3. Discussion of White Oaks Park Project

Director Ellmann started the discussion by giving the Board an update on developments within the past week. The update included 1) Edge Adventures, 2) the property title inquiry, and 3) cabin remediation and demolition. He announced Ben Appler and Mitch Bowlin will be joining the discussion.

1) Edge Adventures – Director Ellmann distributed a letter to the Board from Edge Adventures summarizing the content as follows: Edge indicated that they made a significant investment in their plan and program for the Wood Dale community and that many key factors were considered. They appreciate the community's and neighbors' input and understand the concerns. They are willing to graciously disassociate from the partnership, although they do hope the community is interested in exploring other locations or opportunities with them.

2) Mitch reported on the title inquiry. He stated that the attorneys are having a "title inquiry" performed to confirm ownership of the cabin and White Oaks Park properties. So far there is no indication that the park district does not have the rights to the cabin. He and Director Ellmann have reviewed all that the County Recorder of Deeds has available. However, the system for recording titles years ago did not utilize property numbers. Currently, the attorneys are waiting on information from the County to complete the title inquiry.

3) Ben reported on the cabin remediation and demolition. He stated that last week the chinking containing asbestos was removed, in addition to three areas with tile floors, and HVAC venting in the basement. At this time, preparations are being made for the demolition. The fire alarm system has been disconnected, bushes and plants have been relocated. The City is assisting with the water line termination, and Ben is working with Nicor and ComEd for utility shut—offs. Three trees next to the cabin will need to be removed before demolition can occur.

Director Ellmann stated that until the title inquiry is complete, they won't proceed with the actual demolition. They are staging to proceed as the Board has directed staff to do. He also stated that Architect Rocco Castellano of Castellano Design Studio is present this evening to address any questions about the project.

Board Discussion – The Board had a lengthy discussion about what they would like to do, moving forward. The Board was in consensus that they would like to keep the plans for the building, minus Edge Adventures. Other discussion items included, the size of the activity/meeting space inside the building, other interior reconfigurations, the parking lot, and the dog areas.

Director Ellmann confirmed a few points:

1. Without Edge Adventures, there is no need for overflow parking at Calvary Church. Mr. Castellano confirmed 61 parking spaces are planned for the on-site project.
2. Concerning dog area complaints, Director Ellmann informed the Board that staff is exploring a permanent and regulated permit system to help alleviate the problems. A regulated dog area was suggested in community meetings in previous years. Also encouraged by the police, Director Ellmann is suggesting to the Board to move the permitting of the dog area forward even prior to the dog areas re-development.

The Board suggested reconfiguring some interior rooms to gain more space for programming, rentals, storage and a potential archive and/or coat room. The square footage is currently 266. Discussion about increasing activity/meeting space resulted in Director Ellmann explaining that the District would

have to resubmit the PUD to the City because occupancy then increases. Mr. Castellano also explained that an increase in occupancy affects the plumbing load. He suggested not cutting the footprint of the building but to reconfigure the interior space to accommodate storage, archival, closets, etc.

Commissioner Sbertoli suggested to the audience that perhaps two community members would like to be involved by periodically attending project information meetings and reporting back with specific project updates to their neighbors.

The Board again gave consensus to continue with the building minus Edge Adventures. Director Ellmann clarified for staff purposes that they prepare to approach the City on June 7 with a modified PUD, which is basically the same program and plan, minus Edge Adventures and the aerial challenge course. The Board agreed.

Public Comments – Residents addressing the Board stated their name and address. Many topics were discussed, the main ones being as follows:

- o Edge Adventures – Residents were pleased to see the Edge Adventures aerial challenge course removed from the plans for White Oaks Park.
- o Parking – Residents are concerned that 61 parking spaces are too many for the use of the building and that regulating the dog park may prevent nonresidents from driving over and parking. Director Ellmann stated that parking is within the city code for the uses of the entire park, not just for the building and dog areas. In addition, the lot is only slightly expanding; it is being reconfigured to properly accommodate the flow of parking and to allow emergency vehicles better access/egress.
- o Dog Area – Residents are asking that the dog area be regulated and that controls be implemented sooner than later. Residents also want the district to consider renovation of the dog area to be “bumped up” in the phasing process. In addition, it was stated that the current conditions of the dog area need to be upgraded so that there is not so much mud. Director Ellmann said in the interim, adjustments and improvements can be made.
- o Memorial bricks at the entrance to the dog park – In answer to a question about the placement of the bricks, Director Ellmann said that the bricks will be retained, stored and relocated into the entrance of the renovated dog area.
- o Oak Street trail extension on Montrose – A resident stated reasons why the proposed trail extension is a safety issue. The Board discussed the concerns and came to consensus that the extension trail could be removed from the plan.
- o A resident stated that the park and trails are very dirty and polluted, and plant life is out of control. She offered to engage community volunteers to clean up the park every month. Director Ellmann will present ideas at a future meeting.
- o A resident stated that not enough detail is given about improving the watershed quality within the park. The Board pointed out that the county controls the watershed within the park and all required regulations will be adhered to.
- o Size of room in new proposed building – Comparing the size of the proposed room to the room we are all now located in, a resident didn't think that the new building space had enough square footage to accommodate rentals. The purpose of renting space in the new building, according to the Board, is to accommodate small parties, baby showers, for example. Further, the outdoor patio is meant to be an extension of the indoor space. In answer to a question about supervising

the facility, a reply that while there are active programs and/or rentals occurring in the building, part-time staff would be onsite to assure organization of events and protection of the facility.

- o Programming in the new proposed building – In answer to a comment, Director Ellmann assured the audience that park district programming for the building would be a priority. Additionally, rentals could provide a valuable source for income. It was confirmed by the Board that the interior of the building will be reconfigured minus Edge Adventures, but that the footprint will remain relatively the same.
- o Keeping history – Asked whether the park district was going to use artifacts from the cabin in the new building, Ben replied that he has been securing and storing artifacts from the cabin for display in an archival area planned for in the new building.

A resident requested that the project be delayed so that the phases can be reviewed again, and thoughts be compiled. Director Ellmann and Mr. Castellano explained that delaying the project more will escalate construction and project costs and adversely affect the project schedule. Phase 1 of the project has all the heavy, most costly and disruptive construction slated for first so that it does not interfere with the softer plans contained in phases 2 and 3.


Director Ellmann clarified with the Board that staff should move forward with the project plan, eliminating the Edge Adventures aerial challenge course and the Oak Street entrance/extension trail. Additionally, attempting to reconfigure the interior of the building, and preparation for going to City Council on June 7 to request the PUD's approval with a reduced scope.

President Lange thanked everyone for coming out.

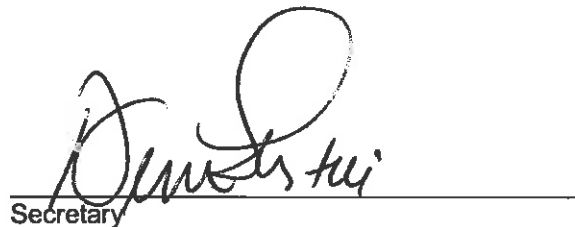
4. Adjournment

It was moved by Commissioner Pokorny, seconded by Commissioner Stimpson, to adjourn this Special Meeting at 8:14 pm. *VOICE VOTE, ALL IN FAVOR, MOTION CARRIED.*

Board Member Signatures:



President



Secretary