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GLENVIEW PARK DISTRICT
Special Revenue Facilities Committee
Glenview Park District Administration Building
1930 Prairie Street, Glenview, IL 60025
Regular Meeting Minutes
Thursday, November 29, 2018, 10:00 a.m.

1. Roll Call

Committee Chair Bill Casey called the meeting to order at 10:00 a.m.

Commissioners Present: Committee Chair Bill Casey, Committee Member Jen Roberts, Dave Dillon, Angie Katsamakias, Dan Peterson, Dave Tosh

Official Staff Present: Executive Director Mike McCarty, Deputy Executive Director Katie Skibbe, Superintendent of Special Facilities Lori Lovell, Park District Attorney Jim Rock, Director of Golf Ron Cassidy, Recording Secretary Joanne Capaccio

Guests: Franco Francese and Nick Philippas, proprietors of 800 Shermer, LLC

Late Arrivals, Early Departure: Commissioner Dan Peterson left the meeting at 10:15 a.m. and Franco Francese and Nick Philippas left the meeting at 10:30 a.m.

Commissioners/Official Staff absent: Commissioner Bob Patton

2. Agenda Topics

a. Glenview Prairie Club, Golf Cart Lease

Superintendent Lori Lovell reported that a five -year lease for (21) 2019 Yamaha “Drive 2” electronic fuel injected golf carts through SourceWell purchasing alliance program is being recommended by staff. The cost to the Park District would be \$58,144.80. She noted this lease will give us brand new 2019 golf carts for five years with a four year warranty. Ron Cassidy, Director of Golf, noted that the District’s prior rental leases always included full service since we don’t have a dedicated mechanic. However even with the brand new carts and four year warranty, the per month cost for this rental lease is only \$8.00 more than our current lease for 2010 golf carts. Superintendent Lovell also noted a five-year lease is permitted for equipment leasing even though traditionally Park District leases are only for three years.

Committee Chair Bill Casey moved to put the lease agreement on the Consent Agenda for consideration at the December 13, 2018 Board meeting.

b. Glenview Park Golf Club Food & Beverage Agreement

Superintendent Lori Lovell introduced Franco Francese and Nick Philippas, owners of 800 Shermer, LLC. She reported that an agreement for Food and Beverage Service at the Glenview Park Golf Club with Franco and Nick’s food operation was being considered and would be available for Board consideration at the December 13, 2018 Regular Park Board meeting. Some of the highlights of the three-year agreement that would be effective February 1, 2019 if approved by the Board are: in lieu of rent for year 1, a capital investment of \$65,000 for back of house operation improvements (kitchen and a new hood system); in lieu of rent for year 2, shared revenue of 5% of gross revenue (projected to be \$750,000/\$37,500) and for year 3, shared revenue of 6% of gross revenue (projected to be \$1,000,000/\$60,000); 50% of utilities, 100% of waste management and the Liquor License will be supplied by 800 Shermer, LLC.

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Director McCarty noted the main reason 800 Shermer, LLC was being considered was because the current food service at the Golf Club Café is not up to the Glenview Park District standards. He also noted the other food operations at the Park District will be considered for this new service. He felt because Franco and Nick are both residents and business owners in Glenview that they understand the Park District's mission.

Franco Francese explained that his family has been in the restaurant business for many years and he currently owns an Italian restaurant in La Grange. He feels the Golf Club restaurant is underutilized and his and Nick's vision is for a small, affordable Italian themed menu that both golfers and families can enjoy. He also feels he has a vested interest as a resident to make this operation successful. Some of his ideas are for improved menu items, increasing the level of service by bringing food to the golfers, using a mobile App for pre-ordering of food, changing the name to better suit the venue and vision and better utilizing the beverage cart and gazebo.

Nick Philippos is also a Glenview resident and owns/operates North Branch and Joe Donuts in Glenview. He feels the first year will be a learning curve for him and Franco. He also feels the banquet hall is underutilized and would like to capitalize on securing more holiday events during the off season and also having special events to bring in residents and golfers. As a golfer himself, he knows how important it is to have an accessible golf cart and feels the gazebo can be used as a halfway point for golfers to have a bite to eat.

Director McCarty also reported that Profitable Foods, who are consultants in food service management, have met with Franco and Nick and have shared their ideas. Commissioner Katsamakos would like to see this concept extended to The Grove and Lakeview Room as well. Committee Chair Casey noted he believes this proposed partnership with 800 Shermer, LLC will keep the Park District's reputation of being the best in the state and since Franco and Nick are part of the Glenview community, they will have a strong commitment to make their operation successful.

The Special Revenue Facilities Committee recommended moving the proposed agreement with 800 Shermer, LLC for food & beverage service at the Glenview Park Golf Club to the full board for discussion and consideration to approve under the Special Revenue Committee topics at the December 13, 2018 Board meeting.

c. Other

None

3. Matters from the Public

None

4. Adjourn

Committee Chair Bill Casey adjourned the Open Session at 10:35 a.m.

ATTEST:

David M. Dillon
Board President

Michael D. McCarty
Board Secretary

Approved this 13th day of December 2018.