



**Westmont Park District Board of Commissioners  
Minutes of the Regular Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
December 13, 2023 6:00 pm**

**Agenda Item #1 Call to Order**

President Karesh called the Meeting to order at 6:00 pm.

**Agenda Item #2 Roll Call**

Commissioners: Bill Belmonte, Mike Conneely, John Karesh, Karen Moffett, Sue Zapinski  
Staff Present: Bob Fleck, Executive Director, Joel Hymen, Supt. of Revenue Facilities & IT/Asst. Director, Luke Wyss, Supt. of Recreation, Rosy Fejzic, Finance Manager & Accountant, Lenore Farmer, Finance Assistant & HR, Alice Krampits, Senior & Special Events Coordinator, John Chorney, Parks & Facilities Foreman, Rachel Buster-Dorsey, Athletics Coordinator

Guests: Jim Savio, Sikich, LLP

**Agenda Item #3 Pledge of Allegiance**

Those present recited the Pledge of Allegiance.

**Agenda Item #4 Consent Agenda**

- a. Joint Village/Park Board Meeting Minutes – November 8, 2023
- b. Regular Board Meeting Minutes – November 8, 2023
- c. Closed Session Minutes – November 8, 2023
- d. Release of Closed Session Minutes for Staff Compensation – April 13, 2023  
Release of Closed Session Minutes – November 8, 2023
- e. Claims Ordinance – December 13, 2023
- f. Other

A motion was made by Comm. Moffett and seconded by Comm. Belmonte to approve the Consent Agenda.

Roll Call Vote:

Ayes: Comm. Moffett, Comm. Belmonte, Comm. Conneely, Comm. Zapinski, Comm. Karesh

Nays: None

Absent: None

Motion Carried.

**Agenda Item #5 Open Forum and Correspondence**

- a. General Public

There was no one present from the public.

b. Written

Bob shared a thank you note from Lisa Ryan, golf clubhouse staff. In addition, he shared a thank you note from a local group who recently hosted their 33<sup>rd</sup> annual outing at the golf course, and they are already planning next year's outing.

c. Other

Bob shared an invitation to the Westmont Winter Ball, held on January 20, 2024.

#### Agenda Item #6 Sikich – 2023 Audit Presentation

Jim Savio began the presentation with a review of the Annual Financial Report. He explained the table of contents, the Independent Auditor's Report, the Governmental Funds Balance Sheet, the Income Statement, IMRF employer contributions, and pension liability. Mr. Savio then reviewed the Auditor's Communication to the Board, including required communications, GASBY requirements, adjusting journal entries, and the management letter. The Board asked questions and there was discussion. The Board expressed their appreciation for the presentation.

#### Agenda Item #7 Unfinished Business

a. Bellerive/Diane Main/Fritz Werley/James Long Park Special Use Conditions Language

Bob reminded the Board that he will attend the Planning & Zoning Meeting later tonight, to present our special use permit requests. Bob addressed this process with the Village, explaining that parks are not permitted in residential zones, though this is where parks exist, which requires the need for a special use permit request. He noted that the District has never had to go through this process before. However, there is a meeting tomorrow with the Village to work through this. The Board expressed concern about the current Village zoning code affecting parks. Bob confirmed that the Village has acknowledged that the zoning codes need to change. Bob then presented several pictures for the Board's review, including the concept plan for the 6 pickleball courts at Bellerive Park, along with the Bellerive Park site plan, indicating the current skate park and the water tower easement. He explained that the easement includes all utilities, which creates a legal issue for the digital sign. A street view picture of this location was then reviewed, to show that the new digital sign could be built where the current double-sided park monument sign exists. The next visual indicated utility locations. According to Bob, if we move the digital sign location, we can avoid the approval process with the utilities. Next, the Diane Main Park site plan was presented. Bob acknowledged that there may be opposition at the Planning & Zoning Meeting to the new skate park. Since there is no way to make everyone happy, Bob explained, then we need to provide the best solution for all. The final decision will be made by the Village Board.

The Fritz Werley Park site plan was then presented, indicating a new open air shelter and walking path. President Karesh suggested adding a workout station.

Bob then presented the Grant Street Park plat of consolidation, to create one lot with one pin number. He noted easements, which we do not want in the middle of the park. The Board then reviewed the concept plan for the Grant Street Park.

A visual of James Long Park was presented. The project will not require a special use application because of its zoning district. Bob reviewed the proposed layout, moving the sand volleyball court in order to accommodate two new pickleball courts.

Bob then reviewed the concept plan for the new satellite garage site and the Parcel 6 exhibit for lease amendment. He explained that a new utility easement for the electric line over the Village's water main and water easement needs to be created to bring electric to the new garage. When complete, the lease will be signed by Oakbrook Hills and recorded at the County.

b. Grant Update

Bob reported that the IDNR re-opened our grant portal this past month to make budget revisions. He remains hopeful that we will be awarded our development grant for the Grant Street Park project, however, it is not likely that announcements will be made at State Conference in January. In addition, the application for the permeable paver parking lot at Ty Warner Park will probably be denied, so we will have to budget for this.

c. Capital Project Report

Bob referred to the project list provided in the Board Packet, reporting that 29 of the 36 items are complete. He noted that the satellite garage, digital sign and disc golf will not get done this fiscal year. Bob informed the Board that he and Joel met with John Ditter to begin work on the Fitness Club lower level women's locker room, expanding the weight room and also to make improvements for the racquetball courts. This is one or two years in the future. There was discussion about court 5 use. Both Bob and Joel confirmed that this court does get used, and wallyball play is growing. Additional projects reviewed included the Museum windows, which will start in January, along with Diane Main Park softball field lights, which should be finished in January. Pictures of the work in progress were presented. The new light poles are in, which are now located inside the fence line, and will have extra thick padding. Bob explained that the field will have to be moved in the future. A picture was presented of the new control cabinet. Also, there was a photo of the old Diane Main Park batting cage location; the fence and poles have been removed. The new batting cage will be installed next spring.

The new building is now 80% complete and we should be able to take possession in February or March. Staff is working on programming and scheduling. Updated pictures were presented. New parallel parking spaces are paved, and constructing fencing will come down soon, followed by backfill and landscaping. Once concrete work on the backside is done then a retaining will be added.

Finally, pictures were presented of the pavilion at Veterans Park, following tree removal, along with pictures of restoration of baseball field lips.

d. State Conference

Bob reminded the Board that State Conference is scheduled for January 25-27, 2024. Commissioners and staff will attend in compliance with District Ordinance No. 2016-6 regulating travel, meal and lodging expenses. Lenore reported that all attendees have been registered and lodging is secured.

e. Other

Commissioner Belmonte inquired about ownership of the west fence line at Fritz Werley Park, along with plans for the small triangle grass area near the ball field. Bob will wind out if the District or the condo owns the fence, and he explained that the grassy area will be addressed when the pathway is completed.

Agenda Item #8 New Business

a. 2023 Tax Abatement Ordinance No. 2023-13 and No. 2023-14

A motion was made by Comm. Conneely and seconded by Comm. Belmonte to approve 2023 Tax Abatement Ordinance No. 2023-13 and No. 2023-14.

Roll Call Vote:

Ayes: Comm. Conneely, Comm. Belmonte, Comm. Moffett, Comm. Zapinski, Comm. Karesh  
Nays: None

Absent: Note  
Motion Carried.

b. 2024 Regular Meeting Dates

The Board reviewed the dates listed in the Board Packet, typically the second Wednesday of each month, noting some scheduling conflicts. After discussion, the Board agreed to the following 2024 Regular Meeting Dates: January 10, February 15, March 13, April 3, May 8, June 12, July 10, August 14, September 11, October 2, November 13, and December 11.

c. Event Hall Liquor Policy Consideration

Bob explained that we have been leaving this up to the renters to provide their own host liquor liability insurance. However, staff has noted that the new building at Veterans Park will create a new revenue source, with the possibility of an upcharge to serve liquor. According to Bob, the District would pay upfront on the policy, then if the renter wants to serve beer and wine for their event, we can set the price. Renters would then be added to the policy, and this can be done for all District premises. Bob said this may cost approximately \$2,000; he is waiting for a quote from IPARKS. Bob confirmed that there were at least a dozen requests to serve beer and wine for park rentals in 2023. After discussion, the Board was agreeable for staff to pursue this.

d. Treasurer's Report

Rosy reported that the checking accounts total is \$8,050,362.68, bearing an interest rate of 5.71%, earning \$37,460.83. The accounts payable total is \$488,180.25. The Board inquired about the District's contract with Sikich. Both Bob and Rosy confirmed that this is a year-to-year commitment. President Karesh advised staff to research another auditor, as this is a good practice.

e. Revenue Facility Report

Joel reported on the new advanced email security. He submitted the IPRF Safety Grant, totaling \$3,964, which will be used for safety equipment for outdoor maintenance staff. He also updated the Board on the new financial software, explaining that it will take several months to convert our data. The golf course is currently closed for the season; Joel reviewed the 6-year revenue comparison. In addition, he reviewed the 5-year membership revenue comparison for the Fitness Club, and the Winter College Special is currently active. He reported that Clarendon Hills residents received a mailing informing them they will no longer receive the resident rate for Fitness Club membership as of March 1, 2024. Finally, he is working on converting the club's gymnasium lights to LED's. Cost should be \$2,200 after ComEd rebates.

f. Parks/Maintenance Report

Bob referenced the project list included in the Board Packet.

g. Recreation Report

Luke reviewed recent and upcoming Holly Days events, including Snow Much Fun, Frosty & Friends Parade, Phone Calls from Santa, Elf Tryouts, Breakfast with Santa, Santa's Train Ride and Santa's Sleigh Visits. In addition, he reported on upcoming Senior Trips, Kids Club registration, and Wolverines Travel Basketball; Bidy Basketball begins in January.

h. Other

President Karesh inquired about the hiring of Arbitrage Consultants. Bob confirmed this will begin in April 2024. In addition, President Karesh express concern about the District continuing to pay property taxes for the Bernas Park resident.

## Agenda Item #9 Adjournment

Seeing no further business to discuss, a motion to adjourn the meeting was made by Comm. Moffett and seconded by Comm. Zapinski.

Motion approved by unanimous voice vote.

The Regular Meeting was adjourned at 7:36 pm.