



**Board of Commissioners**  
**Regular Meeting**  
**July 14, 2025**  
**6:00pm**

<b>Call to Order</b>	Commissioner Jeffery called the meeting to order at 6:00 pm.								
<b>Roll Call/Pledge of Allegiance</b>	Present: Commissioners Jeffery, Parisi, Bird, Powers, Witteck, Becker and Pauling. Staff: Executive Director Rini, Directors Bachewicz, and Quinn, Superintendent Adamson, and Executive Assistant Greninger.								
<b>Listening Post</b>	Executive Director Rini introduced Kimberly Weigel, Human Resources Specialist, who took her Society for Human Resources Management (SHRM) test last week and passed. The Board congratulated Kimberly on this accomplishment.								
<b>Changes to the Agenda</b>	None								
<b>Consent Agenda</b>	<p>Commissioner Powers made a motion to accept the consent agenda as read. Seconded by Commissioner Bird.</p> <ul style="list-style-type: none"> <li>A. Approval: Personnel Committee Closed Session Minutes: June 23, 2025</li> <li>B. Approval: Regular Minutes: June 23, 2025</li> <li>C. Approval: Closed Session Minutes: June 23, 2025</li> <li>D. Ratify: June 2025 Bills</li> <li>E. Approval: Resolution No. 25-05 Designation of July as Park and Recreation Month</li> </ul> <p>Voice Vote. All in favor. None opposed. Motion Passes.</p> <p>Commissioner Witteck made a motion to approve the consent agenda as read. Seconded by Commissioner Parisi.</p> <p>Roll Call Vote:</p> <table style="width: 100%;"> <tr> <td>Commissioner Bird: Aye</td><td>Commissioner Powers: Aye</td></tr> <tr> <td>Commissioner Becker: Aye</td><td>Commissioner Pauling: Aye</td></tr> <tr> <td>Commissioner Jeffery: Aye</td><td>Commissioner Witteck: Aye</td></tr> <tr> <td>Commissioner Parisi: Aye</td><td></td></tr> </table> <p>Motion Passes 7-0-0</p>	Commissioner Bird: Aye	Commissioner Powers: Aye	Commissioner Becker: Aye	Commissioner Pauling: Aye	Commissioner Jeffery: Aye	Commissioner Witteck: Aye	Commissioner Parisi: Aye	
Commissioner Bird: Aye	Commissioner Powers: Aye								
Commissioner Becker: Aye	Commissioner Pauling: Aye								
Commissioner Jeffery: Aye	Commissioner Witteck: Aye								
Commissioner Parisi: Aye									
<b>Discussion Items</b>	<p>A. Carol Stream Parks Foundation Update</p> <p>Matthew Barden, Treasurer for the Carol Stream Parks Foundation provided an update on upcoming events. The Annual Duck Race is at Coral Cove Water Park on August 16, which benefits the Scholarship fund. The Putt &amp; Pour is scheduled on September 27. This fundraiser will be at Coyote Crossing Mini Golf and proceeds will go toward the bus replacement.</p>								

B. VFW Flag Donation

Jim Benzin from the Carol Stream Veterans of Foreign War, Post 76, presented the Board with 4 full sets of flags for the Veterans Memorial Plaza. The veterans in town want to see the flags flying year round, so this gift will help the Park District replace them as needed.

C. Jan Smith Park Easement Agreement – Kailasha Developers

Legal counsel Derek Price of Ancel Glink, Attorney Bob McNees, engineers Nick Varchetto and Erin Pande from Engineering Resource Associates, and Kiran Chaudhari and Dushyant Chaudhary from Kailasha Developers, were in attendance to address questions regarding the proposed development on the Hahn property near Kuhn Road and Lies Road.

Engineers Varchetto and Pande explained the native planting strategy for the detention basin. Plugs will be planted at the bottom of the basin following removal of existing pipes and excavation of meandering channels. Seed planting will occur on the higher elevations. They do not anticipate significant open water, and over time, the basin will resemble the native stormwater area at Kuhn and Munson.

Varchetto confirmed that the developer will use Bedrock Earthscapes, as requested by the Park District, to implement and fund the monitoring and maintenance plan. If, after three years, the vegetation is not well established, the maintenance period will be extended by an additional year. Commissioners Bird and Becker expressed support for this contingency.

Commissioner Jeffery raised concerns about the Park District assuming responsibility for stormwater management. Attorney Price noted that the issue could be addressed either through an Intergovernmental Agreement (IGA) with the Village or by conveying that portion of the property to VCS. Attorney McNees agreed, stating that subdividing the property and transferring the stormwater area to the Village would eliminate the need for an IGA. Carol Stream Village Engineer Ulreich also supported the idea of Village oversight.

Executive Director Rini will coordinate a meeting with the Village, Park District, and Kailasha to discuss outstanding concerns, and address questions from the Park District Board.

Regarding sewer infrastructure, Attorney McNees stated that the line would run along the south side of Jan Smith Park, between the sidewalk and the berm. Attorney Price added that restoration of this area should be straightforward. Executive Director Rini repeated the Park District's preference that VCS assume responsibility for both the water and stormwater systems. Attorney Price confirmed that this is consistent with the Special Service Area (SSA) provisions under Village ordinances. Discussion then turned to amenities at Jan Smith Park. The developer proposes to install sidewalks connecting the development to a new playground, a gazebo with a distinctive yellow roof dot, and park benches. Executive Director Rini described the envisioned play area, emphasizing a natural setting with features like climbing rocks and logs. Based on past projects, the cost is estimated at \$200,000. Impact fees, calculated per bedroom, are expected to contribute approximately \$80,000. The District is awaiting a formal cost estimate from Hitchcock Design Group. Mr.

Chaudhari expressed concern over the expense, and Executive Director Rini requested the developers continue to negotiate after reviewing their numbers. Commissioner Bird noted that Sundance Park is only 1,600 feet from Jan Smith Park. However, Attorney McNees emphasized that children from this and surrounding developments would benefit from a nearby playground. Commissioner Bird also inquired about a sidewalk shown on the east side of Jan Smith Park in the site diagrams. Engineer Varchetto confirmed it is within park property and that they plan to install bollard lighting along this path, requiring an easement. The sidewalk provides the front entrance to the proposed townhomes. Executive Director Rini clarified that the Park District would not be responsible for snow removal in this area, and McNees affirmed that responsibility would lie with the homeowners' association (HOA).

Commissioner Powers expressed dissatisfaction with the current proposal and the lack of binding guarantees. Attorney Price suggested the Park District could be included in the developer's financial securities. Commissioner Powers further recommended that the District be reimbursed for staff time and legal expenses. Commissioner Jeffery disagreed, stating that the improvements to Jan Smith Park offer community-wide benefits that justify the District's involvement. Engineer Varchetto added that the current detention basin is below standard and the proposed improvements would enhance the property's appeal. Commissioner Becker agreed, noting the developers appear willing to invest meaningfully in the park. Executive Director Rini concluded that the next step is to engage with VCS leadership and Kailasha together. Commissioner Pauling requested that the Park District be kept informed of any public meetings at the Village concerning this development.

Commissioners Parisi and Powers left the meeting at 8:00 pm.

**D. Performance Against Goals – Second Quarter 2025**

Executive Director Rini reviewed the accomplishments made in the second quarter, including that the Strategic Plan is in the final phase of review. She asked the Board to review the update and email her with any questions.

**E. Evergreen Lakes Shoreline Restoration – Update**

Commissioner Jeffery provided the background to Commissioner Becker and Pauling, going back several years to complaints from select residents about the erosion at Evergreen Lakes. Executive Director Rini shared that recently someone sent several complaints to the DuPage County Stormwater Management Division with pictures, which prompted them to review the pond. They conducted an evaluation and reported to us that it is in good condition, adding that we are not neglecting the shoreline. We have a plan in place and will proceed with the worst areas in the coming year. A letter will go out to surrounding neighbors this week with an update.


**F. Weekly Happenings (oral)**

- Commissioner Becker said the Fourth of July parade was huge. She was really concerned about the children running into the street to get the candy. Commissioner Bird said we should not be throwing candy from the gators.

	<p>Commissioner Pauling was disappointed that the District's sports affiliate teams were told they could not march with the District, but then the baseball/softball affiliate did. Director Bachewicz suggested that the affiliates do not submit separate applications, so they can be included in the Park District procession. We will speak to the Parade Committee early into planning the 2026 parade. Commissioner Jeffery would like to promote our programs more during the parade. We could incorporate QR codes on the banners so people could register.</p> <ul style="list-style-type: none"> <li>Executive Director Rini said there was a QR code on the Parks Foundation truck and 75 ducks were sold during the parade. We have Trustee Berger lined up to photograph the duck race, and ex-Trustee Gieser will MC the event. Commissioner Pauling added it would be great to find ways to include affiliates and district programs in the duck race.</li> <li>Commissioner Pauling commented that the tryouts for affiliate sports don't coincide with district sports tryouts. Director Bachewicz said the program guides come out well before the season starts, so they can plan ahead.</li> </ul>
<b>Action Items</b>	<p><b>A. Approval: Red Hawk Park Parcel Restoration Bid</b> Executive Director Rini said the project when out to bid on June 16 and we had two companies submit packets. Daybreaker, Inc. in Union IL, was the lowest bidder. The references came back favorable for this type of work. Commissioner Bird said the project is not complicated.</p> <p>Commissioner Bird made a motion to award the contract for the Red Hawk Park Parcel Restoration Project (Tagg Property) to Daybreaker, Inc., Union, IL, for \$50,003. Seconded by Commissioner Becker.</p> <p>Roll Call Vote:  Commissioner Bird: Aye  Commissioner Becker Aye  Commissioner Jeffery: Aye  Commissioner Parisi: Absent  Commissioner Powers: Absent  Commissioner Pauling: Aye  Commissioner Witteck: Aye  Motion Passes 5-0-2</p> <p><b>B. Approval: Adult Overnight Trip Payment</b> Director Bachewicz said the Adult overnight trip to Mount Rushmore in South Dakota is planned for October 5-11.</p> <p>Commissioner Witteck made a motion to approve payment not to exceed \$46,072 to Diamond Tours for the fall adult overnight trip to Mount Rushmore - South Dakota Seconded by Commissioner Pauling.</p> <p>Roll Call Vote:  Commissioner Bird: Aye  Commissioner Becker Aye  Commissioner Powers: Absent  Commissioner Pauling: Aye</p>



	<p>Commissioner Jeffery: Aye Commissioner Parisi: Absent Motion Passes 5-0-2</p> <p>C. Upgrade and Replacement of AV System for FVRC Multipurpose Rooms Executive Director Rini explained the AV system at Fountain View Recreation Center is original to the 2013 construction. Rental revenue is already at \$500,000 year to date, and we want to provide a state of the art AV system for our patrons.</p> <p>Commissioner Becker made a motion to approve a payment not to exceed \$64,875 to Sharp Business Systems, Downers Grove, IL, for equipment and installation to upgrade and replace all audio-visual equipment and wiring in the Fountain View Recreation Center multipurpose rooms. Seconded by Commissioner Pauling.</p> <p>Roll Call Vote: Commissioner Bird: Aye Commissioner Becker Aye Commissioner Jeffery: Aye Commissioner Parisi: Absent Motion Passes 5-0-2</p> <p>Commissioner Witteck: Aye Commissioner Powers: Absent Commissioner Pauling: Aye Commissioner Witteck: Aye</p>
<b>Closed Session</b>	None
<b>Action Pertaining to Closed Session</b>	None
<b>Adjournment</b>	Commissioner Witteck made a motion to adjourn the meeting. Seconded by Commissioner Becker. Voice Vote taken. Motion passed 5-0-2. Meeting adjourned at 8:30 pm.

  
 Secretary  
 Sue Rini

  
 President  
 Jacqueline Jeffery

August 11, 2025  
 Date