

**Minutes of the Waukegan Park District  
Committee of the Whole  
November 26, 2013**

The Committee of the Whole of the Waukegan Park District met in a regular meeting on November 26, 2013 at the Rose Administrative Center, 2000 Belvidere, Waukegan IL.

**I. Call to Order**

The meeting was called to order by President Kilkelly at 4:30 p.m. who directed a call of the roll.

**II. Roll Call**

Present: Commissioners Duffy, Foley, Sarocka, Bridges and President Kilkelly.  
Absent: None. Also present was Executive Director Greg Petry, Board Attorney Charles Smith.

**III. Topics**

A. GolfVisions MidYear Report. Jim Glogovsky introduced Tim Miles, Dirk Skelley and Tony Tinetti from GolfVisions, who reviewed the midyear report that was included in the agenda packets. Tim thanked the Board for the opportunity to work with GolfVisions and stated that, in his opinion, GolfVisions had delivered what they had promised. He stated that it was a good year, the course is in excellent condition and has been well maintained. Tim also noted that food and beverage has now begun a turnaround following a change in the managerial position. While Tim noted that revenues were down, this is consistent with other courses that are managed by GolfVisions and in direct correlation to the wet weather in the spring and fall. He noted that in the middle part of the summer when the weather was good, there was an increase in rounds played.

Tony Tinetti highlighted the work done by Greg Benson and his crew. He commented on the number of businesses that have discontinued golf outings and this has hurt revenue. He said there was also a loss of some season passes. He expressed his opinion that the patrons are happy with GolfVisions. He also stated that there are people exploring the facilities for weddings and other banquets and he credits the new manager Ralph Sabatini, who has devised a simpler wedding package. Tony also stated that the staff is happy with the management.

Dirk Skelley agreed that the staff is happy and that Bonnie Brook is ahead of comparative courses and rounds played. He also was proud of the fact that survey results of people using the course were excellent with 9.6 on a scale of 10 stating they would recommend the course to friends.

Commissioner Sarocka questioned the decreased use of chemicals due to the weather and inquired where that is reflected in the line items in the budget.

Commissioner Sarocka also raised questions about the decrease of rounds played by about 3% and Dirk pointed out that other area courses have had even worse results.

Commissioner Foley pointed out that the food and beverage has definitely improved under GolfVisions and has found some of the events to be quite good.

Commissioner Duffy questioned the number of passes lost to Foss Park District and he also noted that many golfers are now buying rounds of golf up to the last minute by use of computers.

GolfVisions acknowledged that this is part of a new trend and they are trying to stay competitive in offering rounds to shoppers such as Commissioner Duffy was making note and he also stated that GolfVisions is searching for new ways to increase pass sales.

Commissioner Bridges stated that in his experience, the food and beverages is very good and he credited it to GolfVisions with a good job all around.

Commissioner Sarocka asked about the payroll expenses at Greenshire. GolfVisions pointed out that the reason for the increase was that there were three payroll periods in the month of October.

Commissioner Sarocka also made a suggestion for incentives to league players to by passes.

President Kilkelly expressed her appreciation for the efforts of GolfVisions.

B. Pool Conceptual Planning Update. Doug Holzrichter of PHN Architects made a PowerPoint presentation showing some of the conceptual ideas for new aquatic facilities. National statistics for aquatic usage was reviewed as well as a survey of area residents which showed that there is a preference for a year-round indoor swimming facility. Also the idea of lazy rivers are very popular with the public, but they are very expensive.

Bather capacity was reviewed by Mr. Holzrichter, as well as possible aquatic sites at both Belvidere and Hinkston parks. Mr. Holzrichter pointed out that the Ganster facility is 49 years old and outdated and that there will be a need for replacing that facility. Schematic drawings for possible new facilities at Belvidere and Hinkston were presented and discussed.

Mr. Holzrichter stated that there is no way to avoid the loss of trees if an aquatic facility is built at Hinkston Park.

Discussion was had concerning potential purchase of the real estate at the corner of Lewis Avenue and Belvidere Road. Commissioner Bridges had asked to be updated on the history of the negotiations with the owner.

Mr. Petry advised that the Board had received an offer from the owner to sell the property for \$325,000 several months ago and that the offer was rejected. The Board's counter offer was to state that they would accept the donation of the building. The owner has lowered his asking price, but it does not seem that there are many reasonable alternatives that the owner has for the sale of the facility.

Commissioner Duffy questioned what current use is being made of the building by the owner and he was advised that it is essentially storage.

Commissioner Duffy expressed that in his opinion that the Board should continue to wait to see if the owner will donate the building.

Commissioner Bridges stated that in light of other possible park acquisitions for River Bend and that this property is located adjacent to Belvidere Park, that its purchase should at least be explored.

Commissioner Foley stated that she dislikes the appearance of the building and that it is constructed so close to the corner. She stated her opinion that if the Park District does purchase the building, it should be demolished.

Commissioner Sarocka agrees that the building is an eyesore and stated that if the Park District purchased the property that demolition would be a good idea.

President Kilkelly stated her opinion that the building is an eyesore and that the only logical successor owner would be the Park District, but there is no reason to move on it at this time.

Commissioner Duffy raised a question about the potential new signage for the Bonnie Brook golf course and pointed out that an electronic sign that is currently at the Episcopal Church at King and Grand Avenue is an example of an electronic sign that is close to the roadway.

Commissioner Duffy also asked Mr. Petry to change the November 11, 2014 meeting to the following week, November 18th.

President Kilkelly closed the meeting by wishing everyone a Happy Thanksgiving and asking that the Park District, through its Partners in Parks, do what it can to assist the victims of the Washington IL tornado.

**IV. Closed Session**

There was no motion to adjourn into closed session.

**V. Adjournment**

**Motion by Commissioner Duffy, seconded by Commissioner Bridges, to adjourn. Motion carried.** Meeting adjourned at 5:50 p.m.

Attendance recorded per policy. All commissioners were present.

Respectfully submitted,

Charles W. Smith  
Board Attorney/Secretary