

VILLAGE OF GURNEE

PLAN COMMISSION

PUBLIC HEARING

held

July 15, 1998

7:30 PM

GURNEE MUNICIPAL BUILDING

325 North O'Plaine Road

Gurnee, Illinois

1 PLAN COMMISSION:

2

3 DONALD RUDNY, Chairman

4 JIM SULA

5 LYLE FOSTER

6 BRYAN WINTER

7 KRISTINA KOVARIK

8

9 ALSO PRESENT:

10

11 TRACY VELKOVER

12 BARBARA SWANSON

13 BUTCH MAIDEN

14

15

16

17

18

19 Reported by: SANDRA K. SMITH, CSR, RPR

20 CSR License No. 084-003104

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1 CHAIRMAN RUDNY: The Village of Gurnee

2 Plan Commission meeting will now come to order.

3 Can we have roll call, please.

4 MS. VELKOVER: Winter.

5 MR. WINTER: Here.

6 MS. VELKOVER: Foster.

7 MR. FOSTER: Here.

8 MS. VELKOVER: Smith.

9 (No response.)

10 MS. VELKOVER: Absent. Sula.

11 MR. SULA: Here.

12 MS. VELKOVER: Kovarik.

13 MS. KOVARIK: Here.

14 MS. VELKOVER: Cepon.

15 (No response.)

16 MS. VELKOVER: Absent. Rudny.

17 CHAIRMAN RUDNY: Here. Could you all

18 stand and join me in the Pledge of Allegiance.

19 (Pledge of Allegiance.)

20 CHAIRMAN RUDNY: The first matter is the

21 approval of the June 17th, 1998 Plan Commission

22 minutes. Have the rest of you had a chance to

23 review those?

24 Any additions or corrections? If

1 not, I'll entertain a motion to accept them as  
2 presented.

3 MR. FOSTER: So moved.

4 CHAIRMAN RUDNY: Motion by Mr. Foster.

5 MR. SULA: Second.

6 CHAIRMAN RUDNY: Second by Mr. Sula.

7 All those in favor signify by saying aye in the  
8 roll call; those opposed, nay. Roll call, please.

9 MS. VELKOVER: Winter.

10 MR. WINTER: Aye.

11 MS. VELKOVER: Foster.

12 MR. FOSTER: Aye.

13 MS. VELKOVER: Sula.

14 MR. SULA: Aye.

15 MS. VELKOVER: Kovarik.

16 MS. KOVARIK: Abstain.

17 MS. VELKOVER: Rudny.

18 CHAIRMAN RUDNY: Aye. Motion carries  
19 and it is so ordered.

20 Next is the approval of the June  
21 17th, 1998 Joint Plan Commission and Zoning Board  
22 of Appeals minutes. Since the Zoning Board of  
23 Appeals is not here I'd suggest that the Plan

24 Commission consider approving that and then the

5

1 Zoning Board can approve it at their next meeting.

2 So are there any additions or  
3 corrections? If not, I'll entertain a motion to  
4 accept them.

5 MR. FOSTER: So moved.

6 CHAIRMAN RUDNY: Motion by Mr. Foster.

7 MR. WINTER: Second.

8 CHAIRMAN RUDNY: Second by Mr. Winter.

9 All those in favor of the motion signify by saying  
10 aye in the roll call; those opposed, nay. Roll  
11 call, please.

12 MS. VELKOVER: Winter.

13 MR. WINTER: Aye.

14 MS. VELKOVER: Foster.

15 MR. FOSTER: Aye.

16 MS. VELKOVER: Sula.

17 MR. SULA: Aye.

18 MS. VELKOVER: Kovarik.

19 MS. KOVARIK: Abstain.

20 MS. VELKOVER: Rudny.

21 CHAIRMAN RUDNY: Aye. Motion carries

22 and it is so ordered.

23 (Enter Mr. Smith.)

24 CHAIRMAN RUDNY: Next is the final plat

6

1 of the Almond Plaza. The subject property consists  
2 of approximately 20 acres zoned C/B-2 PUD and  
3 located at the southeast corner of Almond Road and  
4 Route 132.

5 The subdivision plat is requested  
6 in order to divide the property into six  
7 developable lots.

8 Tracy, do you have anything to add?

9 MS. VELKOVER: We just put the  
10 subdivision up on the overhead. The final plat is  
11 consistent with the preliminary plat that was  
12 presented to the Plan Commission several months  
13 ago.

14 A final landscape plan has been  
15 submitted and that is also consistent with the  
16 preliminary PUD landscape plan. Engineering plans  
17 also show the berm heights in the locations and at  
18 the heights that were in that preliminary PUD plat.

19 The final plat is recommended for  
20 approval subject to final engineering. And I  
21 believe the property owner is here, too.

22 CHAIRMAN RUDNY: Mr. Vargo is here. Do

23 you have anything to add?

24 MR. VARGO: No, I do not.

7

1 CHAIRMAN RUDNY: Do we have any  
2 questions or comments from the Plan Commission  
3 Members?

4 MS. KOVARIK: Originally when we looked  
5 at this there was only five lots.

6 MS. VELKOVER: Correct.

7 MS. KOVARIK: Did we ever talk about six  
8 lots? Six makes a difference here than what we had  
9 seen before.

10 And I know I felt it was a packed  
11 land plan at five lots and with the car dealers and  
12 the landscaping, but I was very surprised when I  
13 got the packet and there was six lots and I had no  
14 time to review this at all.

15 MS. VELKOVER: I think the concern that  
16 we've typically had is the number of lots that are  
17 out along Grand Avenue. This is on the south side  
18 of that easement road.

19 One of the earlier plans did  
20 contemplate that subdivision of that lot into two

21 lots so it meets the standards that are in the  
22 existing planned unit development agreement.  
23 MS. KOVARIK: For floor area ratio  
24 and --

8

1 MS. VELKOVER: Yes. In fact, in the PUD  
2 agreement we established a minimum distance away  
3 from Almond Road where the curb cut could take  
4 place along that easement line and provided for  
5 cross access so that we wouldn't have cuts in case  
6 that did subdivide into two lots. So it was  
7 anticipated.

8 CHAIRMAN RUDNY: Is that it?

9 MS. KOVARIK: Yeah.

10 CHAIRMAN RUDNY: Any other questions or  
11 comments?

12 (No response.)

13 CHAIRMAN RUDNY: I guess I would --  
14 before we vote I would like to say I agree with Ms.  
15 Kovarik in that I don't think the plan was good  
16 with the five lots.

17 In fact, I think we even considered  
18 requesting four lots. And now we have six so I  
19 really can't in good conscience vote for a



20 favorable recommendation.

21 But I'll ask for a motion from the  
22 Plan Commission Members if they so wish.

23 MR. WINTER: I make a motion to pass on  
24 a favorable recommendation of the final plat as

9

1 presented.

2 CHAIRMAN RUDNY: Motion by Mr. Winter.

3 Is there a second?

4 MR. SULA: I'll second the motion.

5 CHAIRMAN RUDNY: Mr. Sula.

6 All those in favor of the motion  
7 signify by saying aye in the roll call; those  
8 opposed, nay. Roll call, please.

9 MS. VELKOVER: Winter.

10 MR. WINTER: Aye.

11 MS. VELKOVER: Foster.

12 MR. FOSTER: Nay.

13 MS. VELKOVER: Smith.

14 MR. SMITH: Abstain.

15 MS. VELKOVER: Sula.

16 MR. SULA: Aye.

17 MS. VELKOVER: Kovarik.

18 MS. KOVARIK: Nay.

19 MS. VELKOVER: Rudny.

20 CHAIRMAN RUDNY: Nay. Motion fails.

21 The next matter is the public

22 hearing on Six Flags Theme Parks, Inc. and Prism

23 Development Company, LLC.

24 Okay. I guess before we leave the

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1 other matter, I don't know, I really shouldn't have  
2 gone on to the next thing if there are some other  
3 motions that the Commissioners would want to  
4 consider, I'm certainly open for additional  
5 motions.

6 And, Mr. Vargo, I don't know if you  
7 have any comments. Or I guess my point is I  
8 wish -- I think we could have made a better plan  
9 out of this thing and I wish -- like I said, I  
10 couldn't in good conscience vote for it because I  
11 don't feel that we did the best on that particular  
12 parcel.

13 And I don't know if the  
14 Commissioners would consider the -- if it's the  
15 number of lots maybe going back to the five lots if  
16 you wish to propose that as something the  
17 Commission would consider.

18 MR. VARGO: I didn't -- you know, the  
19 development standards are the guidelines for the  
20 final plat.

21 And we approved -- we received  
22 approval for the preliminary plat and the  
23 development standards. And the development  
24 standards permit what we're doing.

11

1 They permit us to have as long as  
2 we comply with -- whether it's two lots or four  
3 lots or five lots or six lots, as long as we comply  
4 with the setback requirements and the berming  
5 requirements and the landscaping requirements I  
6 just don't understand what the problem is whether I  
7 put a 50,000 square foot building on one lot or two  
8 20,000 square foot buildings on two lots.

9 I simply don't understand what  
10 affect it will have on the critical elements of the  
11 plan which were approved. And that's the  
12 landscaping and the setback and the side yard.

13 The lots that we're talking about  
14 were considerably less land use. We consented to a  
15 68 percent factor involved with the balance of the  
16 property in terms of floor area ratios to land. I

17 don't know what to tell you, you know.  
18 I mean we always contemplated those  
19 two lots, that last lot being two lots. And I  
20 think if you were to look in the record I addressed  
21 that issue. I told the Board I couldn't draw the  
22 line because the user for one of the lots was  
23 undetermined in terms of the size and scope of the  
24 building.

12

1 And because we did not have a final  
2 determination until we went to the Village Board as  
3 to what the factors were going to be permissible in  
4 terms of building area to land we were dealing in  
5 the dark side in terms of drawing the land and I  
6 would have been back here moving the lot lines  
7 around.

8 CHAIRMAN RUDNY: I appreciate what  
9 you're saying. I guess my personal concern about  
10 this was the plan itself and the setbacks.

11 I felt that if anything we probably  
12 should have considered four lots and maybe provided  
13 a little more green space and more landscaping  
14 because I think that would make for a better plan.

15 Now that wasn't approved, but

16 certainly I can't vote -- in good conscience vote  
17 to accept it to forward a favorable recommendation  
18 when I don't feel that the plan was a good plan to  
19 start with.

20           And I think the additional lots,  
21 again it looks like we're trying to get too much  
22 into this site. I appreciate the fact that you're  
23 meeting certain standards technically, but I think  
24 from the standpoint of the overall desirability of

13

1 that site I don't -- I personally don't like it so.

2           I don't know how the other  
3 Commissioners feel, but that's the way I feel about  
4 it. I'm sorry about that, but I have to vote what  
5 I feel.

6           MR. VARGO: The ultimate land use on  
7 this property is far less than what was permissible  
8 before I ever came to the Board.

9           Under the approved plan before I  
10 came to you under the C/B-2 commercial, our C/B-2  
11 zoning, commercial zoning I had the right under the  
12 existing development standards in place at that  
13 time to put a 177,000 square foot retail space  
14 there and I am not building even close to that now.

15 CHAIRMAN RUDNY: Well, you know, I  
16 appreciate that and we discussed all that at the  
17 Plan Commission level.

18 And understandably the Plan  
19 Commission did not forward a favorable  
20 recommendation on this the first time. We were  
21 split on it. And I think we had some different  
22 Members. I think one Member is absent and we have  
23 a Member who was absent at the last meeting.

24 And I think you're just seeing the

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1 same thing. Maybe the thing to do is just take  
2 this forward to the Village Board and make your  
3 case there because they were the ones that approved  
4 and went against -- it wasn't against the  
5 recommendation but they approved it without a  
6 recommendation so.

7 MR. VARGO: I would just like to ask a  
8 procedural question of the Counsel of the Plan  
9 Commission.

10 Without the signature of the  
11 Village Plan Commission on the plat how do I get it  
12 to the Village Board?

13 MS. SWANSON: It can be brought before

14 on a Village Board agenda. I mean you don't have a  
15 favorable recommendation so they can't sign it but  
16 the Board can still vote on it.

17 MR. VARGO: And then what happens then?

18 Is the Plan Commission required to sign it if the  
19 Board approves it? I mean I was told that I had to  
20 have the Plan Commission signature on the plat.

21 CHAIRMAN RUDNY: I was going to say I  
22 think that I would be required to sign it if the  
23 Village Board approved it.

24 MS. SWANSON: He can't sign it now

15

1 because they're not recommending it, but if the  
2 Board does recommend it then that takes precedence  
3 over the Plan Commission vote so then the Chairman  
4 would be instructed to sign it.

5 MR. VARGO: I just wondered how that  
6 went. Okay, I appreciate that. I'll address any  
7 other concerns you have if anybody has any other  
8 questions.

9 CHAIRMAN RUDNY: Do any other  
10 Commissioners have any other comments?

11 (No response.)

12 CHAIRMAN RUDNY: Any other motions?

13 (No response.)

14 CHAIRMAN RUDNY: If not, then we'll go  
15 on to the next matter. The next matter is public  
16 hearing Six Flags Theme Parks, Inc. and Prism  
17 Development Company, LLC. The subject property  
18 consists of approximately 134 acres located at the  
19 northwest corner of 1-94 and Washington Street.

20 The Petitioners, Six Flags and  
21 Prism Development Company are requesting the  
22 following:

23 A, to rezone the property from I-2  
24 General Industrial to a Planned Unit Development

16

1 PUD with underlying zoning of I-2 General  
2 Industrial District and C/S-1 Outdoor Recreation  
3 District.

4 And B, such other approvals as may  
5 be necessary or desirable under applicable Village  
6 ordinances and codes, all as may be necessary to  
7 permit development on the property of theme park  
8 uses, an entertainment village consisting of  
9 entertainment and compatible retail and related  
10 uses, employee housing facilities that are  
11 accessory to new or existing theme park uses in the



12 Village, general office and industrial uses and  
13 other compatible uses.

14 Tracy, I don't know if you had  
15 anything to add. I think we can turn it over to  
16 the Petitioner Mr. Francke as he is here and I  
17 suppose at this point it's -- they should be sworn  
18 in.

19 This is a public hearing so anyone  
20 with the Petitioner who is going to be giving  
21 testimony and also anyone from the public who  
22 wishes to make a comment or ask a question on this  
23 matter, you need to stand to be sworn in by the  
24 Village Attorney at this time.

17

1 (Witnesses sworn.)

2 CHAIRMAN RUDNY: Mr. Francke, it might  
3 be a good idea to I think explain the procedure and  
4 also the fact that the joint meeting of the Plan  
5 Commission and Zoning Board of Appeals has been  
6 canceled because the text amendment has been  
7 withdrawn. I'll let Mr. Francke explain that in  
8 more detail.

9 MR. FRANCKE: Thank you, Mr. Chairman,  
10 Members of the Commission, ladies and gentlemen.

11 I'm pleased to be before you again  
12 this evening and I am confident and I truly believe  
13 and hope that my portion of the presentation this  
14 evening will be much briefer.

15 As the Chairman indicated, we have  
16 submitted a -- submitted an amendment to our  
17 application which substantially changes the nature  
18 of the relief that we're seeking and it all flows  
19 from the discussions that we had at the prior  
20 previously convened public hearings of the Plan  
21 Commission and Zoning Board of Appeals and our  
22 ongoing discussions with the staff which was the  
23 direction that came from both bodies after the last  
24 public hearing.

18

1 As a result of the further  
2 considerations by us and the discussions with the  
3 staff what we have now amended our application to  
4 provide for, as the Chairman indicated and the new  
5 notice that was published, is for zoning as a  
6 Planned Unit Development with underlying I-2 and  
7 C/S-1 zoning.

8 By proceeding in this fashion I  
9 think that we will continue to achieve what I have

10 referred to in the prior public hearing as  
11 flexibility for the property owner and the  
12 developers at the same time as coupled with a high  
13 level of control in the hands of the Village as the  
14 development moves forward because of the  
15 uncertainty surrounding the uses that may go in  
16 precise locations on the property.

17 I also think that we're now  
18 proceeding with a form of zoning approval that the  
19 Village is more accustomed to considering in its  
20 more recently considered applications.

21 So again what we are now  
22 contemplating is zoning the site as a Planned Unit  
23 Development with underlying -- combined underlying  
24 zoning districts of I-2 General Industrial and

19

1 C/S-1 Outdoor Recreation District.

2 In very brief summary, the I-2  
3 underlying zoning district stems from the existing  
4 zoning that's on the property. And again we -- I  
5 indicated in the prior hearing the reasons why we  
6 believe it's in the best interest of both the  
7 property owner and the Village to maintain that  
8 underlying I-2 zoning.

9                   The C/S-1 Outdoor Recreation  
10 District zoning stems from the inclusion within the  
11 plan of a proposed water park and the other  
12 entertainment related uses and the fact that you  
13 have in your Zoning Ordinance an existing zoning  
14 district classification that is the C/S-1 Outdoor  
15 Recreation District which contemplates those types  
16 of uses.

17                   Since we are no longer requesting  
18 any text amendment there is no need for the Zoning  
19 Board of Appeals' consideration of our application  
20 and that is obviously why they are not with us this  
21 evening.

22                   There is, as indicated at the last  
23 meeting, there is precedent for what we are doing  
24 already in the Village so I don't think we're

20

1 necessarily inventing a new wheel here.

2                   Specifically, the -- what we are  
3 looking for in terms of uses has not changed and  
4 though the nature in which we intend to pursue the  
5 uses as permitted for special uses has not changed.

6                   In that sense what I mean is that  
7 we still anticipate seeking approval -- we are

8 seeking approval of the employee housing facilities  
9 that we have discussed as a special use. We are  
10 also continuing to seek approval of the new theme  
11 park as a special use.

12 Under the existing provisions of  
13 the Zoning Ordinance the Planned Unit Development  
14 regulations afford us the opportunity to identify  
15 -- us the opportunity and for you to consider the  
16 various uses as either special uses or permitted  
17 uses.

18 So we anticipate as we go through  
19 the process and as we work with you and with the  
20 staff just as you have on other PUDs in town we  
21 will identify an agreed upon list of permitted uses  
22 and special uses.

23 So I am saying we anticipate -- we  
24 fully anticipate with the employee housing

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1 facilities and the theme park will be identified as  
2 authorized special uses. And what we will then --  
3 what we are then seeking is approval of those two  
4 uses as special uses so that they don't become  
5 permitted uses within the PUD.

6 This evening what we hope to

7 present to you in response to some of the issues  
8 and concerns that came up at the last public  
9 hearing is much greater detail. First of all,  
10 about the overall concept of what we are proposing  
11 because I believe that we haven't sufficiently  
12 conveyed to you the unique nature of what we're  
13 proposing. So we do intend to have a presentation  
14 by John Rogers and Rick deFlan about the unique  
15 nature of the Six Flags entertainment village as a  
16 use.

17           We then intend to provide you with  
18 greater detail about the water park and the  
19 employee housing facilities which at this point we  
20 are seeking to secure preliminary PUD plan approval  
21 for as part of the application for a PUD.

22           We also hope to ultimately be in  
23 the process before this matter is finally acted  
24 upon by you to secure preliminary PUD plan approval

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1 for the entertainment village. But admittedly, we  
2 have not yet submitted that information, sufficient  
3 information to you to say we want you to begin  
4 considering preliminary PUD approval for the  
5 entertainment village component, the retail and

6 hotel component of this plan.

7           We do hope to be submitting that in  
8 the near future and working with staff on the  
9 development standards and plans that make it  
10 possible for us to have a preliminary plat  
11 approval. But at this point we're at the  
12 conceptual plat approval stage which is I think  
13 something that was recognized at the last hearing.

14           Prior to this evening's meeting in  
15 that regard I believe you did receive some  
16 additional information about the employee housing  
17 facilities and about the water park. And again,  
18 that is what we intend to walk through in greater  
19 detail this evening.

20           I then hope to spend just a few  
21 minutes addressing a concern that was raised by a  
22 number of individuals at the last public hearing  
23 which is the question of conformance to the  
24 comprehensive plan with what we are proposing for

23

1 this property.

2           And then finally we will look  
3 forward to addressing the questions of the Plan  
4 Commission and the public that you would like us to

5 answer.

6           So that is basically a summary of  
7 where we stand right now from a legal perspective  
8 and what we intend to do this evening. And with  
9 that if there are no questions at this point I  
10 would like to turn the floor over to John Rogers.

11           CHAIRMAN RUDNY: I'd just like to  
12 clarify one thing. So at this point you don't  
13 intend on requesting any text amendments?

14           MR. FRANCKE: That is correct. Thank  
15 you. John Rogers.

16           MR. ROGERS: It's going to take us a  
17 minute to set this up.

18           CHAIRMAN RUDNY: Sure.

19           MR. ROGERS: Hello. I'm John Rogers,  
20 again with Prism Development.

21           I'm going to be presenting to you a  
22 relatively quick overview of existing and proposed  
23 and also a historical perspective of entertainment  
24 centers throughout the United States. And also

1 some on the international scene as well.

2           I guess the crux of entertainment  
3 centers is that they've acted as catalysts for



4 other developments. And not only as a catalyst but  
5 it also acts as a hub. And what I mean by a hub is  
6 that they have been put in place in revitalized  
7 urban entertainment centers and revitalized areas  
8 within the United States to help an existing retail  
9 and commercial base something about ten or fifteen  
10 years ago as a response to the entertainment  
11 industry.

12           And the entertainment industry as  
13 we all know has changed radically in the last ten  
14 years. The Batman series movie is a good example  
15 of what they call vertical integration. It's one  
16 of those buzz words that mean that when you see the  
17 movie they also have the McDonald's drink, they  
18 also have the models and the play figures and the  
19 jackets and the special dinners, et cetera, et  
20 cetera. And that's a theme that is hit by all of  
21 the major entertainment venues today.

22           And what we're proposing is along  
23 that line. It's an entertainment destination  
24 center. And the way we look at it as a hub, we

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1 look at it that it's going to provide a link to the  
2 two major anchors within Gurnee. And that would be

3 Six Flags Theme Park and the Gurnee Mills Mall.

4           When I mean link, we mean on  
5 several levels. By providing a destination  
6 environment we hope to capture people on an  
7 extended stay to get them here and to provide them  
8 an opportunity to visit the various anchors that we  
9 now have and also to support local businesses.  
10 That's the secret of these successes is to capture  
11 people, to get away from day trips. And the  
12 majority of the people that come up here that visit  
13 Six Flags or Gurnee Mills, they come up for one  
14 day.

15           And through research studies done  
16 by Six Flags, they found out that if they could  
17 capture just by one night the effect to the  
18 community is relatively interesting and generous  
19 and it provides a feeder to Gurnee Mills and the  
20 businesses.

21           It's no secret that if you capture  
22 them you want to bring them into an environment  
23 that is conducive to wanting to stay there and not  
24 just an outlot motel. And as we had talked before,

1 our concept of the entertainment village is exactly

2 that.

3           We want to look at it along three  
4 levels. To provide entertainment, to provide a  
5 dining experience, and to provide a retail  
6 experience all within an architectural theme. And  
7 what I mean by an architectural theme -- and you've  
8 heard a lot of these and you'll see some of  
9 these -- is we want to focus in on what's  
10 indigenous and what's realistic for the Midwest.

11           You're going to see tonight some  
12 that are very much like Los Angeles, very much into  
13 the neon look. And that's not what we want. We  
14 want to create bricks and mortar and we have some  
15 examples of that at the end of the presentation.

16           And I think we've shown prior with  
17 Rick deFlan two weeks ago or three weeks ago --  
18 time flies fast here -- when we showed to you some  
19 examples and I think it's in your book, too, that  
20 are perspectives.

21           The links that we see can be done  
22 on several levels. We absolutely want to provide  
23 trams and buses to Gurnee Mills and to Six Flags.  
24 We also want to provide through these hotels

1 package tours. We also want to provide special  
2 events that they can come to. And if you do this  
3 in a comprehensive architectural themed environment  
4 it has proven to be very, very successful.

5           And what it does, it provides an  
6 opportunity for growth into the 21st century. And  
7 that is something that both Gurnee Mills and  
8 ourselves and Six Flags are looking into, to  
9 capture people and to keep the tax base and sales  
10 base high for the residents of Gurnee.

11           Let me go now into a quick review  
12 of some of these projects and then I'll get a  
13 little bit more discussions on the Village itself.

14           I haven't used this system yet so  
15 hold on.

16           (Brief interruption.)

17           MR. ROGERS: Our first system is well  
18 over ten years old. It's called the Third Street  
19 Promenade in Santa Monica, California. It's three  
20 blocks long and in effect it's an urban  
21 revitalization.

22           Can you see that okay or is it  
23 difficult?

24           MR. FRANCKE: I was just wondering

1 whether, if I could -- I was wondering whether  
2 maybe we could jump ahead to Rick deFlan's  
3 presentation on the employee housing and the water  
4 park because he's talking off of boards and maybe  
5 by the time he's done it's a little darker and it  
6 will be easier to see.

7 CHAIRMAN RUDNY: Yeah, it's the light  
8 from the skylight. That would be fine with us.

9 MR. FRANCKE: Okay. I think we should  
10 do that.

11 MR. ROGERS: That's fine. Let's do it  
12 right. This is Rick deFlan with Devine, deFlan and  
13 Yeager. You met him last time before, the project  
14 architect and designer of the entertainment  
15 village.

16 MR. deFLAN: Good evening. I don't  
17 think we need turn the lights up necessarily.

18 This board you saw last time. I'm  
19 going to talk about two issues, specific issues of  
20 the plan for the entire development. The first one  
21 is going to be the employee housing. This plan  
22 that you may recall is an overall site plan of the  
23 entire development as we envision it.

24 This being the Tollway, north is to

1 your left on the plan. I'm going to talk about two  
2 parcels within that plan. The first one will be  
3 the employee housing. And that's in this corner  
4 right here. It's a little over three acres of  
5 land.

6 The second one that I'm going to  
7 talk about will be the theme park proper here and  
8 that's about 21 acres within the overall  
9 development.

10 Can you see this okay or do you  
11 want me to bring it closer?

12 CHAIRMAN RUDNY: I think -- can everyone  
13 see it?

14 MR. deFLAN: Bring it in a little  
15 closer.

16 CHAIRMAN RUDNY: You know, it would  
17 probably be good if we could at least have some of  
18 the public be able to see because then if somebody  
19 wants to see it they can move over to this side of  
20 the room. And we also need to have the  
21 Commissioners be able to see.

22 MR. deFLAN: How is that? Can everybody  
23 see? Are you doing all right?

24 We had the biggest boards in the

1 world last time. This is -- can everybody see over  
2 there? Okay.

3 CHAIRMAN RUDNY: I suppose if you  
4 brought it back just a little bit and angle it a  
5 little more. Jim is going to move. Okay, good.  
6 Now how about angling it that way.

7 MR. deFLAN: There?

8 CHAIRMAN RUDNY: Right. That's fine.  
9 Kristi, can you see okay?

10 MR. deFLAN: Okay. Can you all see it?  
11 Terrific.

12 Okay, thank you. This is that  
13 parcel that was in the corner of the plan, the  
14 large plan. And what we've done is basically from  
15 a site planning perspective shown two buildings.  
16 These buildings house approximately 40 units per  
17 floor. We've sited them on the site so that they  
18 can take advantage of a couple of things.

19 One is the green spaces that are  
20 natural to the site. As you know, to the south  
21 here is the large conservation area. The other  
22 side here is a green space and some buffers over to  
23 the property line. And then we have buffers along  
24 the north as well up to Lakeside Drive. We've

1 shown the entrance off of Lakeside Drive and we  
2 show some yards basically.

3           We want to site these buildings so  
4 that there's some space within the buildings that  
5 it's a little bit private. And we've done that by  
6 the actual shape of the buildings and also the way  
7 we put the buildings on the site.

8           These two buildings are  
9 approximately 39,000 feet apiece so they're not  
10 very large buildings. They're three-story frame  
11 structures. In keeping with both the scale, and in  
12 a minute you'll also see the architecture of the  
13 entire development that we showed you last week or  
14 three weeks ago when we were here.

15           As you enter the site, there's  
16 parking here. The concept is that the employees  
17 would actually be shuttled back and forth to the  
18 parks so the parking would be utilized very little  
19 in terms of day-to-day use back and forth to the  
20 park. There will be a dropoff area here. The  
21 entrances to each building are located here.

22           This is a floor plan. This  
23 happens to be the first floor plan of each



24 building. The buildings are identical in terms of

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1 their shape and configuration. The plan enters at  
2 this point just off of the parking lot, comes by an  
3 office area that is staffed, comes to an entry  
4 lobby. There's a place here to wait.

5           And then the vertical circulation  
6 for the entire building occurs right here at this  
7 core. The idea is that the elevator goes  
8 vertically here and a circulation stair at this  
9 point all of which can be manned from this sort of  
10 central core.

11           There are two wings. This wing  
12 has -- I'll get these backwards. This wing has 19  
13 rooms. Each room is two occupants. And on each  
14 floor there's a single occupant resident assistant.  
15 So there's someone here who is sort of responsible  
16 for each of these floors during the time that the  
17 buildings are in use.

18           There are required fire exits at  
19 each end of those. But those are just fire exits  
20 so they're secured from travel vertically. That  
21 means that everything that moves vertically inside  
22 the building occurs at this point here.

23                   On each floor there is a lounge and  
24 a small kitchen area with -- it's not really a

33

1 kitchen, it's sort of an area for vending machines,  
2 microwave, those kind of things, a place to watch  
3 TV, a place to gather within a common area.

4                   This is what we envisioned sort of  
5 the group gathering area. There's another one on  
6 the second and third floor here that can be sort of  
7 quieter areas, some place that you might go and  
8 read a book, if you have a computer you might set  
9 it up there, do those kinds of things.

10                  And then there are toilets that are  
11 related to each of the wings that are basically  
12 unisex toilets so that the wings can either be  
13 divided by male and female, the floors can be, or  
14 the buildings can be depending on what the  
15 population might be at any given time in the area.

16                  Finally, a drawing here that shows  
17 you basically the scale and the architecture of the  
18 buildings. Again, very much in keeping with the  
19 low scale of the entire development that we're  
20 talking about doing.

21                  Some shape to the buildings that

22 not only because of their L shapes themselves but  
23 also the way they're located on the site so it  
24 doesn't look like it's just a couple buildings

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1 located there and back to back.

2           Again, it creates some yards. A  
3 very nice entry plaza here and the entries for the  
4 buildings. Those are the development of the  
5 employee housing as it exists today.

6           The second part of the -- the  
7 second part of the site that I want to talk about  
8 is the theme park. And I, too, have a few slides  
9 to show, but I think mine might come through a  
10 little better than John at this point in time, but  
11 I want to start with a plan.

12           This is a development plan. This  
13 is the detailed development, if you will, of the 21  
14 acres that I talked about that was shown as the  
15 theme park in the other drawing.

16           This is a water oriented park,  
17 commonly called a water park. The entry to the  
18 park is right here through what's the sort of  
19 center of the village. The entire park is  
20 organized around what's a continuous river theme.

21           And what I'm going to do is quickly  
22 walk you through each of the elements of the park  
23 but then I'd like to show you some slides rather  
24 than try to do a bunch of drawings indicating what

35

1 each of these are. As I talk about the individual  
2 elements of the park I think a slide will take care  
3 of a thousand words and I'll try to keep the words  
4 to a minimum.

5           In any case, the entire park is  
6 oriented off of the entry around this continuous  
7 river. And within that are service areas such as  
8 mens' and womens' lockers, food and beverage areas,  
9 a small dining area, a small arcade.

10           And this really becomes the  
11 crossroads for the entire park. So as you move  
12 back and forth from one of the water flumes you can  
13 pass back and forth through that area. That gives  
14 you an opportunity to always be oriented and know  
15 where you are, find each other if you're there with  
16 somebody and come back to that sort of central  
17 area.

18           Within the park there is a central  
19 sort of main area, if you will. That's called the

20 wave pool. I'll show you some pictures of that in  
21 a second. Adjacent to it are intertube flumes.  
22 And there are two of those here and here.  
23           Between that is what's called a  
24 family flume, body flume here, two family flumes.

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1 This is again another version of the family flume.  
2 And these which are called speed slides  
3 interspersed throughout the park, areas for  
4 volleyball, green areas and service areas that  
5 really become a buffer along the perimeter of the  
6 park back to some of the other areas envisioned in  
7 the village.

8           With that I'd like to put some  
9 slides up and walk you back through it quickly to  
10 show you a picture of what each of those really  
11 means. And it might be helpful to really  
12 understand what a family flume looks like.

13           CHAIRMAN RUDNY: If you put the  
14 projector a little closer it might be a little  
15 brighter. There you go.

16           MR. ROGERS: I think these lights here  
17 are really casting a glare.

18           MS. VELKOVER: The problem is those

19 lights take about 20 minutes to warm up and if we  
20 turn those off we're going to be in the dark  
21 eventually.

22 MR. deFLAN: How is that? Good enough.

23 These are slides that I think  
24 you'll be able to see even though it's a little bit

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1 dark and they're not quite as detailed as I think  
2 the slides that John is going to show here in a  
3 second.

4 Actually, if I could have that,  
5 Hal, I want to stick this drawing back up there  
6 real quickly. Now that I've sort of oriented you,  
7 this first slide is a picture of the continuous  
8 river. And these are slides of other parks that  
9 are in existence today but they're the same kind of  
10 ride, they're the same kind of area that's  
11 envisioned here.

12 This is that continuous river area  
13 that basically becomes the centerpiece for the  
14 organizing element around which everything else is  
15 organized.

16 This is another shot of it. Some  
17 of the -- some of the things, it's not just a river

18 of water that you get on an intertube and ride  
19 around. There's a cave that you go through,  
20 underneath water falls and those kind of things  
21 that add interest to the experience.

22           There are areas throughout the  
23 park just to have a little bit of fun. You can --  
24 as you walk through this area there are waterfalls

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1 like this. There are sprays, there are other kinds  
2 of things where you can just have a little bit of  
3 fun as you're moving around throughout the park.

4           Within the inside of the continuous  
5 river is a children's pool. And in that children's  
6 pool are all a matter of fun things to do. This is  
7 a view of that pool. This is another view of what  
8 that pool looks like.

9           This plan really doesn't do a very  
10 good job of showing you some of the interest in  
11 terms of what these things are really like when you  
12 get there. So the idea is that there's some places  
13 to go and get out of the sun if you want to, be in  
14 the sun if you want to, be in the water.

15           Another view of the children's  
16 area. It's all a matter of slides and things.

17 This is what's called the teen activity pool. And  
18 we're really talking about kids from ten to  
19 fourteen primarily that play in this area. And  
20 that teen activity pool is simply these are both  
21 basically pockets off of the continuous river  
22 around the center of the park.  
23           The idea is that it's really a  
24 pretty easy way to keep track of your kids running

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1 around the river. If they're smaller you can hang  
2 around the children's pool and keep an eye on them.  
3           This is the centerpiece, this is  
4 the wave pool. And basically what it is is the  
5 ocean in Gurnee. And the pool itself creates waves  
6 that come out of an area at the end of the pool and  
7 then come out to what's basically a beach at this  
8 edge of the pool. Another view of what that really  
9 looks like standing on the beach looking back to  
10 where the waves come out of. And what the waves  
11 sort of look like when they hit the beach.  
12           This is one of the intertube  
13 flumes. You might recall there were two of those  
14 envisioned for the park here and here. Those are  
15 basically getting on an intertube and going down a



16 large slide into a pool of water.

17           This is the family flume. And the  
18 idea there is it's a great big intertube and you  
19 get on that and go down the tube into the water.  
20 Much like a water raft ride might be on a river.

21           These are the body flumes. And  
22 there is one of those here. Again, the large slide  
23 into a pool of water. Another view of that body  
24 flume as you arrive at the bottom and then work

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1 your way back up to the top or to another ride.

2           This is the -- this is the speed  
3 slide. There are three of those here. Those speed  
4 slides are varying sizes, various configurations,  
5 basically all are slides. This is a view of one of  
6 those speed slides. They're essentially plastic  
7 tubes with water in them that you slide through.

8           And finally, just a few of the  
9 various areas that could occur throughout the park,  
10 the idea that volleyball and other activities might  
11 be going on at any given time.

12           So that's a view of the water park  
13 as we have planned. All of that occurs within that  
14 21 acres. It gives you a little bit better idea I

15 hope of what we mean when we talk about each of  
16 those individual components. Okay.

17 MR. ROGERS: Sorry for the confusion  
18 here. I was right in the middle of my speech.

19 The meeting before -- we'll spend  
20 a couple more minutes and I was going to talk about  
21 it later but I'll talk about it now.

22 The hotels that we are envisioning  
23 for this site is more than just a particular type  
24 of hotel. The current hotel designs today and

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1 marketing is segmented and you can see that  
2 throughout the United States.

3 Since we want to be able to capture  
4 a wide variety of segmentation to this area we have  
5 to do the same. When we talk about a destination  
6 hotel as the main anchor, if you will, for the  
7 Village from the hotel use we're talking about a  
8 place that is more family oriented. We've used  
9 numbers like 400 rooms as an example.

10 The other type of segmentation  
11 hotels that can fit into this would be business  
12 oriented. And you've been to business oriented  
13 hotels I'm sure and there are a wide variety of

14 them. There are suite products, there are  
15 non-suite products. And that would be very much in  
16 line for conventioners coming to the convention  
17 center that we have envisioned to be adjacent to  
18 the main hotel.

19           There are other type of hotels that  
20 are a mixture of such. You've seen them before,  
21 maybe a Fairfield Inn or not a Budgetel per se but  
22 something that's in the middle of the road. We're  
23 looking at having these hotels as being all in all  
24 full service but at various different levels of

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1 market penetration.

2           So as a combination there will be  
3 different styles of hotels but again it's to try to  
4 capture the various segments of the market that we  
5 envision to come here.

6           Another aspect that I think we need  
7 to talk about is the based venues of what's inside  
8 this. We've talked a lot about entertainment,  
9 we're going to show examples, and dining and  
10 restaurants.

11           And entertainment today for these  
12 venues what we're thinking about and what we have

13 seen through the Urban Land Institute and our  
14 research is participatory or active. There's  
15 virtual reality, there's all various types of  
16 gaming that are involved with that.

17           Then there are situations where you  
18 work together in teams and you play these type of  
19 video games. They're not the arcade games that we  
20 all grew up with, it's become a lot more  
21 sophisticated. And the major players know that and  
22 that's why Sony and Disney and Universal have all  
23 gotten into the act as well as Time Warner.

24           Another type of entertainment that

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1 we're looking at is live performances from music to  
2 street performers to even movie theaters. And that  
3 could be the Imax to really tie in to what's  
4 already there at Six Flags because they have the  
5 thousand seat Imax theater there as an anchor to  
6 dining.

7           The second component is dining and  
8 we look at dining at various levels. Dining could  
9 be themed dining or it could be just the regular  
10 signature dining. Themed dining could be something  
11 like Steven Spielberg's diner, and we have pictures

12 of that. Or it could be a signature restaurant.  
13 An example of a signature restaurant would be like  
14 Lettuce Entertain You, their style of restaurants  
15 like Maggianos or Ben Pao.  
16 So we are looking at a  
17 cross-segment of dining experiences. And there's  
18 even some dining experiences that are combined  
19 entertainment and dining. A good one that's really  
20 really popular but it's not here in the Midwest is  
21 the Howl of the Moon Saloon. And it sounds funny  
22 but it's actually a nice concept of dueling pianos  
23 and they play classics while you eat. And it's  
24 very very popular and it's become quite a hit at

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1 some of these urban entertainment areas.  
2 For the retail, again part of that  
3 vertical integration that we talked about, this is  
4 specialty retail. This is not the type of retail  
5 that's occurring at Gurnee Mills. These are  
6 entertainment style that are like Warner Brothers,  
7 studio themed entertainment retail. It's the Nike  
8 Town. It may be a specific boutique that fits into  
9 the overall architectural theme.  
10 So as a combination these three

11 aspects--entertainment, dining and retail--kind of  
12 work together. It's not segmented such that it  
13 doesn't flow well. And that's the whole genesis of  
14 this is that it's packaged together in a complete  
15 environment. And you've been there before. This  
16 all came from theme parks like Disneyland. So  
17 these concepts have been worked on before like Main  
18 Street USA.

19           In fact, that really is the story.  
20 The story of these entertainment centers is Main  
21 Street. They want to capture the best of what's  
22 out there and they want to capture it in the best  
23 imagination of safety and experiences and family  
24 orientation of what we all enjoy when we visited

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1 these places.

2           And some of the nice things about  
3 Chicago is when you're at an outdoor cafe and those  
4 golden moments when the buses aren't going by and  
5 you can really enjoy it. That's what they're  
6 trying to capture here is those bistros and outside  
7 cafes all within a pedestrian safe environment.

8           Is it ready yet for me to turn on  
9 this thing?

10 CHAIRMAN RUDNY: I think it's going to  
11 be better, it's a little darker.

12 MR. ROGERS: Can you see that?

13 CHAIRMAN RUDNY: Yeah.

14 MR. ROGERS: Okay. I'll start again.

15 CHAIRMAN RUDNY: This picture is kind of  
16 at night, right, so it's going to be --

17 MR. ROGERS: Exactly. This is in Santa  
18 Monica, California. It's called Third Street  
19 Promenade.

20 It's an urban design renovation  
21 revitalization. I think it started back in 1986  
22 was when the first initial plan came through the  
23 planning commission in Santa Monica. And the whole  
24 genesis of this was to revitalize not only this

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1 district which was historic in nature, it was built  
2 in the early twenties, but also to help a retail  
3 mall that was right around the corner that the  
4 Rouse Corporation built in 1970.

5 It was a million square foot mall  
6 and it needed a boost. So the city planners came  
7 up with this concept. They went through various  
8 designs at first. The first thing they did was to

9 close the street like they did on State Street in  
10 Chicago and then they reopened it and then they  
11 closed it again.

12 And they found the secret to all  
13 this was the tenant mix and to use these three  
14 things I talked about -- entertainment, dining and  
15 the retail. And they used it in such a way so they  
16 did not want to compete with the Rouse Corporation  
17 retail mall, the regional mall.

18 And they did it successfully. In  
19 fact, this is an extremely successful renovated  
20 urban entertainment complex. And it's very  
21 pedestrian oriented, very safe and enjoyable. This  
22 is typical. And when you read the research on this  
23 from the Urban Land Institute it really gets into  
24 the success of this project.

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1 It provides street performers. It  
2 provides dining experiences. Again, more in a safe  
3 environment so you don't have to worry about the  
4 big buses going by. And that's the concept is to  
5 capture these people in a safe environment and give  
6 them the best of what they know about Main Street.

7 Another very good example that is



8 different from the revitalization of an existing  
9 retail base is -- this is The Spectrum at the  
10 Irvine, California Spectrum Entertainment Center in  
11 Irvine, California.

12           It's a half a million gross square  
13 feet urban retail entertainment and dining  
14 experience. It's open aired and it's a standalone.  
15 It's kind of unique. And this was built in 1995.  
16 They're now working on their second phase because  
17 it's so popular.

18           What this is is a Moroccan theme.  
19 And as you look at this, they have the same type of  
20 theme that flows throughout the village itself.  
21 It's a very low density two story space that  
22 utilizes a variety of architectural styles and  
23 orientations all based around the Moroccan village.

24           You have fountains, you have the

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1 landscaping, you have great signage all of which is  
2 put together into a marketplace setting and this  
3 works quite well. It's anchored by an Imax  
4 theater. That's one of their major anchors. And  
5 the next major anchor that they have on it is live  
6 performance theaters. So they use those two

7 anchors and in between is the combination that I  
8 had talked about before all blended together within  
9 the architectural theme.

10           There's entrancing spaces at night  
11 and again the architecture with the banners all fit  
12 and flow together. The nice thing about this and  
13 why the city fathers love it is because the kids  
14 love it, the families come here. And repeat  
15 visitations by the local population is outstanding  
16 because it's so family oriented. That's why  
17 they're going to a second phase.

18           And this theme of family oriented  
19 type of architectural fountains and sculptures is  
20 prominent and seen throughout these type of  
21 developments.

22           When we talk about the first part,  
23 which is the entertainment, and we talk about  
24 theaters this is we mean Imax or the popular

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1 Warners Brothers theater where you see first run  
2 motion pictures, all this is put together in a  
3 packaged environment or you may even have virtual  
4 reality and this is becoming a lot more  
5 sophisticated as time goes on.

6 Or you're involved with the Steven  
7 Spielberg project called Game Works. This is  
8 extremely successful in California and they're  
9 trying to bring it here into the Midwest as well.  
10 And here you can race against your brother or your  
11 sister on a wave runner type of course.

12 You also have things like AMC and  
13 all the major movie houses coming in and providing  
14 some really boutique movie experiences along with  
15 what you see there on the right which is the Virgin  
16 megastore music stores. And these are not off  
17 price, they're very much participatory. And it's  
18 just not a record store that you go into and buy a  
19 CD.

20 You actually can go there, you  
21 could buy coffee, you could have a cold drink, you  
22 can listen to music. Sometimes they have actual  
23 live performances there from record artists,  
24 recording artists, excuse me. So it's a

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1 participatory experience. It's just not going into  
2 a store to buy something. And that is seen  
3 throughout these centers.

4 On the dining side here is

5 Spielberg's Dive. It's very much a themed  
6 restaurant but this is taking more market share  
7 than the others because they're really focusing on  
8 food. They're actually delivering very good food.  
9 These type of experiences are becoming very popular  
10 as you know.

11           The one I talked about before, the  
12 Howl of the Moon Saloon. This is at Coco Walk in  
13 Florida, another urban or retail entertainment  
14 center as we talked about. This is again about a  
15 two story type of village. It's all within the  
16 Spanish architecture of Florida and it's extremely  
17 popular.

18           This is also at Coco Walk where  
19 they have the outside bistros. Again, pedestrian  
20 streets versus cars. And they have a lot of these  
21 and these things work and they're not all themed,  
22 some are signature restaurants as I said before.  
23 And that's the secret, you want to have a mixture  
24 of these.

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1           And the signature restaurants as  
2 we talked about so you have conventional as well as  
3 themed all thrown in within a retail environment

4 that again is like a Warner Brothers store depicted  
5 here.

6 This store I think you've probably  
7 been to or seen before, you can get the jackets,  
8 you can get the movie stuff. Here is Nike Town,  
9 another type of boutique type of retail. They're  
10 brand name retail and there's a wide variety of  
11 them.

12 One of the most successful ones  
13 and probably from -- I would think a lot of people  
14 on the Planning Commission I'm kind of guessing  
15 garish is the City Walk in Universal Studios in  
16 southern California.

17 This is extremely successful. And  
18 the thing about this, it's similar to the one in  
19 Irvine, California is they have a high repeat  
20 visitation by the local population. Extremely high  
21 repeat visitations because they create their own  
22 world. They create their image of what Main Street  
23 USA is.

24 Obviously this is a neon one that

1 is directly from Hollywood and it's surrounded by  
2 Universal City. And Universal City as you know is

3 a combination of shops. This was put in for one  
4 reason. Similar to the reason why we feel that the  
5 Six Flags entertainment village will be there. It  
6 was created solely as a hub as a facilitator  
7 between the major uses.

8           They needed a linkage that they  
9 didn't have and the Urban Land Institute work  
10 describes this in great detail. Linkages that was  
11 to the Hilton Tower Hotel, linkages that was to the  
12 music sound studios that they have, linkages to the  
13 Universal Studio tour that they have, and linkages  
14 to the Universal retail and cinemas that they have.

15           And they needed a unique element  
16 and they created a street. Well, right now and  
17 this was started by the way in 1993 as Phase I.  
18 They're now working on Phase III. They've invested  
19 over 3.2 billion dollars, Universal or MCA the  
20 parent company, into this. And again, the repeat  
21 visitations are very impressive.

22           That's the night look. That's the  
23 day look. And it's very inviting. The safety  
24 record there is incredible. It's clean. Everybody

1 learned from Disneyland and Six Flags you keep the

2 place as clean as you can and provide a wide  
3 variety of entertainment, retail and dining  
4 experiences.

5           One of the other ones that are  
6 coming up relatively soon is in San Francisco,  
7 Sony's Metrodon. Metrodon is their name for a  
8 total entertainment complex. It's a 350,000 square  
9 foot facility and it's put in as a revitalization  
10 as a linkage to some usage in San Francisco that is  
11 well needed.

12           It's located south of Market and if  
13 you've ever been south of Market like I have you'll  
14 understand there's some need there for  
15 revitalization. The first project that was put  
16 south of Market was the Musconi Center. And that's  
17 a convention center but it was standalone.

18           And then as that grew and became  
19 somewhat of a safe haven they added the San  
20 Francisco Museum of Modern Art. And then dining  
21 experiences started coming and then retail.

22           This was brought in by the city  
23 fathers to create again a linkage to all of these.  
24 And this is under construction. I think it's going

1 to be completed in about a year and a half, two  
2 years, correct? Two years.  
3           It's no secret, Metrodon is coming  
4 to Chicago. In fact, we're developing a project at  
5 Dearborn, Ohio and Ontario and they're going to be  
6 right across the street from us. We have a half  
7 block, they're taking over a whole city block. And  
8 they're building exactly this, they're doing the  
9 linkages. Again, they're building a destination  
10 hotel with it, doing underground parking and trying  
11 to link with other uses within that urban developed  
12 area.

13           As you go international, this is a  
14 project in Madrid. It's a little bit different in  
15 flavor and taste. But as you can see, the open  
16 aired concept of Main Street is being played out  
17 over and over again. I'm just kind of giving you a  
18 quick sample here.

19           The next one is in Tai Chung in  
20 Taiwan. And they're spending billions of dollars  
21 on this one with Imax and with Sony to create a  
22 complete environment, an entertainment environment.

23           So it's just not happening here  
24 in the United States, there's a wide list of



1 projects like this that we could demonstrate to  
2 you.

3           Finally, this is Kansas City. And  
4 this area is a very historic area, The Plaza. And  
5 it probably was the first real entertainment center  
6 in the United States in many ways. It's low scale,  
7 it's got a great pedestrian feel, it works well  
8 year around even with their snow.

9           And they theme it. And if you walk  
10 down The Plaza area at night, you feel safe, you  
11 see great restaurants, you see activity. They  
12 turned it around. They did a really, really good  
13 job of it, too.

14           Again, this is The Plaza. This is  
15 their art fair. They're having an art fair. And  
16 they do special theming throughout and they use  
17 special events.

18           This is in Virginia, another  
19 entertainment center that was created from scratch.  
20 And the residents wanted a public open to the  
21 public ice skating rink so they provided it right  
22 in the center of the project. And we're  
23 envisioning that as well, just open skating, sit  
24 around and skate at night or during the day and

1 have hot coffee or a hot chocolate, that kind of a  
2 look.

3           And this is Quebec. This is one  
4 of my favorite cities. It's, as you know, built  
5 back in the 1600s but it is a thriving year around  
6 historical area. And this is probably the first  
7 one in the continent. It still thrives.

8           Street performances, special events  
9 all within a very tasteful area that is controlled  
10 by the planning department. And if you've studied  
11 urban planning, Canada is well-known for its  
12 innovative urban planning and urban development  
13 design techniques.

14           And this one was put together to  
15 make sure that the signage was a certain style,  
16 that the lights were a certain style. It looks  
17 like a very simple photograph but they really put  
18 control on the architectural administration and the  
19 restoration.

20           And that's similar to what we want  
21 to do. We want to create a bricks and mortar  
22 environment, a pedestrian environment, a place  
23 where you can take your family. And again, more  
24 importantly, something that's going to capture

1 people across the market segmentation and to help  
2 Gurnee Mills and Six Flags Great America grow into  
3 the future. So that's my basic presentation right  
4 now.

5 MR. FRANCKE: Thank you, John. I have  
6 no slides.

7 I hope that with this presentation  
8 we have conveyed in a better sense the unique  
9 nature of what we're proposing with the Six Flags  
10 entertainment village.

11 Again, as you can see, it's not  
12 unique in the sense of this is going to be the  
13 first or the only of its kind in the nation or in  
14 the world, but I believe that it's going to be  
15 unique for the region. And that is one of the  
16 goals of the comprehensive plan which is to capture  
17 regional opportunities.

18 We hope that with this  
19 presentation by John that you conclude, you know,  
20 as we have, that people that are going to other  
21 retail opportunities in the area, most notably  
22 Gurnee Mills, are not going to be diverted by the  
23 types of uses that we are proposing in a village  
24 whose emphasis is on entertainment with

1 complementary retail as opposed to vice versa.

2           We anticipate as we go through the  
3 process working with you and working with the staff  
4 to come up with the types of uses that you would  
5 agree are complementary. I know that there's a  
6 concern among some of you about just creating  
7 another retail area within the Village, another  
8 C/B-2 area. That is not our intent.

9           And we are happy to sit down with  
10 you as I say and with the staff to create a use  
11 list that assures you that the concept that we're  
12 talking about is akin to what John Rogers was just  
13 talking about.

14           We're not looking to have the  
15 flexibility to put a 70,000 square foot grocery  
16 store here or a 50 or 60,000 square foot home  
17 improvement center with an outdoor garden center.  
18 The types of uses that you might think or feel  
19 compete with other areas within the Village.

20           What I'd like to do, as I  
21 mentioned, the comprehensive plan, is pass out a  
22 summary of a few of the points in the comprehensive  
23 plan where we believe we are conforming to the

24 comprehensive plan, we are furthering the goals of

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1 the comprehensive plan. And I'd like to share  
2 those with you.

3 (Brief interruption.)

4 MR. FRANCKE: Again, I'm referencing,  
5 in certain respects I'm quoting and in certain  
6 respects I'm paraphrasing aspects of the  
7 comprehensive plan.

8 And I'm focusing most notably on  
9 the areas that -- the portions of the comprehensive  
10 plan that refer to special development area number  
11 four which is what this property constitutes a  
12 portion of.

13 As I've indicated here, the Six  
14 Flags entertainment village will establish the  
15 opportunity for a regional conference facility  
16 which is specifically identified as a potential use  
17 for special development area four. Again, this is  
18 one of the uses that we've talked about at the last  
19 public hearing and that John Rogers talked about  
20 this evening.

21 The comprehensive plan identifies  
22 Gurnee Mills and Six Flags as regional centers and

23 specifically acknowledges the potential for  
24 additional regional centers if a unique regional

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1 marketing concept and plan is presented. Again,  
2 that is what we believe we are presenting to you in  
3 the Six Flags entertainment village.

4           The Six Flags entertainment village  
5 will further the establishment within special  
6 development area four of uses that bring to the  
7 area additional recreation oriented and retail  
8 oriented visitors, again as contemplated by the  
9 plan.

10           As John indicated, we believe that  
11 this proposal that we bring before you was  
12 consistent with the idea of capturing additional  
13 trips to the area, helping keep visitors who may  
14 now be coming into the area for a day for two or  
15 three days. Again, recognizing of course that this  
16 area is such a driving force behind and a major  
17 contributor to the revenues and the budgets of the  
18 Village.

19           Six Flags entertainment village  
20 will further the comprehensive plan goal of  
21 reinforcing existing regional attractions in the

22 area; again, Six Flags Great America and Gurnee  
23 Mills. Six Flags will further the comprehensive  
24 plan goal of enhancing opportunities within the

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1 community. And again as I just indicated,  
2 capturing regional opportunities.  
3 Six Flags will further the  
4 comprehensive plan goal of exploring opportunities  
5 for alternative transportation mechanisms, again,  
6 an item that's specifically mentioned in the plan,  
7 such as walkways and trails integrated and  
8 conveniently located bus stops and enhanced shuttle  
9 services.

10 Finally, Six Flags entertainment  
11 village will positively contribute to the lives of  
12 community residents and workers and assist in the  
13 continued development of the community as a  
14 thriving opportunity center.

15 Again, we understand that this is  
16 a significant proposal, a concept of some magnitude  
17 and that there are components, individual  
18 components that some of you may love and others  
19 that some of you may hate; but we believe that if  
20 you view this concept as a whole, not as a theme

21 park independent from a retail area, independent  
22 from a hotel area, independent from an employee  
23 housing area but as a unified concept that has the  
24 opportunity to serve as a real regional center that

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1 will be fully integrated with the existing uses in  
2 the area we believe that this proposal has great  
3 potential for furthering the overall objective of  
4 the comprehensive plan which is furthering the  
5 interests of the existing residents of the Village.

6 We look forward to working with you  
7 and your staff in coming up with greater detail,  
8 limitations, the type of standards that you're  
9 accustomed to receiving as I know when you're  
10 dealing with planned unit developments.

11 We know that Washington is an area  
12 of extreme concern to you and to the residents. We  
13 want to sit down with you and work out those types  
14 of standards and restrictions that you think are  
15 necessary to ensure compatibility with surrounding  
16 neighborhoods, to ensure that Washington does not  
17 become another Grand Avenue.

18 We know that setback issues are  
19 critical, that architectural control issues are



20 critical, ongoing plan controls, those are the  
21 types of zoning and planning aspects that we know  
22 you're accustomed to receiving and that we're happy  
23 to sit down and work out with you.

24 That concludes our presentation

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1 for this evening. We are again happy to answer  
2 questions that you'd like us to answer on our  
3 preparation or questions from the public. And we  
4 do look forward to your direction to staff to work  
5 out some of these greater details that I mentioned.  
6 Thank you very much.

7 CHAIRMAN RUDNY: Thank you. I think at  
8 the last meeting we didn't give an opportunity for  
9 the Planning Commission Members to speak until the  
10 late hour so we opened the floor to the public.

11 So I think at this time we'll open  
12 it up to the Commissioners to ask questions or make  
13 comments. So if anybody would like to start. Ms.  
14 Kovarik, you look like you're ready.

15 MS. KOVARIK: I have some questions I'd  
16 like to ask on the employee housing. I'm not sure  
17 I've got the numbers right.

18 Forty units per floor. It appeared

19 like there was two kids or two people in each unit.  
20 How many total employees would you be housing, 240?  
21 MR. FRANCKE: We've provided for I think  
22 250 or --  
23 MR. ROGERS: 240.  
24 MR. FRANCKE: Or is that rooms? 240.

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1 So double that. It's about 480.  
2 MS. KOVARIK: So almost 500. And it  
3 showed an entrance off of Lakeside.  
4 So would they be accessing through  
5 the Grand Tri-State Parkway? Would that be how  
6 they get to and from and not through the controlled  
7 access off Washington?  
8 MR. ROGERS: Well, initially until the  
9 ring road is going to be complete we phase this in.  
10 It's going to take about a good year to put in all  
11 the improvements to do the ring road, the  
12 infrastructure, the lighting, the life safety, all  
13 of that. So for the short term it would be  
14 probably accessed from there.  
15 MS. KOVARIK: And then would be closed  
16 off from Lakeside? Then it would be closed off  
17 from Lakeside?

18 MR. ROGERS: Yes, it would be.

19 MS. KOVARIK: You show just a small  
20 vending area and one TV for 250 employees. Are  
21 there going to be contingencies for feeding them a  
22 couple of meals a day and entertainment in the  
23 evenings or off hours down the road?

24 MR. ROGERS: My understanding of how it

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1 works is that the employees currently eat at Six  
2 Flags. They feed them there. And the vending  
3 machines would be just for accessory Cokes or candy  
4 bars, but the majority of the meals that the  
5 employees would eat would be at Six Flags.

6 MS. KOVARIK: Three meals.

7 MR. ROGERS: I don't know exactly, but I  
8 know of at least a couple meals I'm sure.

9 MS. KOVARIK: I know my kids would be  
10 happy eating three times at Six Flags a day. Okay.

11 On the water park, were those  
12 pictures of one of your parks or they appeared --  
13 they looked like Typhoon Lagoon. Is that what the  
14 look is going to be for your water park?

15 MR. deFLAN: It was a mix. Some of them  
16 were Six Flags parks, some of them were simply

17 parks showing the specific -- the ride we're  
18 talking about.

19 I neglected to say that the theme  
20 for the park isn't Typhoon Lagoon or there aren't  
21 going to be palm trees in the park.

22 MS. KOVARIK: That was my next question,  
23 how are there going to be palm trees?

24 MR. deFLAN: The concept there is to be

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1 compatible with the overall concept of the entire  
2 village so it will be themed similar to that.

3 In fact, it helped us set some of  
4 these ideas for the village that you saw in our  
5 presentation last time. Also note that they're all  
6 fairly low scale structures in there.

7 In keeping with the scale of the  
8 building the -- I think the buildings themselves  
9 that you saw on the site are probably all one to  
10 one and a half story buildings.

11 MS. KOVARIK: My last questions have to  
12 do with the entertainment village.

13 Do you have any examples that you  
14 could give me or the other Plan Commissioners where  
15 you've got an entertainment village in a non-urban

16 area that's not a large scale city like Santa  
17 Monica and Quebec and San Francisco?  
18           These were all large -- either  
19 large urban areas or areas of very warm weather  
20 that have a lot of tourist attractions. I'm trying  
21 to get at is there any examples where they've been  
22 built in a small town of 25,000?

23           MR. ROGERS: I think the best one would  
24 probably be Weston, Virginia which was a new town

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1 that was created about 25 or 30 years ago if I  
2 remember correctly by the Rouse Corporation. What  
3 they did is they created a town center from scratch  
4 or a downtown from scratch, if you will.

5           And they did this in a way that  
6 allowed for future expansion. Some of the pictures  
7 that you saw were part of that expansion. Hyatt  
8 Hotels came in and did a major opportunity there by  
9 putting in several hotels.

10           MS. KOVARIK: How far is Weston from  
11 Washington, D.C.?

12           MR. ROGERS: It's not that far I think.

13           UNIDENTIFIED SPEAKER: It's about 30  
14 minutes.

15 MR. ROGERS: Irvine, California is  
16 probably the most successful standalone one.

17 MS. KOVARIK: I've been there.

18 MR. ROGERS: But the really thing that  
19 triggers these things is visitations.

20 And currently right now you have  
21 approximately -- it depends on which statistics you  
22 hear -- anywhere from 25 to 30 million visitations  
23 a year.

24 And it's the idea of capturing

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1 those for long stay is the secret to that. And  
2 that's what's really going to help this as a  
3 capturing entity is to work with the existing base  
4 that's already here.

5 MS. KOVARIK: You mentioned a book that  
6 had been written in regards to the San Francisco.  
7 I'd like to do some research because I'm with you  
8 on the water park and pretty with you on the  
9 employee housing but I'm struggling with the  
10 entertainment village concept here.

11 I think you said some urban land  
12 book that had been written about the entertainment  
13 villages. You don't have to do it tonight.

14 MR. ROGERS: I'll sell it to you for  
15 twenty bucks. Don't quote me.

16 MS. KOVARIK: I'd like to do some  
17 reading.

18 MR. ROGERS: The Urban Land Institute  
19 has created, just published this book actually I  
20 think about two months ago and they also have a  
21 companion book which is a research book.

22 It's great reference and it's about  
23 that thick and it shows the actual examples from  
24 various publications like the Wall Street Journal,

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1 Fortune as well as the Urban Land Institute  
2 magazine.

3 And this book right here, really a  
4 lot of the pictures you saw came from this book and  
5 the statistics came from this book. And the way  
6 this book is organized is such -- I'm not trying to  
7 sell it to you, but it gives you the product data  
8 so it explains not only what's there by use within  
9 these entertainment centers but also the cost and  
10 gives you GLA, the whole nine yards.

11 MS. KOVARIK: However, that's not  
12 something I can pick up at Barnes & Noble.

13 MR. ROGERS: I know. You only can get  
14 it through the Urban Land Institute that's in  
15 Washington, D.C. We can give you the name and  
16 number for it. Here, if you want to borrow it just  
17 to look at it.

18 MS. KOVARIK: That's all my questions  
19 that I have.

20 CHAIRMAN RUDNY: Mr. Winter.

21 MR. WINTER: I guess going in the same  
22 order, the employee housing.

23 Are there going to be some  
24 safeguards discussed in terms of who would be

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1 staying in the housing? And it sounds to me like  
2 it's going to be like a dormitory.

3 And what I think people would not  
4 like is, for instance, if they thought like  
5 landscapers were going to live there year round or  
6 something or maintenance people. And then I mean  
7 since I know this idea was brought before but I  
8 wasn't on the Planning Commission I mean what  
9 safeguards were proposed earlier about that?

10 MR. WINTRODE: I think I can handle  
11 that. Basically what I'm looking at is -- I'm Jim



12 Wintrode, the Regional Manager at Six Flags.

13 CHAIRMAN RUDNY: Could you use the  
14 microphone, please.

15 MR. WINTRODE: Sure. We've been --  
16 we've had this conversation many times over the  
17 last four or five years but basically we're talking  
18 about students from the Midwest and foreign  
19 students primarily that work in the park.

20 We're not talking about maintenance  
21 workers, we're not talking about landscapers,  
22 although some of the kids do work in the  
23 landscaping department. What we're talking about  
24 are regular seasonal employees that work in the

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1 park and do all kinds of jobs from in some cases  
2 landscaping but primarily working food service,  
3 rides, retail, park services, you know, sweepers,  
4 all that kind of stuff, some in our cash control  
5 facilities.

6 But all our normal seasonal  
7 workers. And most of them I would say probably 95  
8 percent, Mike, or more are college students either  
9 from the Midwest or from overseas.

10 MR. WINTER: Are there going to be any

11 periods of time where essentially there's not going  
12 to be anybody staying at these buildings like in  
13 the winter time?

14 MR. WINTRODE: I think as what we  
15 discussed in the past is that we would restrict the  
16 use of the dorms to our employees during the times  
17 that we need them when the park is open.

18 And that's basically the theme park  
19 itself is from roughly -- we actually open the  
20 third week in April so we would bring people in as  
21 early as probably the first of April and we close  
22 the end of October so we would want to have the  
23 ability to keep people probably through mid  
24 November. And that would be primarily the time

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1 frame.

2 With the water park, it's even a  
3 shorter season. I mean we envision a season that  
4 basically starts at Memorial Day and goes through  
5 Labor Day. So those are kind of the parameters  
6 that we're looking at.

7 MR. WINTER: With regards to the theme  
8 park I know we're talking about linkage, but it  
9 sounds like there's not to go to be direct linkage

10 to the rest of the park.

11 Is it anticipated that you're going  
12 to pay a separate entry fee to go to the water  
13 theme park than the rest of the park?

14 MR. WINTRODE: Yes, yes. They're two  
15 separate gates, two separate entrance admissions.

16 MR. WINTER: And from a marketing  
17 standpoint is it your thought that people one day  
18 may come just to the water park in the morning and  
19 then go to the theme park on the east side at a  
20 different time then?

21 MR. WINTRODE: Yeah, I mean as we  
22 talked about earlier we're talking about a  
23 destination multi-day visit and stay and that's the  
24 reason for the hotels.

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1 You know, we want people to come  
2 into the area which is I think what the Village  
3 would like as well and not just come for a day  
4 trip, drive in, go to Gurnee Mills, turn around and  
5 go back; or drive in, go to Six Flags, turn around  
6 and go back.

7 From wherever they're coming, maybe  
8 end up in Chicago for a night downtown and take

9 advantage of the restaurants and the special retail  
10 and the things that there are to do in Chicago, why  
11 not keep them here and keep them overnight for two  
12 nights or three nights.

13           And as John Rogers indicated, I  
14 think this entertainment village with the retail,  
15 with the specialty shops, with the food, with the  
16 water park, with the theme park, with Gurnee Mills  
17 it gives people a reason to come to spend two or  
18 three or four days and I think that benefits  
19 everybody in the Village.

20           It benefits the gas station owners  
21 and it benefits the hotels obviously, the  
22 restaurants in the area, everybody I think is  
23 lifted if you can bring people into the area and  
24 keep them.

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1           And one thing that John did not  
2 talk about that is critical in terms of the value  
3 that it brings to the Gurnee residents and  
4 surrounding residents as well is it gives them a  
5 reason to stay here and spend their money on those  
6 good restaurants or go to those specialty locations  
7 rather than driving down to Chicago which is a

8 hassle as we all know.

9           And rather than going other places  
10 they can stay right here and they don't need to say  
11 well, if I want to get a good meal or do something  
12 unique or different I have to drive into the city.

13           This entertainment village will be  
14 able to keep the residents here as well as bringing  
15 people in from the outside and spending multiple  
16 days and really supporting all of the businesses in  
17 the Village.

18           MR. WINTER: One final question I had  
19 was about the hotels. Something I saw had three  
20 different hotels. I guess everyone thinks of  
21 Disney World and they all like those hotels.  
22 They're not really -- there's not a great  
23 difference in the type of tier hotels.

24           I mean no one would say that those

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1 are outlot hotels. I think that that might be a  
2 concern, the number of motels. And I think you may  
3 have mentioned that there might have been some  
4 different marketing aspects to that and different  
5 cost of sales.

6           What do you envision as being the

7 different segments for the hotels?

8 MR. ROGERS: I think the three that come  
9 quick to my mind because the flags that we have  
10 talked to already -- and we've talked to several  
11 number of major flags on this project -- they all  
12 talk about the stratification.

13 In fact, one major flag talked  
14 about coming in and taking all the hotels. And  
15 through their segmentation they would control the  
16 market which makes a lot of sense. And that's the  
17 way hotels are now done. They would do a family  
18 entertainment one, they could also be part resort.  
19 There could be a conference center one.

20 It could be segmented to a business  
21 class style, a suite style, and in the suite  
22 product itself that could be segmented by family,  
23 business or extended stay.

24 There's -- as you know, it's just

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1 not cookie cutter. They actually really do target,  
2 hotels really do target the market who they're  
3 trying to get within that segment.

4 And we would work with either one  
5 hotel group or various hotel groups to capture that

6 segmentation. And specifically as it relates to  
7 the conference center versus the family that wants  
8 to come there and stay. So that's how we're  
9 envisioning it.

10 MR. WINTER: Thank you. Thank you, Mr.  
11 Chairman.

12 CHAIRMAN RUDNY: Mr. Foster.

13 MR. FOSTER: I guess I have a number of  
14 questions, but I guess what I'll do, Mr. Chairman,  
15 is ask one or two and see what the other  
16 Commissioners want to ask.

17 I think the first thing I want to  
18 talk about is the concept for the entertainment  
19 village. A part of my concern I guess is that it's  
20 not presented in a way that it's easy to get your  
21 arms around.

22 And what I mean by that, it just  
23 strikes me that this is just a great marketing  
24 concept or an idea that wants to be sold. Because

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1 I can make the same argument that you make for  
2 Gurnee Mills; that Gurnee Mills embodies a dining  
3 experience, a retail experience, and an overnight  
4 experience because there are hotels on the

5 property.  
6 I can make the same case for Old  
7 Orchard because it's the hottest thing on the North  
8 Shore that embodies those segments. I can make the  
9 same case for Navy Pier. But those are three  
10 distinctly different venues that provide  
11 entertainment.

12 And it's just kind of hard to  
13 really understand what venue you're trying to  
14 propose on this site. And I'm not clear if that's  
15 because from a marketing standpoint you're trying  
16 to figure out which hotel wants to bite or what  
17 kind of specialty shops want to bite and it gets  
18 developed as we find this out.

19 It's hard for us to say this is a  
20 great idea when we don't know what the idea really  
21 is because I don't think anybody wants another  
22 Gurnee Mills in town even though I understand the  
23 square footage would be significantly less. But we  
24 have one.

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1 I'm also not clear if this is just  
2 a disguise way of really bringing another retail  
3 shopping experience and that's what it might



4 primarily entail. So I really need to get a  
5 clearer tangible definition of what your  
6 entertainment village for this site really  
7 encompasses.

8           Going back to what Mr. Winter was  
9 saying, for example, I noted your comment, Mr.  
10 Rogers, about the different market segments of  
11 hotels. I think that, you know, there are some  
12 people in Gurnee that we've got a number of hotels  
13 that are at the low end of the spectrum.

14           And I'm the first person to say  
15 that in the young years in my family still we look  
16 for the bargain hotels but our town has a  
17 sprinkling of them and there's a great desire that  
18 we are able to have properties in town that when  
19 the U.S. Open comes we can keep some of those  
20 visitors in town at the top of the grind hotels.

21           So I'm very concerned that there  
22 are stringent development standards that if there  
23 is a property that appeals to a lower end market  
24 that it is constructed in such a way that it still

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1 has a top of the line look.

2           But my first comment is really

3 usually to defy this logic -- I've visited -- in  
4 fact, I'm an urban planner by background and so the  
5 entertainment villages and town centers and the  
6 whole main street phenomenon is a strong passion of  
7 mine but I know that it runs the gamut.

8           There's also the concern about  
9 competition. I've been to the Mills in Tempe,  
10 Arizona which has a Game Works and it has a Virgin  
11 Records and it has the AMC which I could also take  
12 the impression from what you're proposing that it  
13 might happen in this entertainment village.

14           So I think the aspect of what's  
15 competitive versus what's complementary is very  
16 important in my understanding for this proposal.

17           So that's probably my first concern  
18 is, you know, the pictures you've presented are  
19 outdoor but if somebody comes along and says well,  
20 we want to, you know, do fifty or sixty thousand  
21 square feet but we'd like it to be in an indoor  
22 environment and then you make it an indoor  
23 environment. I mean, you know, what really is the  
24 concept?

1           MR. ROGERS: The concept is outdoor.

2 The concept is Main Street. And the focus that we  
3 have is knowing that an entertainment venue can go  
4 across the lines of not only performance but also  
5 dining but also retail.

6 And the ones I showed examples of  
7 are probably the most I guess visible within the  
8 United States. Especially City Walk which is not a  
9 shopping mall but really does want to use it as a  
10 facilitator, a hub to feed into major anchors  
11 within Universal City. And retail is secondary.

12 The primary focus of that facility  
13 is entertainment. And that's live performances,  
14 that's media performances, that's first run  
15 features of movies, that's the Imax theater. It's  
16 a wide variety of signature restaurants.

17 And this is -- this is not an off  
18 price shopping center or a regional shopping  
19 center. I have built those in my past. I know  
20 what those are and what those entail and what those  
21 look like.

22 This is not like that. This is an  
23 architecturally themed environment. Granted, we  
24 don't envision ours to be neon nor do we envision

1 it to be a Moroccan theme. We used those as  
2 examples.

3           We believe in indigenous  
4 architecture. I think there's a lot of Frank Lloyd  
5 Wright heritage here, there are a lot of prairie  
6 style architecture that can fit quite comfortably  
7 within this environment to create a village that is  
8 pedestrian oriented and is open aired and it's open  
9 year around.

10           And again, these hotels, I  
11 apologize, they're full service. And full service  
12 is defined as where you could have breakfast, lunch  
13 or dinner. And as a full service hotel that's what  
14 conventioners want.

15           Also, within this marketplace as  
16 you know you have major employers and they're  
17 looking for new places to go. And I'm not going to  
18 mention names, but some of them out there right now  
19 are quite tired of some of the more popular ones in  
20 Lake County. So they're looking for new ideas.

21           And we're talked with them and  
22 they understand and they say this is great, this  
23 could fit into what they're doing. Their  
24 executives can actually stay in one place and

1 that's very attractive to them, especially in the  
2 winter months and to be able to go out and enjoy a  
3 wide variety of food.

4           So if a couple of guys or women  
5 that are executives decide that they want to go for  
6 Italian food type of thing and another group wants  
7 to go for Thai food or whatever, they can have that  
8 opportunity.

9           This is a uniqueness that's just  
10 come about in maturity I would say in the last five  
11 to seven years but the themes have been there all  
12 along. That's the interesting thing. The reason I  
13 showed Quebec is because that's been here all along  
14 and that's an incredibly popular place because it  
15 mixes those things I talked about.

16           And if we do our job right, and I  
17 believe we have the right team to do it with our  
18 architects who have done these type of projects at  
19 the Olympic level with the villages and the  
20 stadiums and stuff and Camden Yards which is a  
21 phenomenal place to go, we can achieve a  
22 comprehensive environment that's open aired, that  
23 can complement what's here now.

24           And the problem is we're using the

1 same words. Hotels. I know it, hotels, dining and  
2 retail. But if you see and read some of what the  
3 Urban Land Institute is talking about you start  
4 getting into your mind and you go and visit these  
5 places that there's commonality of themes.

6           So the dining experiences really  
7 fits into the overall indigenous architecture of  
8 what's going on. When you see the type of  
9 restaurants that are in City Walk it fits quite  
10 well into the neon flashy L.A. Hollywood look that  
11 they're trying to achieve.

12           And they do it everywhere. It's  
13 all blown up as far as the Star Wars concept and  
14 spaceships and King Kong. You know, they're trying  
15 to sell that image. And the one in Irvine is  
16 Moroccan and that's quite successful.

17           We think it's more indigenous here,  
18 more prairie, more bricks and mortar, more mansard  
19 type roofs. There's a wide variety of things that  
20 we can do all within an architectural theme that  
21 goes down to the banners. And that's very, very  
22 significant and extremely different from a retail  
23 mall. Absolutely different. And our tenatizing is  
24 different because the type of retailers we're

1 looking for has to fit into our mix.

2           And I think the challenge we have  
3 to have is make sure that they fit into us and that  
4 it's complementary so they don't fail. We don't  
5 want to have dark lights coming out of store  
6 windows. We need people who is going to fit into  
7 our theme so you can go to these places and enjoy  
8 an experience. And that's what this is. You go to  
9 this place as an experience. It's a destination.

10           Again, if you're -- if you were a  
11 kid and I was -- I went to Main Street USA, I was  
12 enthralled by actually walking down and seeing  
13 something that I wish I could live in. This was  
14 one of those fantasies that this is the best of  
15 what America can offer. And that's the success of  
16 Six Flags and of Disney is to create something that  
17 is the best of what we want.

18           The Main Street USA has it. L.A.  
19 did theirs. We want to do ours and we believe we  
20 can do this successfully and it's not a Coney  
21 Island fake backdrop. This is a real place.

22           MR. FOSTER: My last comment is this. I  
23 think it's critical to articulate the theme. Is it  
24 nostalgic, is it future, is it fantasy, is it

1 Midwest. And please, no silos.

2           You know, because personally I  
3 sometimes get offended because I live in the  
4 Midwest, I'm not a Midwesterner. And I think  
5 people like to throw out these noise buzz words but  
6 how those buzz words get translated into  
7 architecture I think is very, very important.

8           And I just think that, you know,  
9 that has got to have some handle put on it. And I  
10 would also like to make a comment, too, that please  
11 don't forget culture. Because I think culture is  
12 important in the kind of village that you're  
13 proposing whether that's an art gallery or whether  
14 that's a performing arts space.

15           Some of your proposals have  
16 included that, but hopefully in the midst of the  
17 arcade games and the Star Wars games that there's  
18 also something that speaks of culture and  
19 appreciation of art.

20           MR. ROGERS: If I could, that's a very  
21 good point.

22           The conservation area that we  
23 talked about last time, I didn't talk about it this



24 time because I wanted to focus in on the, excuse

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1 me, the bricks and mortar. But that's a very good  
2 point.

3           The conservation area, the Corps of  
4 Engineers, by the way, gave us a wonderful  
5 opportunity with installing it as a conservation  
6 area. It's approximately 27 I think acres; is  
7 that correct? We can actually use it for  
8 educational purposes. We can use it for the  
9 children of Gurnee.

10           Talking to the superintendents of  
11 the schools like I have, there is an interest in  
12 what we can do to bridge the gap between our  
13 conservation area and students to provide education  
14 to show them what certain of indigenous plant  
15 materials are.

16           We have identified a very good  
17 landscape architect who understands that. We're  
18 just not going to put up weeds, it's going to be  
19 well thought out. That's part of the educational.

20           Now a good example that I didn't go  
21 into is there are several -- that book, the Urban  
22 Land Institute book, that has cultural centers.

23 I kind of touched on the Metrodon  
24 in San Francisco. That's tied in with the San

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1 Francisco Museum of Modern Art as a linkage and it  
2 talks extensively about that in the book.

3 Navy Pier as you know has the  
4 children's museum and then this has the children's  
5 toy stores that are very highly educational in  
6 nature which blends into the WTTW Store of  
7 Knowledge I think. I keep saying things wrong.

8 But there is a theme that exists  
9 that it kind of hops around so that when you're in  
10 that place, and Navy Pier is not a really true  
11 destination because they don't have a hotel but it  
12 has aspects of an entertainment complex.

13 MR. FOSTER: You can walk to hotels.

14 MR. ROGERS: Right, exactly. And their  
15 thing is if -- when you talk to the MPEA they say  
16 we don't compete with Michigan Avenue. We don't  
17 compete. That's their concern, that North Michigan  
18 Avenue Association, they didn't want Navy Pier to  
19 compete with them and so there was agreements made  
20 on how they were going to do it.

21 And if you walk through Navy Pier,

22 yes, they have restaurants just like they have on  
23 North Michigan Avenue but they're tenatizing it way  
24 different. And they do have culture and arts and

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1 I think we can integrate this as well.

2 And I'm not saying this on the top  
3 of my head, but in that example there is wonderful  
4 examples of art and performance and et cetera, et  
5 cetera. And we believe this is something that we  
6 can create within this community.

7 How about architecture? Do you  
8 want to talk about the architecture?

9 MR. FOSTER: No, I've taken enough time.

10 MR. ROGERS: Okay.

11 CHAIRMAN RUDNY: Mr. Smith.

12 MR. SMITH: There was some mention of a  
13 tram. Are you going to have a tram linking these  
14 three?

15 MR. ROGERS: There will be a tram or  
16 shuttle. We really think it's important that first  
17 to get the cars off the road. That is absolutely  
18 number one.

19 When we went through the blue  
20 ribbon committee and we went through the traffic

21 study and revised it, by the way, we really  
22 realized if we can capture these people to extended  
23 stays they don't hop around the town and cause  
24 congestion.

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1           It takes cars off the road and  
2 that's a proven fact. And the engineers when  
3 they -- I'm not a registered engineer, but when  
4 they come up in front of you and they describe the  
5 type and style as it relates to levels of service  
6 and the size of roads and left turn lanes and  
7 signalization they really do focus in on the  
8 capturing component that we're trying to work out  
9 here.

10           We do believe in shuttles. We do  
11 believe in trams as far as to make sure that we're  
12 tied in with Gurnee Mills so we can sell packages  
13 because that's a wonderful thing up there and to  
14 get them to Six Flags as well.

15           We've talked about widening  
16 Washington Street and we'll get into that at  
17 another meeting and so how that would be done.

18           We've talked to Pace. We've talked  
19 to Metra. So we're not in the -- we haven't been

20 doing this alone. We've been talking with those  
21 groups as well as the Tollway Authority.

22 MR. SMITH: I was concerned with the  
23 tram. For instance, once they get to this  
24 destination whether it's their own car or come by

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1 limo or come by bus or whatever then there wouldn't  
2 be any more cars on the road, they could take a  
3 tram around.

4 MR. ROGERS: That's correct. That's one  
5 of the things that the traffic engineers will  
6 discuss at a future meeting, Metro Transportation.

7 And they'll explain how with the  
8 standards that they have from the engineering  
9 standards, transportation standards, they can walk  
10 you through that and they explain how when you do  
11 capture people and you provide those alternate  
12 public transportation aspects, trams, shuttles, it  
13 works quite well in taking cars off the road.

14 CHAIRMAN RUDNY: Mr. Sula, do you have  
15 something?

16 MR. SULA: I have a couple comments. My  
17 thoughts are swimming a little bit partially  
18 because, as you know, I participated in the blue

19 ribbon process. And I appreciate that the  
20 presentation was very concise and to the point.  
21           And frankly I'm a little  
22 disappointed at the same time. Tonight we heard  
23 things that ranged from old world European to  
24 electek style to strong midwestern values in Kansas

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1 City to glitz and neon on the West Coast.  
2           During the blue ribbon process  
3 there seemed to be a lot more focus on what the  
4 local community was after. And I'm not feeling  
5 that same ambience, if you will, come through  
6 tonight that I did feel at certain times during the  
7 blue ribbon process.  
8           And I'm almost feeling like we've  
9 lost ground, that the project has become less  
10 defined over time instead of more defined in terms  
11 of what this thing is going to look like.  
12           I'm sharing a lot of the same  
13 concerns that Lyle shared before but from a  
14 slightly different angle in terms of the background  
15 that I had before.  
16           Tonight I was hearing a great deal  
17 of attention to the ambience that you were trying

18 to provide for visitors be them one time or two  
19 time to the complex, but I didn't hear a single  
20 word in terms of the ambience to the community and  
21 that really concerns me.

22 I frankly don't find water parks to  
23 be attractive and I saw a lot of your slides up  
24 there were really cool from being inside, you know,

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1 being right there in the attraction looking at the  
2 attraction. But I'm not feeling real warm and  
3 cuddly right now in terms of how it's going to look  
4 to the residents that are there the other 365 days  
5 in the year.

6 And frankly I feel it's kind of  
7 lacking, maybe it's premature in the process, but  
8 I'm very concerned at this point in time because  
9 I'm not feeling that the blue ribbon committee was  
10 heard on this particular regard and it just  
11 disappoints me.

12 MR. deFLAN: The nature of the  
13 presentation tonight was really sort of historic  
14 and informational about what these sorts of  
15 developments are all about.

16 During the blue ribbon committee

17 we spent a lot of time, and I'm glad you remember  
18 that, because in fact I wanted to say this a minute  
19 ago when you asked about what this looks like, we  
20 spent a great deal of time talking about culture.

21           But not just culture of what the  
22 mix of these things are but what's the culture of  
23 the Village of Gurnee, what is it about the Village  
24 that we can bring to this project and then make it

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1 look like it belongs here and is comfortable here.

2           Nothing has changed in our vision  
3 for this for the architecture. Nothing has changed  
4 for our vision for the security, safety, family  
5 orientation, comfort of the spaces, size of the  
6 spaces, all those things that we talked about from  
7 an architectural, from a design perspective in the  
8 blue ribbon committee are still here.

9           In fact, the presentation that we  
10 made last time on the 17th were the very same  
11 drawings that were the result of the blue ribbon  
12 committee.

13           So it may be a little bit of  
14 confusion and I listened carefully and John tried  
15 to say City Walk in Los Angeles is good for Los



16 Angeles but that's not what we're talking about  
17 here either. Coco Walk in Miami is Miami and  
18 that's not what we're talking about. We're not  
19 talking about a Moroccan theme.

20           We didn't spend a lot of time  
21 tonight going through the design as it currently  
22 exists. As you may recall at the blue ribbon  
23 committee, we actually started with the basics of  
24 what is it, we started with site details,

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1 architectural details, we talked a lot about the  
2 look and the image of the design of the building.  
3 None of that has changed from what came out of  
4 these meetings.

5           So I think there may be some  
6 confusion over us trying to portray what other  
7 places that have been successful have done, not  
8 necessarily what we're and certainly not what we're  
9 suggesting that what it looks like in Irvine or  
10 what it looks like in Los Angeles or what it looks  
11 like in Miami is what we're going to do.

12           MR. FRANCKE: If I could just follow up  
13 on that also. Again, going back to my opening  
14 comments, our focus tonight was trying to pick up

15 on where we left off at the last meeting in the  
16 sense of trying to convey the nature of what was  
17 being proposed here so that you didn't feel that  
18 what we're proposing is another or a mini Old  
19 Orchard or Gurnee Mills.

20 That the goal tonight -- and it was  
21 not to say that the pictures that you saw was what  
22 was being considered and that we could be any one  
23 or a combination of all of those. It was to really  
24 go right to that heart -- the heart of that issue

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1 about conformance to the comprehensive plan and how  
2 is this different from other C/B-2 uses or areas in  
3 the Village.

4 Maybe we didn't make that clear  
5 enough at the beginning. It wasn't to say this is  
6 what this could look like or this is what we're  
7 using as our guide. It was to convey the sense of  
8 the uniqueness of the use.

9 Again, as I said earlier, not the  
10 uniqueness in terms of the fact it's the only place  
11 it's been done in the country but why this was  
12 different because this is what we heard at that  
13 first public hearing and we're hearing it again

14 this evening. That was the goal of tonight's  
15 presentation.  
16           And again, I want to reiterate  
17 because we didn't say and it's come up a couple  
18 times again what we are proposing with the theme  
19 park, it's always been a part of our application  
20 and Jim Wintrobe made reference to it when he  
21 addressed you again on the employee housing the  
22 application contemplates the employee use and the  
23 theme park to be seasonal uses, not year round  
24 uses.

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1           MR. SULA: Just to clarify some of my  
2 feelings in terms of what's been presented.  
3           In my mind there was a lot of  
4 examples but there was quite a bit of what I'll  
5 call opining. We heard things tonight like Warner  
6 Brothers for lack of a better word superstore, I  
7 can't remember what you called it, Nike Town.

8           When they were talking with the  
9 blue ribbon committee we were talking in terms of  
10 bakeries and coffee shops and more -- I hate to use  
11 the phrase -- but more almost Norman Rockwell type  
12 of an atmosphere as opposed to something that it

13 is.

14           What was a big concern of the blue  
15 ribbon committee was over commercialization even  
16 down to concern with how you're going to sign the  
17 property which was a much bigger level of detail at  
18 that period of time. But the overriding concern  
19 was we don't want commercial, we want something  
20 that transcends with what we want the rest of the  
21 Village to look like and not deal with the  
22 commercial.

23           And that's kind of what I'm  
24 reacting to tonight in terms of how it's defined or

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1 not defined at this particular point in time. And  
2 I will just be looking for more meat and bones if  
3 you will as we get farther down the process that's  
4 more better defined with what you're really trying  
5 to do with the thing as opposed to we can do  
6 anything from A to Z.

7           CHAIRMAN RUDNY: Is that it?

8           MR. SULA: Yes, that's it.

9           CHAIRMAN RUDNY: Thank you. Well, my  
10 understanding at least at this point is that the  
11 water park seems like you have a lot of details on

12 the water park and the employee housing and I think  
13 the entertainment village portion is still kind of  
14 sketchy.

15           And it seems I think what you're  
16 requesting at this point is the more detailed  
17 approval, preliminary plat approval for the water  
18 park and employee housing and at this point I think  
19 you're more in the conceptual stage on the  
20 entertainment village. Am I correct?

21           MR. FRANCKE: That is correct.

22           CHAIRMAN RUDNY: So I think I guess  
23 there's more work to do on the entertainment  
24 Village at least on this, the concept stage.

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1           I had on the employee housing --  
2 actually, the whole project but in particular the  
3 employee housing, do we have a drawing anywhere  
4 that would show the property to the west of the  
5 site because I believe that's residential. Am I  
6 correct?

7           MS. VELKOVER: No, it's a business in  
8 the Grand Tri-State Business Park.

9           MR. FRANCKE: I think at the northern  
10 part of the employee housing site is the business

11 park use. The southern part is the large lot  
12 residential that --

13 CHAIRMAN RUDNY: Not the southern, you  
14 mean the western?

15 MR. FRANCKE: I'm saying on the western  
16 side of the employee housing site. My recollection  
17 is if you look at it as sort of like a northern  
18 part and a southern part and a western part. That  
19 sort of the northern part is the business part and  
20 the southern part backs up to the large lot  
21 residential on Cemetery. I think that is what  
22 it is. I mean there is residential.

23 CHAIRMAN RUDNY: That's why we need --  
24 that's why I'd like to see a map.

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1 Tracy was just showing me it. It  
2 goes up. Okay. So the western, the western  
3 portion at least, the northern portion of the  
4 western area is the business park?

5 MR. FRANCKE: Right.

6 CHAIRMAN RUDNY: So does the employee  
7 housing, is it contiguous at all with residential  
8 on the western end?

9 MR. FRANCKE: I thought it was at the

10 southern part of the western part, but not to any  
11 immediate residential uses. It's for stretches of  
12 hundreds of feet it's vacant land I believe at the  
13 big -- no, I think back yards basically are houses  
14 that are up near Cemetery.

15 CHAIRMAN RUDNY: They're closer up to  
16 Cemetery.

17 MR. FRANCKE: Right.

18 CHAIRMAN RUDNY: Well, I guess that's my  
19 only concern is has that been looked at as far as  
20 where those residences are and what the topography  
21 would be there so that the residences aren't  
22 exposed to some view that wouldn't be desirable.

23 Is there -- do you have any idea  
24 of exactly how, what schedule this would be built

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1 in? In other words, would you plan on doing the  
2 water park and then the employee housing or  
3 employee housing and then the water park?

4 MR. FRANCKE: The employee housing is  
5 the first use that we anticipate being constructed.  
6 And I think that was why, you know, the answer to  
7 the question about access initially would be off  
8 the existing drives in the business park.

9           We would hope to be under  
10 construction on the employee housing by next  
11 spring.

12           CHAIRMAN RUDNY: Okay. And then the  
13 water park, I take it, after that?

14           MR. FRANCKE: Correct.

15           CHAIRMAN RUDNY: And then --

16           MR. FRANCKE: Well --

17           CHAIRMAN RUDNY: -- as far as the  
18 entertainment village, how would that be  
19 constructed? The hotel would be built first or do  
20 you have any idea at this point?

21           MR. ROGERS: The phasing would be as Hal  
22 said and then infrastructure would be going on  
23 concurrently throughout the site to do the ring  
24 road, the lighting, the life safety aspects, and

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1 then the destination hotel is planned because  
2 that's going to take time and we have to work out  
3 exactly how many rooms that's going to be in for  
4 that one major hotel that goes in there with the  
5 convention center and how many square feet was  
6 going to eventually be part of that.

7           That will take approximately two,



8 two and a half years from most likely start to  
9 finish because of the size and the complexity of it  
10 which is normal for a building of that size.

11 CHAIRMAN RUDNY: As far as --

12 MR. deFLAN: Excuse me, I was just going  
13 to -- your question a second ago about the western  
14 boundary, there's actually a larger than normal  
15 easement I guess if you might along the western,  
16 the entire western boundary of the site.

17 It's a 40 foot easement that goes  
18 down and connects to the large conservation area  
19 down here. So this to the property line is 40 feet  
20 wide before you ever actually get to the property  
21 line.

22 CHAIRMAN RUDNY: Okay. Yeah, I was  
23 aware of that. I guess my concern is you're  
24 talking about what's the height of the structure,

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1 about 40 to 45 feet?

2 MR. deFLAN: It's a three story framed  
3 structure so it isn't -- with part of the roof to  
4 the very peak of the roof it might approach that  
5 but at the eave it's probably less.

6 CHAIRMAN RUDNY: I'm saying you've got a

7 tall structure so depending on the terrain and the  
8 topography I think that should be looked at.

9 MR. FRANCKE: We will go back and look  
10 at that and try to provide additional information.  
11 I think we did look at that, though, when we were  
12 discussing that internally and I remember that we  
13 determined that it was several hundred feet or at  
14 least a couple hundred feet from the nearest  
15 residence and that the height is no greater than  
16 the height that could be built today under existing  
17 zoning.

18 CHAIRMAN RUDNY: Right. Well, I'm just  
19 saying if there's something that can be done to  
20 buffer that. I mean it may be buffered already, I  
21 don't know what foliage is there. You may have  
22 some stand of trees or something that may block the  
23 view. So it would just be nice to look at that.

24 The only other comment I have is I

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1 think Mr. Foster really said it quite eloquently as  
2 far as my concerns regarding this. It's kind of  
3 like the concept is still a little difficult to  
4 grasp as far as what exactly the theme is going to  
5 be and how this is eventually going to build out.

6 I understand you're really in a  
7 conceptual stage now so that's somewhat  
8 understandable. So if there's something you could  
9 do to help us in that regard I think that would be  
10 worthwhile.

11 The one concern I don't think was  
12 brought up yet that is kind of an expansion on Mr.  
13 Winter's question regarding the hotels. And I  
14 understand that three of the hotels would be on the  
15 what I would call the entertainment village site,  
16 the center area within the site but you're also I  
17 think anticipating the possibility of two  
18 additional hotels that would be on the outlots  
19 along Washington.

20 And I guess the whole concept of  
21 that whole outlot concept strikes me as being  
22 somewhat inconsistent with this entertainment  
23 village. And the concern I have, I think this was  
24 brought out by one of the citizens at the last

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1 meeting, was we're very concerned, I think you  
2 brought that up in your presentation we're very  
3 concerned about what happens on Washington.

4 I don't think we want to turn it

5 into a commercial corridor. Obviously we may have  
6 bits and pieces of commercial on it, but I think  
7 our intent on working on a comprehensive plan was  
8 to have the intensity of Washington much less and  
9 more rural and residential in character than  
10 obviously Grand Avenue which we have as our intense  
11 commercial corridor.

12 I would be concerned about the  
13 concept of having those outlots there. It seems to  
14 be contrary to that thinking. That was when we did  
15 the comprehensive plan, and I don't know that it's  
16 reflected quite as clearly as we discussed it at  
17 the Plan Commission meetings, but we -- I think Mr.  
18 Foster touched on this that the hotels that we have  
19 in the other part of town are probably not as we  
20 would like to see them develop. And I think we're  
21 even contemplating an Ordinance change to make  
22 hotels a special use even in C/B-2 zone because of  
23 that.

24 So I would be concerned about the

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1 same kind of thing happening here. You know, I  
2 know your intentions are to have the hotels more  
3 upscale and maybe we can -- if this goes forward we

4 need to make sure that we put in the controls that  
5 make sure that we follow through on what the  
6 intention is.

7           But I'm not -- I'm a little  
8 concerned about the number of hotels. I don't know  
9 that you need five to make this concept work. It  
10 seems like I think the -- certainly the one hotel,  
11 the destination hotel with conference center seems  
12 to be consistent with the comprehensive plan. I  
13 think when we start talking about even three,  
14 certainly five I think we're starting to deviate I  
15 think from what our intention was in the comp plan.

16           Because we certainly have sites and  
17 parcels within the community that still can support  
18 additional hotels. I don't know if that's  
19 something that you can, you know, address further  
20 on but that's certainly a major concern to me.

21           Is there anything else?

22           MR. WINTER: I just wanted to support  
23 something you just said and Mr. Francke is aware of  
24 that I'm thinking of the Milwaukee Avenue plan that

1 Mr. Francke was involved in where we had a 150 foot  
2 scenic corridor.

3           And I think that that certainly has  
4 been the practice at least recently to promote  
5 that. And here again I would support what the  
6 Chairman has indicated in terms of these outlots.  
7 There's been -- and certainly I appreciate the  
8 amount of conservation area that's been proposed at  
9 this point, but I think that it's also important to  
10 have some of those areas adjacent to Washington,  
11 you know, it might be a good idea.

12           MR. FRANCKE: I just want to correct --

13           CHAIRMAN RUDNY: Mr. Francke, go ahead.

14           MR. FRANCKE: I just want to correct for  
15 the record that's a hundred foot scenic corridor  
16 which is called for by your comprehensive plan on  
17 Milwaukee.

18           CHAIRMAN RUDNY: Anything else? Mr.  
19 Foster.

20           MR. FOSTER: Yes. The employee housing,  
21 I don't think I heard too much discussion or any  
22 discussion about the future clubhouse but it just  
23 strikes me with the number of college students that  
24 would be located there that I think they need

1 recreational outlets.

2 I know there are lounges and things  
3 proposed, but that recreational outlet I think is  
4 going to be very important. So I would comment I  
5 think whether it's a clubhouse or a couple things  
6 you can do, you get that many kids on an evening, I  
7 know some are working but some are not working  
8 which I think it would be good to have something  
9 on-site that they could do from a recreational  
10 standpoint in addition to the lounges that are on  
11 the floor.

12 So, you know, if it's -- if the  
13 clubhouse is planned at a later date I would urge  
14 sooner rather than later or something, you know.  
15 Maybe -- it looks like there's some outdoor  
16 basketball courts or something but it seems like  
17 they need some kind of recreational opportunities  
18 between the two buildings or something so some of  
19 that evening energy can be positively used.

20 CHAIRMAN RUDNY: Okay. Mr. Smith.

21 MR. SMITH: What is provided for these  
22 students now? You're going to colleges, correct?

23 And from my understanding from the  
24 last hearing when you were proposing this you've

1 never had a problem with any of the colleges,  
2 that's why they keep having you back every year.

3           And I'm wondering, what are they  
4 doing now for recreation?

5           MR. WINTRODE: Mostly they work. But  
6 basketball of course is one thing. Outdoor sand  
7 volleyball of course is another thing. Those are  
8 two things that we contemplate, very easy to do and  
9 definitely keeps them active and wears them out.

10           Right now I mean our staff, the Six  
11 Flags' staff actually provides different  
12 recreational activities. They actually go to the  
13 college campuses and have creative activities that  
14 they do so that they know that they're keeping  
15 busy.

16           The other things that we do is we  
17 provide bus trips down to the city periodically.  
18 So there's a lot of -- there's a direct link  
19 between the Six Flags human resources department  
20 and the students that we bring in and house at the  
21 college campuses even though they're pretty far  
22 removed.

23           So we are very much aware of the  
24 fact that they need to be kept busy and we do plan



1 a lot of extra-curricular activities to keep them  
2 busy and we're planning obviously to do the same.

3 CHAIRMAN RUDNY: Anything else at this  
4 time? We'll come back. I think this offers an  
5 opportunity to open the floor to the public to the  
6 citizens. Now, I'd like the comments to be kept to  
7 the presentation that was given tonight, the  
8 concept itself.

9 We're going to be taking this in  
10 stages. We are going to have future meetings that  
11 are going to address traffic I know is going to be  
12 a major concern. We haven't discussed anything  
13 about traffic yet. That will be discussed at a  
14 future meeting and then the public will have an  
15 opportunity to speak at that meeting. Also fiscal  
16 impact will be discussed in the future meetings.

17 So at this time we'll open the  
18 floor to the public if you would like to ask a  
19 question or make a comment. Again, I wish you  
20 would limit it to the concept of the employee  
21 housing, the water park, the entertainment village  
22 concept. So the floor is open to the public.

23 So if you'd step up to the mic and  
24 address -- I'd like you to address the comments to

1 the Plan Commission. If you could state your name  
2 and address for the record.

3 If we have anyone who wishes to  
4 speak? Yes, sir. Go ahead.

5 MR. PAPIERNAK: My name is James  
6 Papiernak, P-a-p-i-e-r-n-a-k. I'm 6072 Indian  
7 Trail Road.

8 I'm a new resident to Gurnee and I  
9 came here because this was a nice community that I  
10 wanted to live in and start a family, have some  
11 kids, because there's a lot of schools around here,  
12 a big library.

13 And I hadn't heard anything about  
14 this water park that was coming in because right  
15 now I can hear the rollercoasters during the week  
16 and the kids screaming and stuff like that. But  
17 that's okay because, you know, I'm in South Ridge  
18 which is basically southwest of ground zero right  
19 now.

20 And I didn't want -- as soon as I  
21 heard about this I was actually kind of nervous and  
22 apprehensive about this and I didn't really want  
23 this kind of park to happen here. And after  
24 hearing more about this, what it's going to be like

1 is going to be entertainment and shopping and stuff  
2 like that, I was wondering if you really need it  
3 because we already have these venues here in the  
4 public right now.

5           And I was just wondering if it's  
6 going to happen how important is it going to be for  
7 our community to have this here? We already have a  
8 lot of this stuff. Do we really need a lot more?  
9 Just a comment.

10           CHAIRMAN RUDNY: Okay. Thank you.

11 Anybody else? Yes, ma'am.

12           MS. COURSHON: Of course.

13           CHAIRMAN RUDNY: I remember you.

14           MS. COURSHON: Mary Courshon,  
15 C-o-u-r-s-h-o-n. Let's see. Some highlights.

16           The three story height concern that  
17 you also raised about the residence for the  
18 employees, I'm not sure what the height  
19 restrictions were on the rest of the industrial  
20 park but I don't think they're all that big. So I  
21 think that would be problematic as far as the depth  
22 that you addressed.

23           If in fact we're going to do a tram  
24 service from this destination attraction, is this

1 tram service going to be open to other hotels or  
2 are we going to let the poor schmucks that are at  
3 the Holiday Inn and everybody else have to drive  
4 cars and address travel?

5 CHAIRMAN RUDNY: That will be discussed.

6 MS. COURSHON: But I'm saying we did  
7 talk about trams tonight.

8 The other thing I can't remember  
9 were any examples -- the examples that were given  
10 were primarily warm weather examples and I don't  
11 believe that Mrs. Kovarik's question regarding any  
12 small towns with entertainment villages of this  
13 nature, you know, what's their draw? He did  
14 mention Kansas City. I'd like to know what the  
15 winter dropoff is. Kansas City is of course a  
16 little bit bigger place than Gurnee, Illinois.

17 Mr. Rogers was reporting some type  
18 of study that reflects that Great America is a  
19 feeder to Gurnee Mills and I'd like to know the  
20 source of that study and where those numbers  
21 appear. I think that's it.

22 CHAIRMAN RUDNY: Okay. Thank you.

23 MR. WALLACE: Bob Wallace, 1446

1 housing.

2 I was on the blue ribbon committee.

3 We didn't have a lot of specifics on it when we

4 gave any recommendations. Three story height, what

5 it's going to look like were not shown to the

6 committee so anything that might be -- might come

7 out of that I hope you would not use because we

8 didn't see it.

9 One issue that did and I hope made

10 it to the recommendations was the issue of the

11 dormitory rooms opening directly to the outdoor --

12 directly to open air. College kids, I grew up in

13 it, I went to a college. We were able to leave our

14 doors open on the dormitory all year round so I

15 know during normal year, normal times of the year

16 we were able to open the doors, leave the music on.

17 It was very loud in those type dormitories when

18 they open up to open air and they're not an

19 enclosed structure.

20 That's one thing on the plan I'd

21 like to make sure is taken care of. Otherwise,

22 those areas that are close by to the employee

23 housing are going to hear a lot of noise.

24 MS. HAMMOND: I'm Susan Hammond. I

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1 live at 262 Estate Circle. A couple things. I

2 just wanted to echo Mr. Sula's concern that I've

3 heard a lot about bringing people in to Gurnee to

4 enjoy this attraction. What is it for the

5 residents?

6 Are we going to have to pay for

7 parking to get in to use the facilities? You know,

8 if we want to go out to dinner do we have to pay

9 eight bucks for parking to get into that? I heard

10 somebody say controlled access off Washington and

11 I'm not really sure what that entails.

12 So my question there is for us to

13 go to pay to use the facilities, to eat, to shop,

14 to, you know, enjoy. I can understand the parking,

15 I know we have that with Great America; but I'm a

16 little concerned about all the other things that

17 we're supposed to benefit from.

18 And secondly you bring up the idea

19 of safety. I guess my concern is that you look at

20 our town, you look at our police blotters and 90

21 percent of the police or the issues in the town

22 center around Great America and Gurnee Mills,  
23 things happening in the parking lots, things  
24 happening in the parks themselves.

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1 And I guess I'm concerned about why  
2 this one is going to be so different and so much  
3 safer of a place for the residents.

4 CHAIRMAN RUDNY: Okay. Thank you.

5 MR. SILHA: Gary Silha, 6180 Indian  
6 Trail in South Ridge.

7 First I have to commend everyone  
8 on this impressive presentation tonight. A lot of  
9 people in the room might be surprised to hear me  
10 say this but if I didn't live in this community  
11 this is the type of development I'd probably take  
12 my family to. And in fact, I would probably travel  
13 a fair distance to come to this.

14 However, as a resident of the  
15 community the last thing I'd like to see is the  
16 residential nature of Gurnee be overtaken by an  
17 entertainment destination. I think there's a big  
18 difference between the two.

19 A lot of the comments tonight  
20 there seemed to be an underlying theme, and I think

21 Jim really hit on it. And that is we're uncertain  
22 as to what the true direct benefits of this  
23 development are going to be for the residents of  
24 Gurnee.

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1 I think there was an indirect  
2 reference to some increased tax revenue. That's  
3 pretty obvious to all of us. As a resident, I tell  
4 you, though, if you tell me that my tax bill is  
5 going to go down a hundred bucks, my response is  
6 big deal. I'm more concerned about the residential  
7 nature of the community.

8 I don't live here, I didn't move  
9 here because there's such a savings in my tax bill.  
10 I live here because I enjoy the community and I  
11 really feel that this development is going to  
12 change the nature of our community.

13 So I'm wondering, it doesn't have  
14 to be tonight, we're getting late, but it would be  
15 nice if in one of the next meetings the true direct  
16 benefits to the residents can be explained. This  
17 is a drum I've been beating for the last year as a  
18 member of the blue ribbon committee and I've never  
19 really gotten a straight answer on the question.



20 I suspect because other than the  
21 tax revenue there really aren't any true direct  
22 benefits to the residents which is something that  
23 we should really be concerned about more so than  
24 whether it has a lazy river, three speed slides,

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1 vending machines for the residents in the dorm.

2 Everything we talked about tonight  
3 was in reference to what's going to be given to the  
4 people outside the Village and we really haven't  
5 concentrated on what this is going to do for us  
6 residents in the Village. So if that could be  
7 addressed in the future I would appreciate it.

8 CHAIRMAN RUDNY: Okay. Thank you.

9 MS. COURSHON: Mary Courshon, 55 Silo  
10 Court. When she mentioned something about safety  
11 it triggered something, a question that I would ask  
12 is when we're bussing students to -- these  
13 students/workers to other colleges around the area  
14 it's very difficult to, you know, come up and see  
15 me sometime with the young men and women that are  
16 in the neighborhood.

17 However, if we're going to have the  
18 housing right here I would be concerned that, you

19 know, basketball sometimes just ain't what it's  
20 cracked up to be and that there would be some  
21 security about, you know, who has access to those  
22 rooms, that it be somehow monitored so that we  
23 don't have, you know, young men and young women,  
24 teenagers who are going to the park for recreation

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1 possibly going over to the dorms for some  
2 additional recreation. I think I said that  
3 discreetly.

4 I also just wanted to remind the  
5 panel because I know that you are going, you know,  
6 have said some things about this but it wasn't but  
7 a year ago that McDonald's appeared here and that  
8 we did in fact talk about the intensity and how we  
9 want to develop the Washington corridor and what  
10 the comprehensive plan was looking for.

11 So if we were, you know, hesitant  
12 about McDonald's what does a water park look like?  
13 Thanks.

14 CHAIRMAN RUDNY: Okay, thanks.

15 MS. FRASCELLO: Kristine Frascello,

16 P.O. Box 236, Gurnee. I hope I start right.

17 I didn't sit on the blue ribbon

18 committee but I've attended many other sessions and  
19 I agree with the comment made from the Board that  
20 this is very much different from what we heard a  
21 lot of.

22           If entertainment destination  
23 centers are a hub for redevelopment then why isn't  
24 this going on where redevelopment needs to be done?

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1 That area was never developed, that's an open  
2 space, something Gurnee is running out of very  
3 quickly.

4           And I mean if you're going to  
5 redevelop something go about eight miles east and  
6 then you won't have to worry about redeveloping  
7 farmland you'll be redeveloping urban land which  
8 would put a lot of people eight miles east of us to  
9 work.

10           We wouldn't have to worry about all  
11 of this employee housing. Because the kind of jobs  
12 that this sort of thing is going to bring to the  
13 community aren't going to put people to work. Are  
14 the families that are working, are you going to be  
15 able to support families off of this kind of  
16 development?

17           What's the average employee at the  
18 Tri-State Business Park making compared to the  
19 average employee at Six Flags? Is this going to  
20 support families in this community? Are the people  
21 that are going to be taking the tickets at the  
22 water park going to be able to go to dinner at  
23 Maestros or, you know, is it just going to be more  
24 minimum wage, you know, make work kind of

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1 entertainment stuff?

2           So that's a big concern for me as a  
3 person who is going to be living in the 21st  
4 century and whose family is going to be coming up  
5 here. Am I going to have my kids go over there to  
6 flip burgers or is there going to be actual  
7 industry in an industrial area.

8           And this is zoned industrial so  
9 none of this has to happen because they're asking  
10 for a special permit to make it not industrial and  
11 I want to know how much does the average person at  
12 the Tri-State Business Park make and how much does  
13 the average employee at Six Flags make and which is  
14 going to bring more money into our community.

15           Because the average worker making

16 minimum wage isn't going to be going and supporting  
17 this type of development. They're not going to be  
18 able to afford it. That's a fact.

19 I guess that covers a lot of what I  
20 wanted to say. And I also wanted to agree with the  
21 Board on when did retail become cultural? Is there  
22 any -- I mean you're talking about street  
23 performers. I lived in Boulder for awhile and  
24 there was this Pearl Street, wonderful thing, it

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1 already existed, there were street performers, it  
2 was great. But if I've got to pay eight or ten  
3 bucks to park my car I better get more than some  
4 guy juggling on the corner because I'm not going to  
5 go over there to pay for that.

6 It would be wonderful if you were  
7 talking about making a children's museum over  
8 there. That I would stand on my head and spit  
9 wooden nickels for. But a Nike Town, that's just  
10 not going to cut it.

11 On the employee housing, has every  
12 consorted effort been made to recruit area people  
13 to work there? Why are you bringing people in from  
14 Bosnia and the Ukraine to work at Six Flags when

15 there's a lot of unemployment in the area. And  
16 that I don't understand the need for the employee  
17 housing.

18 I work in Waukegan, there's a lot  
19 of unemployment. Why don't you make some shuttle  
20 buses go over there, pick people up, bring them to  
21 the park and drive them home at night.

22 And can you project the success of  
23 these type of retail -- I mean you're saying these  
24 things are popping up all over the place. How can

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1 we be guaranteed that into the 21st century it  
2 won't be all these little super wonderful Main  
3 Street USA's everywhere and they're all ghost  
4 towns.

5 So where is the guarantee that this  
6 sort of industry is going to be perpetuated into  
7 the 21st century when resources are going to become  
8 more scarce. Just some things to think about.

9 Thank you.

10 CHAIRMAN RUDNY: Okay. Thank you.  
11 Anyone else? Yes.

12 MR. NARUSIS: Good evening. I'm Vick  
13 Narusis. I live at 4629 Kings Way North. I was

14 the chairman of the blue ribbon committee and have  
15 since become a Board Member.

16 And I just want to reiterate a  
17 couple of things that some of the other blue ribbon  
18 committee mentioned. Some I know Jim had mentioned  
19 it as well.

20 What we had looked at was a  
21 conceptual planning and we like you spent many  
22 meetings. I think we had what, Jim, ten, eleven  
23 meetings at least that we went through. And it did  
24 take us quite a few meetings to get our arms around

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1 a lot of the issues and you're struggling with many  
2 of the same things we struggled with. And we heard  
3 a lot of different thoughts and concepts as well.

4 And before -- and I think you're  
5 taking the right approach. Before you get to the  
6 specifics of traffic and economic impact and  
7 engineering and those things, I think before you  
8 can even get to any of those you really need to  
9 nail down exactly how it fits into the community,  
10 what it looks like, what's in it for the residents  
11 and how does it benefit Gurnee as well as a  
12 municipal entity.

13           And I really hope that we nail  
14 that down not only as to what they intend on  
15 constructing today but putting good measures in  
16 place and zoning or whatever other agreements there  
17 may available to us for ensuring that the way it's  
18 constructed is the way it stays. Good luck. I'm  
19 sure you'll have more meetings than you anticipate.  
20 It's a big project, there's a lot involved. And at  
21 any point in time I'd really encourage you to pick  
22 up the phone and talk to any of those blue ribbon  
23 committee members.  
24           I know a lot of things have changed

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1 since but they may also have some insight and  
2 opinions and find value at some point. Thank you.  
3           CHAIRMAN RUDNY: Thank you. I'd like to  
4 add that we do have the blue ribbon committee  
5 report that was given in the information packet.  
6 Anyone else?  
7           (No response.)  
8           CHAIRMAN RUDNY: Okay. The floor is  
9 closed to the public.  
10           And actually, you know, the first  
11 question someone asked do we need this and I



12 suppose that's something certainly you have to  
13 think about.

14 But I have a question to the  
15 Petitioner as to do they need the entertainment  
16 village portion? In other words, it seems to me  
17 like you have the details worked out on the water  
18 park and the employee housing and certainly those  
19 are obviously things that tie in with Great America  
20 and appear to be things that would help maintain  
21 the viability of Great America.

22 Is the entertainment village  
23 portion necessary to make the water park work or is  
24 it vice versa, is the water park necessary to make

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1 the entertainment village work?

2 Or I mean what are the necessary  
3 elements of this project? In other words, the RFP  
4 basically wanted an entity to look at developing a  
5 full service hotel with conference center. It  
6 didn't say anything about entertainment village.

7 Do you feel it's necessary in  
8 order to make that hotel work that the  
9 entertainment village is needed or is it something  
10 that's just kind of added as a separate project?

11 Do you understand my question?

12 MR. FRANCKE: Yeah. Can I answer it  
13 now?

14 CHAIRMAN RUDNY: Go ahead, please.

15 MR. FRANCKE: Again, I think the answer  
16 to your question is yes, that again it's an entire  
17 concept. And it's all geared towards uses that  
18 complement and feed off each other. The whole  
19 concept of bringing here people for multiple  
20 periods of time, for extended periods of time  
21 requires hotel stay.

22 And when they're here the  
23 integration of retail uses I think is inherent to  
24 the overall concept. The overall concept that Jim

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1 Wintrode talked about about having two parks  
2 jointly marketed even though they're independently  
3 ticketed which is no different than the other  
4 amusement parks we've all visited.

5 The whole concept of having  
6 multiple parks in one location is extended stays.  
7 How many of us have gone to an amusement park for,  
8 you know, in another part of the country for one  
9 day. How many of us have gone to Great America for

10 one day.  
11                   Some of the other locations that  
12 we've talked about tonight and that some of the  
13 ones that the Commissioner Foster talked about, how  
14 many of those that you can think of that you know  
15 of that are consistent with this concept we've  
16 talked about tonight of the entertainment village  
17 that don't have all three uses?

18                   So can you do another retail use  
19 here without the other ones, sure. Could you do a  
20 hotel use here without the other ones, absolutely.  
21 Could just the water park be built and the employee  
22 housing to help Six Flags, to help Great America or  
23 to add an additional attraction in the area?  
24 Absolutely.

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1                   But would any of those three  
2 independently be consistent with the overall  
3 concept of enhancing existing uses, Great America,  
4 Gurnee Mills, keeping people in the area for a long  
5 time, longer period of time than one visit?

6                   I mean I go to Gurnee Mills  
7 frequently every year because I always like to  
8 patronize Rudnick & Wolfe clients, but my

9 frequent -- but in all honesty -- and I go to  
10 Great America, too. But what do I do, you know, I  
11 come in, I go out. I come in, I go out.

12 Do I think that the trips that I  
13 know I personally take to Gurnee Mills are going to  
14 change or stop because of what's being proposed  
15 here? I don't think so.

16 I'd ask you to ask yourselves the  
17 same questions. I'm sure you all go to Gurnee  
18 Mills. Do you think that what we're proposing here  
19 is going to cause you to stop making that trip that  
20 you're -- or trips that you're making right now to  
21 Gurnee Mills? I don't think so.

22 The last point I want to make is  
23 again I reviewed before this evening again because  
24 it also came up the last time and Chairman Rudny,

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1 for instance, again now the RFP. I think if you go  
2 back to the RFP it does talk about the regional  
3 conference center. It also of course talks about  
4 the event center which we have removed from our  
5 proposal at this point.

6 But if you read the entire RFP or  
7 read the RFP in its entirety it's totally

8 consistent with what we're proposing. The rational  
9 behind the RFP was not just to build a regional  
10 conference facility, it was to complement existing  
11 uses, keep people here, solve existing or help  
12 address existing traffic problems on area roadways  
13 and enhance the tax base.

14           So I think everything we're doing  
15 is consistent with that. And the answer to your  
16 question is yes, they are all needed.

17           CHAIRMAN RUDNY: Okay. I think a lot of  
18 the other questions had to do with what is this  
19 going to do for the residents seems to be a common  
20 theme in the questions. So I don't know if there's  
21 something you can address on that right now.

22           It also seemed like the residents  
23 are willing to let you go back and think about that  
24 and come back with some benefits to the residents.

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1 Other than we realize we're going to do the fiscal  
2 impact, other than the fiscal impact.

3           MR. FRANCKE: I think a lot of it will  
4 come in the later hearings. You know, we do  
5 believe in total keeping with the RFP that what  
6 we're going to propose is going to provide benefits

7 to existing problems in the area roadway

8 network.

9 We think we're going to provide

10 benefits in that regard. We think that in the

11 preservation of certain open space and creations of

12 required setbacks and vistas, corridors that don't

13 exist right now, we're going to be furthering

14 community goals and benefit.

15 The revenue one is obvious and,

16 again, it's one we'll get into at a later hearing.

17 We think there are numerous benefits to the

18 existing residents, the existing taxpayers of the

19 Village.

20 I also think we do need to go back

21 in response to one of the questions and provide you

22 with greater detail about logistically how our use

23 is going to operate, how will they be open and

24 available to the existing residents. I think

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1 that's a very good question and a fair question

2 that we need to provide greater detail on.

3 CHAIRMAN RUDNY: Okay. There was one --

4 I think a couple of people that commented on

5 whether the parking -- there will be free parking

6 for the residents.

7 MR. FRANCKE: Well, as I said, I think  
8 there are a lot of details we need to provide in  
9 response.

10 CHAIRMAN RUDNY: The other thing was the  
11 safety specifically on the dorms whether there  
12 are -- can we address security on the dorms?

13 MR. FRANCKE: I don't think this evening  
14 we did go into it, but I know that on the plan you  
15 received there's reference to a security house that  
16 would be like a gatehouse to control access which I  
17 think came up in the comments. There is definite  
18 intention to control access.

19 I don't know if any of you have  
20 ever gone to the corporate offices of Six Flags or  
21 any other park but there is substantial security to  
22 go in and out. And I have total confidence that  
23 it's that same level of security that will be  
24 provided for the employee housing.

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1 And again I want to reiterate what  
2 was in the BRC report which, as you've indicated,  
3 Mr. Chairman, you have copies of, the evidence  
4 that's been presented even at the BRC is that this

5 is -- the perception is worse than the reality,  
6 that the records reflect today that where these  
7 employees are staying and housed there are not, you  
8 know, these perceived or feared problems.

9 CHAIRMAN RUDNY: Okay. There was the  
10 question on a study regarding Gurnee Mills and  
11 Great America.

12 MR. FRANCKE: I'm not sure I fully  
13 understood. I think I understood the question but  
14 I'm not sure exactly what was being referred to.

15 MR. ROGERS: Actually, there -- I didn't  
16 say that there was a study that linked Great  
17 America to Gurnee Mills.

18 It was a study that Great America  
19 has done on extended stay to see how people would  
20 come to Great America and what the duration of the  
21 stay and what they would be looking for when they  
22 came here to stay. That's what I was referring  
23 to.

24 In my knowledge they do not have a

1 study that links them with the Gurnee Mills. I  
2 apologize if that was misunderstood. But there is  
3 a direct market study that they have done that



4 tells us about the extended stay concept and how  
5 that all flows into our concept or our designs.

6 CHAIRMAN RUDNY: Oh, yeah, there was a  
7 question on the dorms as to whether they open to  
8 the outside. I take it the dorms are not equipped  
9 with air conditioning so I think that you would  
10 have windows that would open hopefully.

11 I guess also you may be referring  
12 to individual doors to the dorms and I don't think  
13 you have individual doors.

14 MR. deFLAN: No, there are doors to the  
15 individual rooms from the central corridor and then  
16 there's a window to each of the rooms and the  
17 window is envisioned to be operable.

18 CHAIRMAN RUDNY: Okay. Well, Tracy, can  
19 you answer that under the I -- what's the current  
20 height of I-2?

21 MS. VELKOVER: There was a question  
22 about what the current height is that's allowed  
23 under the I-2 zoning.

24 It's set up at 45 feet. However,

1 you can actually go higher than that. There's a  
2 formula for greater setback for going up to I

3 believe 60 feet in height if I remember correctly.

4 CHAIRMAN RUDNY: Okay. Well, I  
5 think it's getting late so is there any --

6 MR. WINTER: Excuse me, Mr. Chairman,  
7 one other point on I think the concern about how it  
8 could benefit when we do get to the traffic section  
9 I think it might be helpful if this could be done  
10 for the industrial park that there's some  
11 statistical information that shows what the north  
12 Tri-State is producing in terms of traffic and  
13 maybe as a way of suggesting what this property  
14 would generate in the way of traffic, the south  
15 half, that there could be some comparison studies  
16 on that. I think that would be helpful. I don't  
17 know whether it could be done or not.

18 CHAIRMAN RUDNY: Okay. I don't know if  
19 -- do you have any idea of what would be presented  
20 at the next meeting, Mr. Francke?

21 MR. FRANCKE: Actually, we were going to  
22 ask if we could set that next meeting and I believe  
23 that we would like to move forward with traffic as  
24 an issue; is that correct? Yes.

1 CHAIRMAN RUDNY: All right. That should

2 take pretty much a whole evening I would think.

3 MR. FRANCKE: We figure you could put us  
4 on the agenda with four other items. We'd like to,  
5 you know, have a whole meeting on that obviously.

6 CHAIRMAN RUDNY: Unfortunately, we do  
7 have a couple of other matters on the 19th. August  
8 5th is booked so that would be a meeting that we  
9 couldn't schedule it.

10 But August 19th, I feel like we may  
11 still have to continue that, at least the traffic  
12 portion to the next meeting, but I think we should  
13 at least have an opportunity to present it and get  
14 some feedback from the Commission I would think.  
15 But there are two other matters that night.

16 So is that acceptable, the 19th?  
17 Is August 19th okay?

18 MR. FRANCKE: If that's the earliest  
19 date. We were actually hoping that we could appear  
20 before you earlier. I know that you are extremely  
21 busy these days and you have some rather  
22 interesting projects before you that are not simple  
23 in nature. Doesn't that sound rather lawyerly?

24 So but we were -- I don't know if

1 you're contemplating any additional meetings or --

2 CHAIRMAN RUDNY: You know, probably not

3 because we --

4 MR. FRANCKE: I know --

5 CHAIRMAN RUDNY: Additional meetings are

6 taken up. We're working on our Zoning Ordinance

7 and I think we already have some joint meetings

8 scheduled with the Zoning Board of Appeals so I

9 think really that the first available date would be

10 the 19th unless you feel --

11 MR. FRANCKE: Okay.

12 CHAIRMAN RUDNY: Even that is going to

13 be a tight squeeze. But I think, like I said, the

14 two matters, one I think should be fairly short,

15 the other might be an hour or so. So we should

16 have an hour and a half or as much as two hours may

17 be available. Okay.

18 MR. FRANCKE: Okay.

19 CHAIRMAN RUDNY: All right. With

20 that --

21 MR. SMITH: I would like to make a

22 motion that we continue to August 19th, 1998.

23 CHAIRMAN RUDNY: Motion by Mr. Smith.

24 MS. KOVARIK: I'll second.

1 CHAIRMAN RUDNY: Second by Ms. Kovarik  
2 to continue this meeting to August 19th here at the  
3 Village Hall at 7:30.

4 All those in favor of the motion  
5 signify by saying aye in the roll call; those  
6 opposed, nay. Roll call, please.

7 MS. VELKOVER: Winter.

8 MR. WINTER: Aye.

9 MS. VELKOVER: Foster.

10 MR. FOSTER: Aye.

11 MS. VELKOVER: Smith.

12 MR. SMITH: Aye.

13 MS. VELKOVER: Sula.

14 MR. SULA: Aye.

15 MS. VELKOVER: Kovarik.

16 MS. KOVARIK: Aye.

17 MS. VELKOVER: Rudny.

18 CHAIRMAN RUDNY: Aye. Motion carries.

19 MR. SMITH: I'll make a motion that we  
20 adjourn.

21 MS. KOVARIK: Second.

22 CHAIRMAN RUDNY: Motion and a second.

23 All those in favor say aye.

24 ("Aye" responses.)

1 CHAIRMAN RUDNY: Opposed, nay.

2 (No response.)

3 CHAIRMAN RUDNY: Meeting adjourned.

4 (The hearing concluded at 10:19 p.m.)

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STATE OF ILLINOIS )  
                  ) SS:  
COUNTY OF LAKE )

I, SANDRA K. SMITH, do hereby  
certify that I am a court reporter doing business  
in the County of Lake and State of Illinois; that I  
reported by means of machine shorthand the  
testimony given at the foregoing Report of  
Proceedings, and that the foregoing is a true and  
correct transcript of my shorthand notes so taken  
as aforesaid.

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SANDRA K. SMITH, CSR, RPR  
Notary Public, Lake County, IL  
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