

MINUTES OF A PUBLIC MEETING OF THE GURNEE VILLAGE BOARD  
MEETING AS A COMMITTEE-AS-A-WHOLE IN REFERENCE TO THE  
GOLF COURSE PROPOSALS PRESENTATIONS.  
GURNEE VILLAGE HALL  
AUGUST 3, 1992

The meeting was called to order at 6:00 p.m. by Mayor Welton.

Roll Call, Present: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Absent: None

Other officials present: James T. Hayner, Village Administrator  
Barbara Rominski, Village Attorney  
Jon Wildenberg, Assistant Village Administrator  
Pat Wesolowski, Finance Director

Mayor Welton announced that the purpose of this public Committee Meeting-As-A-Whole was to hear presentations on the Golf Course proposals.

The Village Administrator explained that each of the three presenters will make short explanations of their proposals and answer any questions from the Village Board, each is limited to 30 minutes.

From the audience was introduced Mr. Tim Miles, president of Green Visions, who, in turn, introduced Mr. Alan Swaringen, vice president in charge of operations, and Mr. Tom Jauch, engineer. Mr. Miles explained the background of the Green Visions Company, which was started in the mid-1980's and renamed in 1989. The company specializes in the construction, management and maintenance operations of both public and private golf courses. Presently, the company manages seven (7) golf courses, including a diversity of operations including driving ranges. He added that the corporate structure and corporate responsibility is able to address the needs of a wide range of clients. The company has a realistic viewpoint toward operations.

Mr. Miles noted that the Green Visions Company is very enthusiastic about the proposed site. The site has all the ingredients for probable financial success, notably: excellent site, beauty of the land, and the demographics of the Gurnee area. Mr. Miles said he has visited the site and feels it can be developed into an outstanding course. He said a schematic was given to an architect, who made few substantial changes. He said Green Visions intends to preserve the trees, including approximately seventy (70) acres of woods, to sculpture the land, and to bring the project under budget. He added that architect Rich Jacobsen is able to bring excitement to this golf course. Green Visions has an experienced team in the persons of Mr. Jauch, Mr. Swaringen, and Mr. Oscar Miles, and expert in preserving wetlands. Green Visions has an expertise about financial details, being sensitive about reduced fees for municipal residents vs. non-residents. The proposal submitted by Green Visions is for both the development and maintenance in the future.

Trustee Amaden asked if the golf cart fees are negotiable and if bent grass fairways are possible.

Mr. Miles replied, "yes" to both questions and added that the fee structure is always subject to the desires of Gurnee officials.

Trustee Amaden asked about the status of junior golf.

Mr. Miles replied that he is a big supporter of junior golf, which would provide free golf instructions to persons under the age of 18. An attempt is made to create family golf centers.

Mayor Welton asked about the financial overview.

Mr. Miles answered that the usual shortcomings are expected in the first three (3) years. The deficit of the first three (3) years are included in this proposal.

From the audience, Mr. Swaringen added that in a lease purchase arrangement, the warrants are sold to the public as tax-exempt. Any deficits within the first three (3) years are included in the proposal.

It is expected that the proposed course will be self-sustaining after year three (3).

Trustee Amaden asked about sand bunkers instead of grass bunkers.

Mr. Miles replied that the course is designed to be very playable. The bunkers are designed to be easy to get in and to get out. The desire is to create a very attractive course, appealing to residents and non-residents. He added that Green Visions has a very strong mailing list for use for potential users.

Trustee Amaden noted that the manual of Green Visions was very thorough.

Mr. Miles answered that the manual is an attempt to maintain expectations, as well as to help the staff.

This concluded the presentation by Green Visions.

From the audience was introduced Mr. Michael Rippey, senior vice-president and spokesperson for North American Golf. Mr. Rippey introduced Mr. George Rourke, President of North American Golf; Mr. Mike Rourke; Mr. William Hardee, spokesperson for financing; Ms. Ann Ericksen, spokesperson for financing; and Mr. Bert Getz, Jr., local resident. He added that Mr. Robert Lohman, architect, is not in attendance.

Mr. Rippey said that he shares the view of Green Visions in that this will be a higher quality golf course. There is a strong regional market. This golf course will add a new standard of amenities to the Village, already known for its quality visions. North American Golf is a development and operations team. The financing is proposed to be the revenue bond concept, needed to make the project work. North American Golf works with the William Blair and Company, financial consultants. He added that Mr. Robert Lohman gets a lot out of available funds. He also added that Mr. Bert Getz, Jr. has had experience in working in the Village and expects a quality product. Lastly, he noted the use of C.O.P.M./Links Management, Inc. to operate the course and the use of Cowhey Gundmundson Leder, Ltd. to serve as engineers. He said the Village is the boss, setting policy. North American Golf will constantly be in contact with Village representatives. In summary, he noted the following advantages to the Village: the Village owns the site and improvements; the Village controls policies, prices and expenditures; the Village benefits for the experience and resources of North American Golf; North American Golf has a financial guarantee against cost overruns or delays; and the Village keeps all net income. He noted that the fourth advantage to the Village is the result of competitive bidding to qualified contractors.

From the audience, Mr. William Hardee explained the financing, as reviewed by William Blair and Company and by Chapman and Cutler. He said the Revenue Bond makes economic sense and is a legal means of financing. He noted that the interest rates could be lowered if either a mortgage backs the title or an alternate source of revenue could be committed for the first few years. Revenue Bonds do require a back door referendum, but he feels that the Revenue Bond issues are the most appropriate means of financing.

Mr. Rippey added that if more rounds of golf were played than anticipated more revenue would be produced for the Village.

Trustee Smith asked what percentage of the revenues from additional rounds would go to the Village.

Mr. Rippey replied that since North American Golf manages the golf course for a fixed fee, nearly all additional revenues would go to the Village.

Trustee Smith added that if fewer than anticipated rounds are played, the Village revenues would decrease, yet the management fees would remain the same.

Mr. Rippey agreed.

Trustee Ratfelders noted that the risk exists for the community and then asked what causes golf courses to fail.

Mr. Rippey replied that golf course fail when usually something else around the course fails, for example, a housing project. A developer cannot be careless about expenses. However, Mr. Rippey said he does not see a failure factor for this proposed golf course.

Trustee Yost asked about the outbuildings for the facility.

Mr. Rippey said the clubhouse will have 3,900 square feet on each of two levels. There will be a dining-snack bar, pro-shop and a golf instruction room. The golf outing picnic center is to be kept separate. The maintenance building will have a maintenance yard. Also there are proposed a pump house and several shelters on the course.

Trustee Rocheleau asked about the preservation of trees and the environment.

Mr. Rippey said the site is sensitive and that North American Golf is sympathetic to the environment. North American Golf desires to minimize permit battles. It is intended to use native grasses and plants. It is intended to save everything possible even if changing the course structure if necessary. Chemical use for pests is to be minimized.

Trustee Amaden asked if the debt service would handle any shortfall after the third year.

Mr. Hardee replied that the Village would be responsible for any shortfall in revenue.

The North American Golf presentation ended.

From the audience was introduced Mr. Jerry Vargo, president of Lake Partners, who, in turn, introduced Mr. Jack Porter, executive vice-president, Mr. Jim Loeppert, engineer, Mr. Harry Vignocci, owner of ILT Landscaping & Bull Valley Golf Club, and Mr. Steve Sidari, golf pro. Mr. Vargo first noted that as the developers of the surrounding lands, attention by Lake Partners is on the whole project, the golf course and the residential sites, he is interested in tree and wetland preservation. He noted that Mr. Porter is a registered landscape architect and Mr. Vignocci is a registered landscape architect. It is planned to use Mr. Robert Lohman, architect, who will blend

the golf course into the residential area. Mitigation of the wetlands is intertwined in the golf course and residential area. Storm water management also requires the approval of the Army Corps of Engineers. Lake Partners is a team of people who will make this all happen. Private financing is the intended mode of financing to cause the developer to offer local financing and development. This financing will cause no risk to the Village in the first few years. The developers are willing to put their own money on the line. A Board of Directors is to be created to build and manage the golf course. The Village will have a representative on said board. The thrust of the Lake Partners' proposal is to look at the golf course in total with the residential area.

Trustee Yost asked about proposed buildings.

Mr. Vargo answered the clubhouse will be a one-story 4,000 square foot building with facilities for eating and pro shop. Group outing tents can be rented. The maintenance building will house all the carts and equipment.

Trustee O'Brien asked what would be a realistic number of rounds of play.

Mr. Vargo answered that he expects about 25,000 rounds of golf per year by year five (5).

Trustee Rocheleau asked about educational programs.

Mr. Steve Sidari answered that he is strong into education, as a golf professional, for both senior citizens and young people.

Trustee Amaden asked about the plan for cart paths and if the carts must always stay on the paths.

Mr. Vargo answered that golf cart paths are needed to speed up play, to accommodate bad weather, yet to also allow for the convenience of the golfers. The paths will be located throughout the course.

Trustee Smith asked how the course would be categorized and how play will be maintained.

Mr. Vargo replied that it is the requirement of management to maintain the speed of play. The proposed course is a long course, taking about four (4) hours to play a round.

Trustee Ratfelders asked how interested are financial institutions in this proposal.

Mr. Vargo replied that they are interested.

Trustee Ratfelders asked how traffic management of golfers and residents is to be handled.

Mr. Vargo answered that Almond Road is capable of handling all traffic. He added that it would be easier for the developer of the residential area to plan for all contingencies in the whole picture.

Mayor Welton expressed his thanks to the presenters and the Village Board will now take the information under consideration.

Yost moved, seconded by O'Brien, to adjourn the Committee-As-A-Whole Meeting.

All Aye. Motion Carried.

The Public Committee-As-A-Whole Meeting was adjourned at 7:25 p.m. by Mayor Welton.

Norman C. Balliet  
Village Clerk

MINUTES OF THE REGULAR MEETING OF THE GURNEE VILLAGE BOARD  
GURNEE VILLAGE HALL  
AUGUST 3, 1992

The Meeting was called to order at 7:30 p.m. by Mayor Welton.

Roll Call, Present: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Absent: None

Other officials present: James T. Hayner, Village Administrator  
Barbara Rominski, Village Attorney  
Jon Wildenberg, Assistant Village Administrator  
John Ward, Police Chief  
Pat Wesolowski, Finance Director

Mayor Welton led the Pledge of Allegiance.

Yost moved, seconded by O'Brien, to approve the Minutes of the Regular Meeting of the Gurnee Village Board of July 27, 1992, as presented.

All Aye. Motion Carried.

Police Chief Ward expressed his thanks to Mr. Richard Anderson, President of the local NBD, for the contribution of funds to the Police Department education program for McGruff the Crime Dog. He then introduced McGruff the Crime Dog, as played by Ms. Barb Gerou, Police Dispatcher, and escorted by Ms. Kathy Ronzani, Police Clerk.

Mayor Welton, on behalf of the Village Board, expressed his thanks to Mr. Anderson for the support of NBD for community programs.

The Village Administrator read verbatim the Resolution honoring John and Elaine McCaughey, the 1992 Gurnee Days honorees.

Rocheleau moved, seconded by Yost, to approve the Resolution honoring John and Elaine McCaughey, a copy of which will be presented to the McCaugheys at the dinner in their honor and to instruct the Clerk to include a copy of the Resolution in the Minutes of this meeting.

All Aye. Motion Carried.

The Village Administrator reported the Plan Commission had recommended an unfavorable recommendation on the Special Use Permit for 4170 Grand Avenue.

The Assistant Village Administrator reported that there was nothing new to add to the recommendation. This proposal would modify the site plan. The Plan Commission's concern was for a residence in an accessory building and the concern for setting a precedent.

From the audience, Mr. Tim Biglow said he plans to totally redo the coach house. He thought the zoning would allow for this type of use.

Trustee Amaden said the contention seems to be the uncertainty of the length of residence in the accessory building.

Mr. Biglow responded that was true and he cannot say how long he would live on the site, due to circumstances, but that he owns the property.

Rocheleau moved, seconded by Yost, to accept the Plan Commission's Finding of Fact and Unfavorable Recommendation on a Special Use Permit for 4170 Grand Avenue.

Roll Call, Aye: Yost, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Abstain: O'Brien Motion Carried.

The Village Administrator reported the balance of the Clavey Nursery property consists of twelve-plus (12+) acres. A development plan for the entire Clavey Nursery property will be brought forward in a few months.

Smith moved, seconded by O'Brien, to approve Village Ordinance No. 92-102, which annexes the balance and the Clavey Nursery property and to publish in pamphlet form and to instruct the Village Attorney to file the proper documents of annexation with the Office of the Clerk of Lake County.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None Motion Carried.

After a brief explanation by the Village Administrator, Smith moved, seconded by Rocheleau, to approve Village Ordinance No. 92-103, which grants two variations to the property located at 533 First Street, as recommended by the ZBA and to publish in pamphlet form.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

After a brief explanation by the Village Administrator, Amaden moved, seconded by Rocheleau, to approve Village Ordinance No. 92-104, which authorizes a four-way stop sign at the intersection of Harper Avenue and Delany Road and to publish in pamphlet form.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

Yost moved, seconded by Ratfelders, to approve Village Ordinance No. 92-105, which authorizes a four-way stop sign at the intersection of Providence Road and Cross Road and to publish in pamphlet form.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

Rocheleau moved, seconded by Yost, to approve Village Ordinance No. 92-106, which authorizes a four-way stop sign at the intersection of King's Way North and Cross Road and to publish in pamphlet form.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

The Village Administrator explained the Bids for the Police Station renovation/addition project, adding that the award of the bid includes Alternate numbers 1B and 4.

Smith moved, seconded by O'Brien, to approve the contract in the amount of \$365,000.00 with Boller Construction, including Alternates 1B and 4, for the Police Station renovation/addition project as recommended by Mr. Robert Bleck, architect, and by the Village Administrator.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

From the audience, Mr. Robert Bleck reported construction will begin as soon as IDOT approves the permit.

Yost moved, seconded by Rocheleau, to approve the bid date of August 18, 1992, for the 1992 sidewalk program, as noted in a Memo from the Engineering Department, dated July 28, 1992.

All Aye. Motion Carried.

Amaden moved, seconded by Smith, to approve the Regular Payroll, for the period ending July 30, 1992, in the amount of \$174,727.79 and to transfer to the Payroll Fund per Journal, as recommended by the Village Administrator.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

O'Brien moved, seconded by Rocheleau, to approve the Payroll Transfer Journal, for the period ending July 30, 1992, in the amount of \$203,273.24, as recommended by the Village Administrator.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

The Village Administrator reported the need to publish the following items for public review: CABO One and Two-Family Dwelling Code, 1989 Edition, with the 1991 amendments, and the National Electrical Code, 1990 Edition. He added that these updated construction codes involve such things as changes in construction of garages and changes in air supply in buildings, among others. These updated codes will be available for a thirty (30) day public inspection.

Trustee Rocheleau asked if slab construction is allowed.

The Assistant Village Administrator answered that a crawl space is required for both single-family and two-family houses.

Yost moved, seconded by Rocheleau, to authorize the publishing of the legal notices in the newspapers that the CABO One and Two-Family Dwelling Code, 1989 Edition, including the 1991 Amendments, and the National Electrical Code, 1990 Edition, are available for public inspection for thirty (30) days.

Roll Call, Aye: Yost, O'Brien, Rocheleau, Ratfelders, Smith, Amaden  
Nay: None.  
Absent: None. Motion Carried.

The Village Administrator reported that he has been in contact with the Roquette Corporation both last week and again today, in reference to their noise problem. He noted that the Roquette Corporation is aware of the trouble with one fan unit. However, it could take eight to ten weeks before the problem is rectified.

From the audience, Mr. Victor Belec said he had met recently with the Village Administrator in reference to a lot in his neighborhood. He said the owner had filled in the ROW and had also cut down trees and then filled in part of the lot.

The Village Administrator replied that a surveyor had certified that the floodplain on the lot in question had not been filled in. The ROW problem is being worked on.

The Assistant Village Administrator explained how a solution to the ROW problem has been decided today.

Mr. Belec asked if parking on both sides of the street can be banned from residential streets. Numerous parties with parking on both sides of the street creates difficulty in traversing the streets.

The Village Administrator replied that he will investigate.

Trustee Amaden expressed his compliments to the Village Administration and staff for being responsive to citizen concerns.

Trustee Ratfelders noted that "Gurnee Days" is this weekend and has the motto, "Grow with Gurnee." This motto is appropriate for improving the Police Station, but may be less so for the golf course, both items discussed earlier this evening. He noted that conversations with residents had centered around the higher assessments, increased traffic, and the concern with overcrowded schools.

Mayor Welton said there is a need to involve new residents in the Village and to maintain services for the older residents. The Village can use the numerous staffs, commissions and boards to unite all people together.

Trustee Smith noted that the increased assessment does means the property is becoming more valuable.

The Village Administrator added that the State Board of Review placed an 8% increase on Warren Township assessments this year. The property in the Village is actually appreciating at a faster rate than the Assessor is raising the value.

Mr. Victor Belec asked if something can be done about the numerous water main breaks on First Street. The breaks result in dirty water in his house plumbing fixtures.

Trustee Yost said that the issue of affordable housing should be looked at.

Trustee Rocheleau reported that recently she was at Gurnee Mills and noticed a Village Fire Truck had to go slowly through the traffic on Route 132. She urged that the Village Board must work on a second firestation.

The Village Administrator expressed his thanks to Mr. Dan Kolar, a Village Building Inspector, who worked on the updated building code.

Rocheleau moved, seconded by O'Brien, to adjourn the meeting.

All Aye. Motion Carried.

The meeting was adjourned at 8:23 p.m. by Mayor Welton.

Norman C. Balliet  
Village Clerk