



**Westmont Park District Board of Commissioners
Minutes of the Special Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
May 11, 2022, 5:00 pm**

Agenda Item #1 Call to Order

Treasurer Conneely called the Meeting to order at 5:20 pm.

Agenda Item #2 Roll Call

Commissioners Conneely, Moffett, Pecard

Attorney Steve Adams

Staff Present: Bob Fleck, Executive Director, Joel Hymen, Supt. of Revenue Facilities & IT, Lenore Farmer, Finance Asst. & HR, John Chorney, Parks & Facilities Foreman, Alice Krampits, Senior & Special Events Coordinator

Agenda Item # Conservation Easement Discussion

Director Bob Fleck began the discussion by reviewing a proposed conservation easement on the front nine holes of Willowcrest Golf Course at Oak Brook Hills Resort, with Westmont Park District as Grantee. This has never materialized, so we have had to start over. He explained that the Residences of Oak Brook Hills, townhomes in the middle of the course, have the means to protect their green space and ensure that they protect the conservation easement. He noted their attorney, Scott Day, and HOA president Greg Butler. According to Bob, it is important to consider whether we want future park boards to pay for this, or can we get it for next to nothing.

Attorney Adams addressed the Board, reporting that a Core Spaces residential development is presently underway on the back nine holes of Willowcrest Golf Course.

At this point, at 5:30 pm, President Karesh entered the Meeting.

Attorney Adams explained that a Conservation Easement ensures that it never develops, and the protected property is defined. This open space would be preserved in perpetuity when granted to the Park District. We would get no immediate ownership rights, other than enforcing restrictions. The current owner can continue to operate it as a golf course; however, it cannot be used for anything else. The hotel may want to sell or convey the property to the Park District. If the property is conveyed to the Park District, then there will be certain rights that the District may have, such as creating recreation trails, playgrounds, athletic fields, picnic areas with shelters, fishing, ice skating, cross-country, hold the annual fireworks event, and construct a 10,000 square foot facility. He added that the current owner cannot build a structure on the property unless it is related to a golf course; trees cannot be cut or removed and the property cannot be subdivided.

The Board asked questions, which Attorney Adams answered. Additional uses, along with cost were discussed. According to Attorney Adams, we should get it for a nominal fee, such as \$10. Further discussion centered on benefits to the District.

Director Fleck explained that if this property is conveyed to us at a later date, then the first course of action should be to operate as a golf course, as it would be a very costly to develop as something else. He added that we do not want to pigeonhole ourselves, as we do not know what recreation trends will be 40 years from now.

Attorney Adams summarized that we should acquire for a nominal fee, we do not want to assume any risks, and we should have the right to develop in a way that is useful to us. He requested direction to convey this information, though he has already informed the developer that we are not interested unless the land is given to us. In addition, President Karesh expressed concerns regarding the size of a future facility, parking access, parking lot size and utilities.

The preliminary plat of the resort subdivision was provided to the Board for their review, indicating the proposed single family and townhomes on the back nine holes. According to Attorney Adams, he will meet with the developers in the very near future and report back for the June Meeting. Bob then addressed the satellite garage at parcel 6, stating that we are the rightful owners of parcel 6. He added that these two discussions would happen at the same time.

After discussion, the Board agreed to proceed if someone wants to give the District free land.

At the conclusion of discussion, a motion was made by Commissioner Pecard and seconded by Commissioner Conneely to adjourn the Special Meeting.

Roll Call Vote:

Ayes: Commissioners Pecard, Conneely, Moffett, Karesh

Nays: None

Absent: Commissioner Zapinski

Motion Carried.

The Special Meeting was adjourned at 6:25 pm.