

**Minutes of the Waukegan Park District  
Committee of the Whole  
December 22, 2008**

The Committee of the Whole of the Waukegan Park District met in a regular meeting on December 22, 2008 at the Rose Administrative Center, 2000 Belvidere Street, Waukegan, Illinois.

**I. Call to Order**

The meeting was called to order at 3:45 p.m. by President Motley.

**II. Roll Call**

Present: Commissioners Durkin, Sarocka, Duffy, Foley and President Motley. Absent: None. Also present was Board Attorney Charles Smith, Bob Hamilton and Paul Wiese of Gewalt Hamilton

**III. Topics**

A. Robert Morris College. Attorney Chuck Smith reported to the Board concerning the negotiations with Robert Morris College (RMC). Mr. Petry, Mr. Smith and Charlene Holtz met on December 17, 2008 to review the proposed contract. The negotiations are proceeding along the lines of what the Board has authorized relative to the naming rights and the use of the facility. The Board was advised that this would be a non-exclusive use by RMC of the championship field and some access to practice fields. The stadium would be available for Park District use and other potential licensees, including the school district. The staff is hopeful to have a first draft of the licensing agreement ready for the Board's January meeting and to take public comment at that time, and then conclude the negotiations and have the final draft approved at the Board's February meeting.

Mission Statement, Policies - In conjunction with the proposed use by RMC, a review of the Park District's Mission Statement and the policy established by 2.01 of the Park District Code concerning fees and charges and the policy established by 3.16 of the Cooperative Initiatives and Operations by the Park District, were also reviewed. The Board is looking for staff to make recommended changes to the proposed fees and charges and review those changes at a future Committee of the Whole meeting.

B. Template Agreement Terms – Attorney Chuck Smith reported that he is working with staff on modifications to all agreements between the Park District and outside parties for the use of Park District facilities. These will be reviewed at a future Committee of the Whole meeting.

C. Project Update – Bob Hamilton, of Gewalt Hamilton, addressed the Board concerning the status of various reviews that are being undertaken of the outdoor sports complex. Approximately ten different agencies are reviewing applications necessary for proceeding with the development and Mr. Hamilton reported that all are going well. Some of the applications are:

1. The Illinois EPA Permit Phase I has been submitted and an amended Phase II will be presented in the Spring. The IEPA is indicating approval of the project.

2. Army Corps of Engineering and Stormwater Management. Wetland application has been approved. A dry bottom basin is proposed for all stormwater detention, except that being used for irrigation. The FAA had requested the dry basin to avoid attracting additional birds to the area due to the close proximity to the Waukegan airport.

3. The Village of Beach Park has approved sanitary sewer, as they have capacity within a half mile of the facility and there is a right-of-way available for the sewer line. This avoids having to connect to the sewer at the airport. Mr. Hamilton is also working with the Village to have Beach Road resurfaced. He further advised that Beach Park has requested a traffic assessment for the project, which the Park District will probably have to provide.

4. It is possible that the Park District will have to enter into an agreement with the Lake County Forest Preserve District and pay them for wetland mitigation. There is also talk of some cooperative adventures connecting this facility with the Waukegan Savannah.

5. North Shore Sanitary District has agreed to provide sanitary sewer service.

6. Water is available through the city of Waukegan and a meter would be installed to clock the amount of usage associated with the championship field.

7. In addition to the FAA's request for dry bottom basins, the FAA is also reviewing the lighting and requesting a lower elevation for the light tower closest to the airport. Final approval will take some additional time.

D. Schematic Design Package – Paul Wiese, of Gewalt Hamilton, provided a detail of the stadium with approximately 2,000 permanent seats. The stadium will be fenced. Primary parking will lead to an entrance on the west side of the stadium and the scoreboard is potentially going to be located at the southwest corner of the stadium.

Commissioner Duffy asked about the possibility of increasing the seating. Mr. Wiese stated that it would be possible by extending the stands to the north and south but not by going higher. He is looking to accommodate 5,000 people. There is planned a lawn area for viewing in addition to the seats.

Commissioner Duffy asked about possibly using one of the baseball fields for hardball as opposed to softball. The committee will review the possibility of incorporating hardball.

A play area was discussed as was sand volleyball near the stadium. There will be play areas near the baseball and softball fields, as well. A landscaping plan was reviewed.

Fencing and security were also reviewed. Commissioner Duffy pointed out the need to prevent snowmobiles from accessing the complex during the winter.

E. Architectural – Doug Holzrichter presented a review of the structures to be constructed at the site and stressed that the design is to keep with the rural nature of the facility.

Commissioners commented on the proposal and their comments are to be incorporated in the further design of the complex.

#### **IV. Adjournment**

**Motion by Commissioner Durkin, seconded by Commissioner Sarocka, to adjourn. Motion carried. Meeting adjourned at 5:55 p.m.**

Respectfully submitted,

Charles W. Smith  
Secretary