

**THE LISLE PARK DISTRICT  
JOURNAL OF PROCEEDINGS  
REGULAR MEETING  
APRIL 21, 2011**

**CALL TO ORDER AND ROLL CALL:** President Cook called the meeting to order at 7:03 p.m. in the Lisle Park District Community Center Board Room, 1825 Short Street, Lisle, IL 60532.

Roll Call:	Commissioners Present:	Hough Kanzler Carballo Morse Cook
	Also Present:	
	Director	Garvy
	Superintendent of Recreation	Toohy
	Superintendent of Operations	Leone
	Superintendent of Parks	Cerutti
	Superintendent of Finance	Silver
	Human Resources Manager	Welge
	General Manager	Zajicek
	Golf Operations Manager	Culbertson

**PLEDGE OF ALLEGIANCE:** President Cook led those assembled in the Pledge of Allegiance.

**PRESENTATIONS:**

**A. Arboretum Landmark Development**

Director Garvy introduced John Carlson and Jim Caesar from Opus Development. Mr. Carlson explained they plan to build a 310 unit condo targeted to young adult professionals. Considering the demographic of their target and the fitness, aquatic, and leisure facilities they will be offering onsite, Opus is requesting a reduction in the impact fees by \$250,000. While they recognize the development will have some impact on the park district they do not feel the full \$500,000 fee will be their impact due to their demographics, size of the units and recreational amenities provided in the development. He further explained that if the development does not go through, the site will most likely become a commercial development that will provide no impact fees to the park district.

Commissioner Carballo asked if there would be a restaurant in the facility or if there was any extra land they could donate to the park district. Mr. Carlson said there is no retail and most of the land is detention and wetlands.

President Cook stated the park district offers many programs that would appeal to young professionals. He is concerned because previous developers have made similar requests

and have said their residents won't use the park district but then they do end up using it, such as the parks, softball leagues and other programs. He stated the park district has denied these previous requests. If relief were given to Opus, the park district would be setting a precedent.

Commissioner Carballo stated he supports the project to help the economy, but the reduction in fees would greatly affect the park district. Commissioner Hough agreed, stating it would be unfair to pass the burden onto other residents.

Commissioner Morse asked if there were any other obstacles to the project. Mr. Carlson stated financing was an issue, explaining the process they must go through to achieve the financing.

Commissioner Kanzler commented that the Village was able to justify the variances they gave Opus for some relief and stated she thinks this situation is very similar to the Navistar TIF. President Cook disagreed, stating a residential development has a greater impact on the park district.

Commissioner Morse stated based on the unknown usage and the target demographics, a compromised of \$375,000, meeting half way, would be reasonable.

President Cook stated he is frustrated that the developer is just now coming to the park district to discuss the issue. He recommended the board does not reduce the impact fee. Commissioner Carballo agreed. Commissioners Kanzler and Morse disagreed, stating this is an opportunity to bring people to Lisle which will help the community businesses here. Commissioner Hough said she was uncomfortable rendering a decision based on the short amount of time and all the points raised at the meeting.

No decision was made and President Cook stated the board may discuss this issue at the next board meeting if necessary. Mr. Carlson and Mr. Caesar thanked the board for their time.

**PUBLIC COMMENT:**

Ms. Patsy Jones of 2119 Oak Hill Drive, Lisle stated she thinks it is wrong for the park district to increase the number of employees by adding the Naturalist position.

**APPROVE MEETING AGENDA**

MOTION: Commissioner Hough moved to approve the meeting agenda for the regular meeting for Thursday, April 21, 2011. Commissioner Kanzler seconded the motion.

There was no further discussion and the motion passed unanimously by voice vote.

**CONSENT AGENDA ITEMS**

MOTION: Commissioner Hough moved to approve consent agenda items:

- A. Minutes of Regular Meeting of March 17, 2011
- B. Minutes of Special Meeting of March 24, 2011

C. April 21, 2011 Voucher List in the amount of \$370,934.25

Commissioner Kanzler seconded the motion.  
Commissioner Hough pulled item A.

Roll Call:

Ayes: Hough, Kanzler, Morse, Carballo, Cook  
Nays: None

Motion passed.

**A. Minutes of Regular Meeting of March 17, 2011**

Commissioner Hough stated on the third page of the minutes, second paragraph, second line it should be “disconnection” instead of “annexation.”

MOTION: Commissioner Hough moved to accept the amended minutes of the regular board meeting of March 17, 2011 as amended. Commissioner Morse seconded the motion. There was no further discussion and the motion passed unanimously by voice vote.

**COMMUNICATIONS**

President Cook referenced the letter from the Lisle Area Chamber of Commerce thanking staff for their support in the 5K Chamber of Commerce race. President Cook also referenced an email requesting a civil war reenactment. Superintendent Toohey added they might be an exhibitor at Depot Days in September.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**STAFF REPORTS**

**A. 1925 Ohio Street update**

Director Garvy gave an update on the progress of the project.

Commissioner Kanzler asked about the margins with the new chef. Manager Zajicek stated he expects them to improve slowly. Director Garvy added they recently did training sessions with staff and will be continuing an ongoing training program. Commissioner Carballo commented the staff seems to be excited and attentive and his recent experiences have been very positive. Director Garvy offered to have the consultants present an assessment to the board at a future meeting.

President Cook asked Superintendent Leone about the brochure delivery to the apartment complexes. Superintendent Leone stated each building is different, citing some of them

have you drop the brochures off in the building office. She reported the post office as a delivery method is cost prohibitive and delivery is not perfect.

President Cook stated the parks department did a great job with Arboretum Woods Park. Commissioner Carballo stated the back area of the pool looks great too.

### **PARTNERS FOR PARKS REPORT**

Superintendent Leone stated the total profit for Scarecrow Scramble was \$11,171.71.

### **SEASPAR REPORT**

Director Garvy reported the budget will be presented at the May board meeting. He reminded them the Believe and Achieve banquet will be May 12<sup>th</sup>.

### **OFFICER REPORTS**

#### **A. President**

President Cook stated he attended the egg hunt, paper shredding event, Meadows Homeowners Association meeting, and the Comedy night at Wheatstack and has completed the FOIA and OMA training. He suggested staff put in parking signs for pregnant mothers and for mothers with newborns for the new building.

#### **B. Treasurer Financial Reports ending March 31, 2011**

Superintendent Silver stated we are still inline with the budget but we are getting \$27,000 less in tax revenues than what was originally levied.

#### **C. Commissioners' Reports**

Commissioner Carballo proposed we add recognition awards to be given to people involved in the community and staff who give a lot to the park district. He suggested recognizing these individuals at board meetings. Commissioner Hough agreed, stating a plaque to recognize employees would be nice. Director Garvy stated staff can look into a volunteer recognition program and explained we have an internal employee recognition program already in place. Commissioner Carballo stated he wants the board to recognize a staff member for doing a good job. Director Garvy stated it is the policy not to name a park in honor of someone, but staff can do some leg work on the concept, adding it can be recognizing civic clubs or businesses and not just an individual.

President Cook reported the park district received an environmental grant from the Illinois American Water for Woodglenn Park for \$4500.

Director Garvy stated the Meadows Center lease will end September 30, 2011 but the park district has the option to stay in the building until the end of December. He suggested sending the school district a letter stating we want to maintain the ability to use that portion of the building until the end of the year. Commissioner Carballo suggested that if the park district leaves early the school district should be asked to concede some of the lease payment. Commissioner Morse asked if background checks will be done on the new tenants if our programs with kids are still there. Commissioner Carballo stated there should be a blanket extension to September 30<sup>th</sup> if a problem arises and we need to stay in

the building. He also requested our attorney to obtain an agreement that the new tenant needs proof of insurance. He stated the park district should receive some concession on the rent if the tenant is occupying half of the building while the park district still is a tenant as well. He expressed his frustration that the school district entered in an agreement with another school without notifying the park district. Director Garvy explained the school district did this under closed session, that the park district was aware they were actively pursuing another tenant. He reported that in his brief research of the new school, he does not believe it will compete with the park district because it appears to be targeting Islamic families, appears to be a much more formal and regimented approach and has a strong focus on math and science, where the park district's Gentle Learning Preschool emphasizes learning through play.

## **COMMITTEE REPORTS**

### **A. Buildings and Grounds**

None.

### **B. Recreation and Golf**

None.

### **C. Personnel/Technology**

None.

### **D. Policies and Procedures**

None.

### **E. Intergovernmental**

None.

### **F. Finance**

None.

## **ADJOURN OPEN MEETING**

MOTION: Commissioner Hough moved to adjourn the open meeting at 9:35 p.m. Commissioner Morse seconded the motion. There was no further discussion and the motion passed by voice vote.