



**WILMETTE PARK DISTRICT**  
**Committee of the Whole**  
**Meeting Minutes**  
*Monday, September 29, 2025*  
*6:30 p.m. – Mallinckrodt*

**PRESENT**

**Commissioners:** President Patrick Lahey, Vice President Allison Frazier, Patrick Duffy, Cecilia Clarke, Julia Goebel, Mike Murdock (Please note: there are only 6 active commissioners at the time of this meeting.)

**Secretary/Executive Director:** Chris Lindgren

**Staff:** Superintendent Sheila Foy, Superintendent Dave Merrill, Superintendent Josh Wallace, Superintendent Lindsay Thomas, Adam Kwiatkoski

**Visitors:** Walter Keats, Alan Golden, Mary Lawlor, Julie Adrianopoli, Aly Jiwani

**1.0 MEETING CALLED TO ORDER**

The meeting was called to order at 6:30 p.m.

**A. ROLL CALL TAKEN**

**2.0 COMMUNICATIONS AND CORRESPONDENCE**

All correspondence received by the end of business Thursday was included in the packet.

**3.0 PUBLIC COMMENT/RECOGNITION OF VISITORS**

Alan Golden – Mr. Golden makes a comment about the beach and sailing beach parking.

**4.0 OLD BUSINESS**

**4.1 BOARD VACANCY UPDATE**

President Lahey explains that we had twelve applicants for the board vacancy. He also spoke to more folks who did not end up applying. He would like to keep people engaged and involved. All twelve people were interviewed by a member or members of the board. In the end, the board chose Julie Adrianopoli who will be appointed at the October board meeting.

**5.0 NEW BUSINESS**

**5.1 AUGUST 2025 FINANCIAL UPDATE**

Superintendent Foy wrote up the details of the finances through August. Property taxes are being delayed, and the county website does not give a lot of detail of the progress.

- **All Revenues** are ahead of budget by a little over \$400k. We are in the process of finalizing projections and we will have some insight into the details of these line items.
- **Miscellaneous Income** is over budget by 150% or almost \$555k. The detail for

that information is as follows:

- **Interest Income** is over budget by \$146k. The 2025 full year budget is \$320k and the 2025 projected amount is \$474k.
- **OSLAD Grant** is \$283k and was not budgeted in revenue for 2025
- **Other material unplanned income sources**
  - Donations \$26k
  - Electricity Rebate \$17k
  - Village Ticket Revenue Share \$18.4
  - Surplus Equipment Sales \$17k
  - Concessionaire Fees \$25k

Every category of expense is underbudget. Except for electricity, the projections will give us more insight as to whether or not those differences are permanent or timing. The electricity projection is complete and the budget for next year is set because we signed a 2-year contract with the electricity broker.

2025 capital expenditures through August total \$4.4m and are trailing budget by \$930k (down from \$1m in July). The Lakefront Infrastructure and Langdon projects are waiting on invoices to post. The variance is still viewed as timing because we plan to spend all budgeted capital amounts in 2025. A summary of capital projects for 2025 is as follows:

- 66 total projects (7 unplanned)
- 8 are ongoing
- 1 is completed and waiting to be paid
- 3 are moving to 2026
- 23 are complete

Commissioner Clarke asks about the donations line. Superintendent Foy explains that when memorial trees are purchased, we cover our expenses and any leftover goes to the scholarship fund. These trees were not budgeted for last year, but they will be this year. It's difficult to estimate how much we will be selling in terms of memorial benches and trees, but there will be something on the books. Commissioner Clarke asks about ticket revenue share of \$18.40 cents. Superintendent Foy clarifies that the number is \$18,400 and it is from parking tickets, for which we are now sharing in the revenue with the Village. The park district pays the Village to enforce parking at the lakefront.

## **5.2 CRC OPERATIONS & CENTER FOR THE ARTS UPDATE**

Tim Johnson gives the board his update which includes Q1 of 2025, CRC reconstruction and pivots staff made. Between the reconstruction, solar panel installation and Hibbard Park OSLAD construction, the CRC has had quite a bit going on. Staff had to plan and navigate traffic patterns, patron safety (including during summer camp), as well as space changes and program cancellations due to reconstruction after the water damage. Staff has worked very hard to make rooms functional and safe while we wait on estimates for construction time for the interior of the CRC.

### **5.3 WALLACE BOWL UPDATE**

Director Lindgren thanks members of the Ouilmette Foundation who have joined us tonight.

#### **Background:**

Wallace Bowl was originally constructed in phases between 1936 and 1946 with reconstruction efforts to stonework, seating, and electrical/audio-visual infrastructure in 1983-1984. The Park District engaged Woodhouse Tinucci Architects in 2022 to analyze, evaluate, and report findings on the existing condition of the facility and build out a scope of work for restoration. The report showed clear concerns over the state of repair and deferred maintenance needed alongside other ADA upgrades. Director Lindgren believes there are some accessibility changes, deferred maintenance and safety upgrades needed. In the Capital Plan, we were able to move \$500,000 into Wallace bowl for some of these needs. This shows how important it is to the agency. We will spend the next six months to determine some safety and accessibility items to bring to the board. We will likely levy a special fund for the accessibility items.

#### **Discussion:**

After reviewing the site and reporting documents, there are some items that need to be addressed in the next few years from an accessibility, safety and preventative maintenance standpoint. We have added \$50,000 in 2026 & 2027 with a larger \$400,000 amount in 2028 to reflect the importance of caring for this important asset to the community.

The current overall budget previously brought to the Board was estimated at \$3-4 million in 2023. This is based on a very large scope of work that is able to be paired down considerably for a more manageable budget. The immediate focus will be on ensuring accessibility and safety as well as addressing masonry issues to prevent further damage from weather.

#### **Recommendation:**

Staff recommends moving forward with addressing accessibility and other more immediate masonry needs over the next year, while developing a more specific scope of work with clear options and alternative scopes of work to share with the Ouilmette Foundation for potential fundraising efforts alongside the capital budget allocations from the District.

Commissioner Murdock expresses that the concern of the board and Ouilmette Foundation is that the last time the Bowl was touched was 40 years ago. If we don't do anything, the Bowl will continue to deteriorate. The notion was that a \$3.2M was a 40 year plan. He asks if there is any sense that if we invest \$500,000, and maybe partnership with the Foundation, the Bowl might be safe for 10-20 years. Commissioner Murdock recognizes that the work is not defined yet, but that Director Lindgren has a tremendous amount of knowledge around this type of work. Director Lindgren states that he is not interested in "putting band-aids on" and doing work that will need to be redone a few years

down the road. We will be meticulous in how we prioritize the work that we do. With that amount of money and potentially some help, we may be able to preserve the Bowl for 20 years. Commissioner Murdock asks if we plan to contract the work out or have it done internally. Director Lindgren explains that we will do as much of the work internally to utilize the skills of our staff.

Vice President Frazier expresses her appreciation for a fresh perspective and states that the theme of tonight's meeting seems to be deferred maintenance. She also reiterates the importance and appreciation of the support of the fundraising arm of the park district, the Ouilmette Foundation.

#### **5.4 BUDGET MEETING/FINANCE COW MEETING START TIMES**

Director Lindgren asks the board to consider the budget and capital meeting dates for the upcoming budget season. There are tentative meetings on the schedule in case the board needs more time. He also asks the board to consider a 5:30 p.m. start time for Finance COW meetings, to potentially cut down on the number of dates the board needs to meet. The board asks for some changes and the final schedule will be posted on the park district website on our meetings page.

#### **5.5 CAPITAL PLAN DISCUSSION**

The group begins where they left off, at Parks and Planning Department on the Capital Plan.

Commissioner Duffy asks about seal coating of parking lots: there are dollars in 2026 and 2027, but there is nothing in 2028, but picks up in 2029. Superintendent Wallace states that the outsourced lots are the bigger lots, while the smaller lots are handled in-house.

President Lahey asks about the upkeep of Green Bay Trail, which the park district owns from Elmwood to the Kenilworth. He asks for clarification on what the money is for. Superintendent Wallace clarifies that it is for the path. Staff is working to see if there is a grant opportunity for the connecting trail.

Commissioner Murdock asks to talk about all of the playgrounds, since the nature play playgrounds will not cost as much as regular playgrounds. Commissioner Lahey states that a conversation will be held about master planning, which will include playgrounds, at some point in 2026. Commissioner Clarke asks what needs to be done at Maple Park, since that park was just finished recently. Director Lindgren states that there is some aging playground equipment by the tennis courts which was slated for \$185,000, but has been replaced with the cost of a nature play area, which will cost around \$15,000. There will be a revised replacement schedule upcoming.

Since the feasibility study on the North Shore Channel Trail connection came back as "not feasible," the money for this connection is taken out of the future budget. Vice President Frazier asks that that fact be communicated more clearly to the public. She also asks if staff would keep a list of projects for which we are seeking grant opportunities. Commissioner Goebel later adds that it might be worth speaking with the Village to see if

there are any opportunities to group-purchase equipment or vehicles.

Commissioner Duffy asks about the process for putting vehicles on the capital list. Superintendent Wallace explains that he and staff sat down and considered the age, condition and major repairs we have done recently on each vehicle.

President Lahey asks about whether the platform tennis heaters and liners need to be maintained on a regular schedule or if something is going wrong with them. Superintendent Wallace explains that the heaters and liners need to be serviced every two years. Commissioner Duffy asks to pull the line item for speakers at platform tennis taken off since we are not allowed to have music playing. They also remove the line for extra decking, as the zoning is unlikely to be approved.

The board asks about the line item for an exterior door from the kitchen to the patio at the golf course restaurant. Adam Kwiatkoski explains that there is not currently a door directly from the kitchen to the patio, forcing staff to have to navigate space through the bar during the busy season to a door that is for public use. Meanwhile, there is a storage closet that is directly adjacent to the outside where we could install a door for service use. The board asks why the vendor wouldn't pay for this door, but it is concluded that the building belongs to the park district regardless of the vendor in the restaurant space. In the end it would be safer for staff and the public as well.

When it comes to the golf course range, Commissioner Goebel explains that we either need to raise the height of the poles or have the range be a "no driver" range in order to prevent golf balls from going over the nets and landing on the fairway. Vice President Frazier asks if there is a fear of loss of business if we do not allow drivers. Adam responds that there is a little bit of fear of loss of business, but the issue is more so the reality of enforcement of the rule. We know other golf clubs that have a rule against using drivers and enforcement is almost impossible. Additionally, when the wind is blowing a certain directly it becomes much easier to hit a ball out of the range. On those days, we pull tees out of the range or place smaller tees so people can hit 3 woods and not drivers. We have seen people replacing our smaller tees with bigger ones they purchased. We went through the process of speaking with net vendors, having the USTA out to the course, and even went as far as to contract a golf course architect to come out and take a look. At the end of the day, raising the net does not help us and would be a waste of resources. Changing the footprint, moving the tees back, raising the nets and bringing them in tighter, that is what was discussed in that plan and that idea has gone much further. As a reminder, in 2019 the driving range made \$100,000 per year and now it makes \$400,000. President Lahey says that it is not the board's decision to change rules at the driving range. Commissioner Murdock points out that it is a safety issue, and maybe we can look at this in the context of our 5-year plan, as the golf course produces a significant amount of revenue. Adam explains that one of the things that came up in the context of the comprehensive plan was to have a master plan for golf. The board adds a line for the master plan for golf.

A conversation is had regarding the renovation of the basement of the golf house, which

is a home the park district owns and rents to the Golf Course Superintendent. This item has been on the capital plan for a number of years and has been pushed, appearing currently in 2026. It is decided that the park district will improve its asset and increase the living space.

President Lahey asks if we could advertise and encourage more catering from the restaurant, since we are improving the space and get a revenue share for any amount over a certain threshold. Adam explains that The Lawn recently catered a very large NSSRA event and looks forward to doing more of those types of events whenever possible.

## **6.0 ONGOING DISTRICT PROJECTS**

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### **Gillson Park Comprehensive Plan**

Gewalt Hamilton is still finalizing complete As-Builts to the Village and closing out the permit with MWRD, including submission of the Plat of Easements. The landscape contractor has been back onsite. There are a few minor items that need to be completed.

### **Langdon Shoreline Protection Project**

The contractor finished the guard hut. Smith Group, our engineering firm, is working on closeout documents, closing permits, and finalizing pay estimates. Commissioner Goebel asks about amenities at Langdon, if the port-o-potties have been taken away. Commissioner Duffy asks for a review of after-season use of the lakefront and access to restrooms.

### **CRC Solar Panels**

We have a tentative start date of October 1<sup>st</sup> with a completion date of October 5<sup>th</sup> to change out the current transformer cabinet. There will be two short power outages where the building will be without power, which is scheduled during off-peak hours.

### **CRC Reconstruction**

Both reconstruction quotes have been reviewed by LG Shaw as well as reconstruction estimates. These estimates will be submitted to PDRMA for final coverage review and approval.

### **Hibbard Park**

The pickleball courts have been painted and are currently curing; they should be open shortly. The North baseball field has been completed along with landscaping, sidewalks, and drinking fountain. The contractor has now moved to begin work on the South baseball field. The ECC playground should be completed within the next three weeks. The caterpillar sculpture and playground equipment have been delivered and installed. There is a slight delay related to drainage issues; however, addressing these concerns now will provide long-term benefits and ensure improved site conditions and durability.

## **7.0 ADJOURNMENT**

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There being no further business to conduct, Commissioner Goebel moves and Commissioner Duffy seconds a motion to adjourn the Committee of the Whole.

Committee of the Whole  
September 29, 2025  
Approved

By a voice vote; **Motion Carried.**

Minutes Approved on **December 8, 2025.**