



Minutes  
 Village of Glen Ellyn  
 Recreation Commission  
 Regular Meeting  
 September 26, 2025  
 7:00 AM  
 Village Links/Reserve 22

**Board or Commission:** Recreation  
**Meeting:** Regular  
**Quorum:** Yes

**Date:** September 26, 2025  
**Called to Order:** 7:00 a.m.  
**Adjourned:** 8:21 a.m.

**MEMBER ATTENDANCE:**

Carol Scott	Chairperson	Present
Nancy Carter	Commissioner	Present
Tony Coconate	Commissioner	Present
Scott Coldiron	Commissioner	Absent
James Ozog	Commissioner	Present
Rick Quoss	Commissioner	Present
Tom Slowinski	Commissioner	Present
<b>Also Present:</b>		
Noel Allen	General Manager	
Andrew Cross	Golf Course Superintendent	
Mike Campbell	Director of Golf	
Steve Thompson	Village Trustee	
David Manseau	Director of Food & Beverage	
Elisa Pollina	Recording Secretary	

**A. CALL TO ORDER/ROLL CALL**

The September 26, 2025 meeting of the Recreation Commission was called to order at 7:00 a.m. at the Village Links of Glen Ellyn; 485 Winchell Way; Glen Ellyn, Illinois by Chairperson Scott.

**B. PUBLIC COMMENT – None**

**C. APPROVAL OF MINUTES FROM August 22, 2025**

APPROVAL OF MINUTES FROM August 22, 2025 MEETING
MOTION BY: Commissioner Carter
SECONDED BY: Commissioner Slowinski
RESULT: Unanimous

## D. STANDING REPORTS

1. Financial – Noel Allen – Manager Allen provided several updates. He reported that five golf carts were stolen during the early morning hours of September 19. A police report was filed, and Tagmarshal was contacted to review the GPS tracking data. It was determined that the carts were taken shortly after midnight, the GPS systems were disabled, and by 2:00 a.m. the carts had been loaded onto a truck. Police were able to briefly track the vehicle, which was last located in Michigan, but ultimately lost it. While police believe they know the individuals involved, there is not enough evidence to pursue prosecution, and the carts will not be recovered. An insurance claim will be filed, and the theft will affect the fleet replacement schedule. In response, off-hours GPS geo-fencing has now been enabled on all carts to provide immediate notifications if carts are turned on after hours.

On the financial side, August was a strong month, marking the best in history for revenue records. Total revenues were up 3% compared to the prior year, with golf revenues increasing by 6% and food revenues declining by 2%. Operating expenses rose by 7%, driven primarily by administrative costs. At Reserve 22, the cost of goods sold increased, though some of this is attributable to timing and is expected to even out by year-end. Operating profit for August was \$465,000, and net profit was \$452,000.

Year-to-date, total revenues remain down overall, though golf continues to perform strongly while food service lags, with fewer patrons staying to dine after golfing. Most capital expenditures have been executed, with the exception of security cameras. While \$60,000 was originally budgeted for this project, the recent theft incident has prompted staff to recommend to the Village Board the installation of a full-coverage security system at an estimated cost of \$110,000. The added investment is expected to provide stronger deterrence against theft. In addition, \$100,000 still needs to be transferred to the Park District for Panfish Park.

### 2. Manager's Report

**A. Golf** – Mike Campbell – Director Campbell provided an update on golf operations, reporting that the Club Championship Glen Ellyn Open took place with 152 players participating and received excellent feedback. The Couples Championship, however, was more challenging, with only seven couples participating, compared to a high of ten couples in past few years. To encourage participation, staff tried offering a dinner option, though results were limited.

Campbell noted that August is typically a month when seasonal staff departures require additional hiring, but this year several retirees have filled those needs, and many student employees chose not to leave for college, allowing them to stay on staff. Golf activity remained strong, with 15,116 rounds played in August, which is 383 more than the prior year. Preparations are now underway for September, which is expected to be heavy with outings.

Commissioner Slowinski asked about Senior Open participation, to which Campbell reported there were 60 players. Slowinski suggested offering a Super Senior Open for older participants, and Campbell agreed to look into that possibility.

**B. Reserve 22** – Noel Allen – Manager Allen reported that sales over the past seven months have been down, with revenues not meeting target projections. While performance is about the same as last year, the lack of growth is concerning, and the focus moving forward will be on becoming more sales-oriented. August results were mixed: although it was not a terrible month, rainy days and a slowdown in events contributed to a 1.8% decline. A total of 33 events were hosted in 2025, five fewer than the prior year. Allen noted that other restaurants in the area appear to be experiencing similar challenges. He also reported that the recently launched after-golf food pickup app did not perform as expected, so negotiations were made to cancel the program. On a positive note, the sous chef position has been filled, which has eased pressure on Chef Tom.

Allen then introduced the new Food and Beverage Director, David Manseau. Manseau shared his background, noting more than 20 years of leadership experience in Chicago's hospitality industry. Most recently, he was tapped to lead the relaunch of Tavern on Rush Steakhouse and has also worked with Atomic Hospitality, Butler Hospitality, Portillo's, and Lettuce Entertain You. His career includes building and leading teams ranging from 75 to 400 employees, with extensive operational experience in multi-unit and high-volume environments. Manseau explained that he was drawn to this role by the unique opportunity to integrate food and beverage with golf operations and expand his experience in that space. He has previously served as Director of Operations overseeing 54 F&B outlets in Chicago hotels and currently resides in the city.

Since joining in August, Manseau has been in an observation phase, holding meetings with team members and cross-functional partners. He plans to introduce action steps in October to evaluate what is working well and what needs improvement. While food revenues were slightly up in August, they remain down 2% for the year. Manseau emphasized the need to leverage OpenTable data more effectively. Currently, walk-ins are not tracked, though he estimates the number is several hundred higher than reported. OpenTable feedback stands at 4.5 out of 5.0, which is considered strong, as anything above 4.2–4.4 is good, and 4.6–4.7 would place the restaurant in the top 5% nationally. He intends to conduct a deeper review of guest comments, respond consistently to feedback, and identify opportunities for improvement. He expressed enthusiasm for the role and looks forward to contributing to future growth and success.

**C. Grounds** – Andrew Cross - Superintendent Cross provided several updates, noting that August was a particularly challenging month due to weather conditions. It began hot and dry, then turned hot and wet, which limited mowing. Bunker maintenance was especially demanding, as bunkers had to be pushed three times in August; a process that takes multiple days each time.

Some fairway areas developed thin spots that dry out quickly, but September seeding is already beginning to take hold. Pond treatments were also started, with three completed so far showing strong results. The team used an outside service for these treatments and will likely engage the same provider again next year.

Staffing remains stable despite two seasonal staff departures. Several high school employees chose not to attend college and stayed on, while retirees continue to provide support. Additional drainage was added at the practice bunker, and new lighting fixtures

were installed in the banquet facility.

3. Trustee Liaison – Steve Thompson – Trustee Thompson provided several updates. The village expects to announce Trustee Szymanski's replacement on October 6. The former US Bank building has been demolished to prepare the site for the future event park. Parking will be maintained, and part of the building area will be filled in and sodded.

Work is also underway at the Crescent and Prospect parking lot, where the asphalt will be removed and replaced. In addition, the village has begun budget discussions, with the tax levy expected to remain unchanged.

#### **E. OLD BUSINESS**

1. CDGA – Playing Conditions Calculation Response - Manager Allen provided an update on the handicap auto-adjustment for playing conditions. The criteria are applied automatically, and scores must be posted by midnight. A minimum of eight scores is required for the adjustment to take effect.
2. Golf Cart Fleet Replacement – Manager Allen reported the recommendation for the new golf cart fleet, which was approved by the RC last month, was presented to the Village Board and initially met with resistance. Some board members, referencing the Pale Blue Dot sustainability initiative introduced by the Environmental Commission, expressed interest in transitioning to electric carts. Allen explained that such a change would require constructing a new facility and increasing the fleet size to accommodate charging needs. As a result, the board requested a study on the matter. Allen recommended moving forward with the current plan while a deeper review is conducted. Ultimately, the recommendation passed, allowing the purchase of the new fleet. In addition, a new sticker design has been created for all carts, and Allen shared samples with the RC.

Trustee Thompson noted that the Village is placing a greater emphasis on sustainability, with increased scrutiny and upcoming audits. He suggested that the golf course and Reserve 22 document their current sustainability efforts and environmental initiatives, such as recycling programs, tree preservation, and other related practices.

#### **F. NEW BUSINESS**

1. 2026 Annual Budget – Manager Allen reported that the 2026 budget recommendation has been submitted to the Finance Department. He summarized that 2025 had been projected to end with a profit of \$60,000. With the addition of the upgraded security system, now estimated at \$110,000, the projection anticipates a slight profit. For 2026, the budget projects a profit of \$50,000, which accounts for the purchase of the new golf cart fleet. Discussions regarding rate adjustments will be presented to the RC next month for review.

#### **G. NEXT MEETING - October 31, 2025**

**H. ADJOURNMENT**

Commissioner Slowinski motioned and Commissioner Carter seconded to adjourn the meeting. The meeting was adjourned at 8:21 a.m.

**Submitted by Elisa Pollina, Recording Secretary**

**Reviewed by Noel Allen, Staff Liaison**