

**1. Call the Meeting to Order**

President Stout called the meeting to order at 7:00 pm.

**2. Roll Call**

At 7:00 pm roll call was taken:

Present: Commissioners Sbertoli, Pulice, Lange, Schroeder, Stout

Absent: None

Also Present: Greg Kuhs, Executive Director; Michele Silver, Superintendent of Recreation; Raymond Chaussey, Superintendent of Parks; Tony Perry, General Manager; Rhonda Brewer, Business Manager; Carolyn Mondlock, Recording Secretary.

Members of the Public: none present

**3. Additions to Agenda**

None.

**4. Approval of Consent Agenda Items**

- A. Approval of Minutes of the Regular Meeting of June 26, 2012.
- B. Approval of Executive Session Minutes of June 26, 2012 (content only).
- C. Approval of Minutes of the Special Meeting of July 18, 2012.
- D. Approval of the monthly expenditures, totaling \$402,505.52, covered by check nos. 72509 through 72688 (\$190,572.78), payrolls for 7/6/12 (\$106,044.70) and 7/20/12 (\$105,888.04).
- E. Written Correspondence (not requiring discussion).

It was moved by Commissioner Lange, seconded by Commissioner Schroeder to approve the Consent Agenda items as listed above. Copy attached to Official Minutes.

Commissioner Schroeder stated she called Director Kuhs prior to this Board Meeting about some corrections on the Minutes of the Special Meeting of July 18. Director Kuhs noted there were some typos, and Commissioner Sbertoli was omitted from the minutes. He had corrected those errors.

Commissioner Schroeder had a question about the monthly expenditures, page 6, which lists the lawyer's fee of \$4,933.50. She inquired if the park district would be reimbursed for a portion of the fee, considering much of it is for the Fairway Suites agreement. Director Kuhs answered that legal bills incurred in relation to Fairway Suites will be reimbursed by Fairway Suites.

A roll call vote was taken to complete the motion of approving Consent Agenda Items with corrections as noted.

Ayes: Commissioners Sbertoli, Pulice, Lange, Schroeder, Stout

Nays: None

**MOTION CARRIED**

**5. Written and Public Communication**

Public Communication – TopGolf Wood Dale • Facility Enhancement (3rd floor enclosure)

Director Kuhs started discussion by pointing out that Brett Hintz, general manager of TopGolf, could not be present at tonight's Board Meeting, however, preliminary drawings of the proposed parking expansion

and third floor enclosure of the facility have been distributed for the Board's review. He explained the first page of drawings that illustrate the potential expansion of the parking lot. The first drawing is of the existing lot with 329 spaces. The second drawing is an estimate of additional parking spaces should TopGolf remove the miniature golf course. The third drawing is of a proposed 370 parking spaces if TopGolf were to keep the miniature golf course intact but push the entry driveway to the west.

Director Kuhs voiced concern over the parking area where the miniature golf is located. He received information that there may be an entry right-in and right-out access point placed in that general area once the western access goes through. At this time, he has no specific details where the entry would occur, but it is something that needs to be investigated in terms of how it would impact the miniature golf course if it remains there or if it were to be converted to parking and how it would all blend together. Director Kuhs emailed the City of Wood Dale to obtain a general drawing of how the right-in, right-out entrance would look off of Thorndale Road, but he had not heard back from them as of this meeting.

Director Kuhs continued the discussion. He said the park district has been told by DuPage County and IDOT that the entrance to Salt Creek may have to be moved to the north due either to the presence of the hotel or the development of the western access. It is a matter of time when this may occur. If the entrance is moved to the north, he is not sure how parking spaces on the north side of the lot may be affected.

Director Kuhs reminded the Board that the drawings are preliminary, and Brett may be coming to the August Board Meeting with more information about how the right-in and right-out may affect entry off of Thorndale Road.

The second page of the handout to the Board was explained by Director Kuhs. He reminded the Board that the preliminary drawings Brett presented at a previous meeting illustrated how the facility would look with the third floor entirely enclosed. The Board was concerned at that meeting about the visual impact next to the Salt Creek clubhouse. In the drawings distributed this evening, he explained that TopGolf scaled back at the end of the building closest to the golf course, leaving the last four golf bays open air. Director Kuhs thinks the drawing does reduce the disagreeable visual that would be seen by patrons of the golf course should the entire top floor be enclosed on the north side of the facility.

General discussion took place and questions were asked about the drawings and other concepts. Director Kuhs was not able to answer some of the questions at the time due to variables in proposed plans and lack of actual engineering studies.

Commissioner Lange asked about the electronic sign in front of the Salt Creek and TopGolf facilities that is still not working. Tony Perry said that currently the sign has the facilities' name on it, and TopGolf owns the permit. Although the sign is not working electronically, Tony said it serves the purpose of directing people to Salt Creek and TopGolf. He confirmed that after the western access road is put in, and the placement of the sign is firm, the sign will be updated. Director Kuhs added that with the hotel coming in and the development of the western access, there is the possibility of a combined sign for the three facilities.

Commissioner Schroeder posed a question about the timing of proposed construction being in November and if it would impact business. Tony confirmed that he did not think the timing of construction would be a hindrance to Salt Creek Golf Course operations.

Commissioner Lange asked if the Board was in agreement with the proposed plans and reminded her colleagues that they had originally told TopGolf that a firm parking plan needed to be agreed upon and put into operation first. Commissioner Pulice agreed that she wants to see a parking plan "set in stone"

before any construction takes place. Further discussion addressed the valet clause in the TopGolf contract. Also discussed was TopGolf's adding more events to their schedule which would increase the number of people needing a place to park. These two topics lead Commissioner Lange to strongly suggest a parking plan be in place for a year to see how it is working before the Board agrees to the third floor enclosure.

After more discussion on this topic, the consensus of the Board is that TopGolf present concrete and proven parking alternatives before the Board can agree to the enclosure of the third floor. Commissioner Pulice confirmed for the record that the Board is in favor of potential plans to renovate the facility given that parking plans are established and that scheduling is not impacting the operations or parking for Salt Creek Golf Course.

**6. Director's Report**

Director Kuhs submitted a Director's Report for the month of July 2012. Copy attached to Official Minutes. He reported and reviewed the following:

Strategic Planning Overview Presentation – Director Kuhs reminded the Board that they are scheduled to have Bill Inman from Hitchcock Design Group give a presentation about strategic and master planning on August 28, prior to the regularly scheduled Board Meeting. However, because the Hyatt Hotel and TopGolf developments are major projects that will take up the rest of the year, Director Kuhs asked the Board if they feel this topic should be deferred. The Board agreed with deferring the presentation and development of a strategic plan until January or February of 2013.

Fairway Suites – Director Kuhs informed the Board that Fairway Suites did execute the agreement with the park district. Now the agreement has to go through Hyatt's review. The park district needs to get an architect on board and move on the golf course renovations by mid September. At the August Board Meeting, he will be presenting bids for review and approval so that renovations can get started.

**7. NEDSRA Report**

Director Kuhs reminded the Board of the Larry Roesch Golf Outing on September 12. He had nothing else to report for NEDSRA.

**8. Recreation Report**

Michele Silver, Supt. of Recreation, submitted a Recreation Report for the month of July 2012. Copy attached to Official Minutes. Michele reported and reviewed the following:

Swim Team – The swim team had their B Conference on Saturday, July 21. They are currently in third place going into A Conference on July 28.

Water Park – Michele reviewed the daily attendance numbers for the pool for the months of June and July.

To accommodate back-to-school schedules, the pool will be open regular hours through August 14. Starting August 15 the pool will be open during evening hours only until the end of the season. Customers will be reminded of hours via email.

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Concerts in the Park – Commissioner Schroeder addressed a survey included in Michele’s report in which one of the comments suggested bringing the Concerts in the Park back to Commercial Park and if this is being considered. Michele responded that when the concerts were at Commercial Park, it was a joint partnership with the City of Wood Dale. Since then, the City has since given the park district full ownership of the concerts. The concerts were originally at the City-owned Commercial Park because of the ability to drink alcoholic beverages.

Programs – Commissioner Schroeder asked if the co-op Zumba Gold classes with Bensenville were still being held at the Wood Dale Park District. Michele answered in the affirmative. She is currently in discussions with Bensenville to offer other co-op programs in adult and youth programming.

**9. Parks Report**

Ray Chaussey, Supt. of Parks, submitted a Parks Report for the month of July 2012. Copy attached to Official Minutes. Ray reported and reviewed the following:

ADA Requirements – Ray’s staff has been making modifications to park district facilities to adhere to ADA requirements.

Brookwood Park – Ray said a resident complained to he and Director Kuhs about noise at Brookwood Park. The resident lives in the townhomes east of the basketball court at the park. The noise is coming from people playing basketball. Ray said that wind screens and bushes would not solve the problem.

Ray said there is an area in Brookwood in which the park district wants to add baggo games. These would be made out of cement with a PVC pipe in the hole so the bags shoot out. Patrons would supply their own bags. The Board agreed with the idea.

Senior Bus – A discussion ensued regarding various options for a senior bus. Staff is researching several possibilities.

**10. Salt Creek Golf Club Report**

Tony Perry, General Manager, submitted a report for the month of July 2012. Copy attached to Official Minutes. Tony reported and reviewed the following:

Forest Preserve District – Tony discussed improvements to be made on the maintenance shop property, which is owned by the Forest Preserve.

Director Kuhs and Tony met with the Forest Preserve District on a couple of occasions. Tony sent them a packet last Friday, July 20, containing about 45 documents for review. Tony would like to have until December to resolve any issues, although lease renewal is in September. He submitted Salt Creek’s game plan and a timeframe and is optimistic it will be agreeable with the Forest Preserve. Tony will keep the Board up to date on this topic.

In answer to questions from the Board about summer events, Tony said that summer events were down, but September and October events look promising. Golf events are big for August.

**11. Unfinished Business**

None.

**12. New Business**

None.

**13. Public Communication**

There was no further public communication.

**14. Executive Session *(if needed)***

- A. For the purpose of discussing issues related to the hiring, firing, disciplining or compensation of personnel or status of an employee. 5 ILCS 120/2(c)(1).
- B. For the purpose of discussing imminent or potential pending litigation against the park district. 5 ILCS 120/2(c)(11).
- C. Semi-annual Review of Executive Session minutes. 5 ILCS 120/2(c)(21).

No Executive Session was needed.

**15. Take Action, if any, on Items Discussed in Executive Session**

None.

**16. Adjournment**

It was moved by Commissioner Pulice, seconded by Commissioner Schroeder to adjourn this General Meeting at 8:24 p.m.

After a voice vote, President Stout declared the MOTION CARRIED.

The next General Meeting of the Wood Dale Park District Board of Commissioners shall be held on Tuesday, August 28, 2012, at 6:00 p.m.

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