

**MINUTES OF THE REGULAR MEETING
OF THE GURNEE VILLAGE BOARD**

**GURNEE VILLAGE HALL
DECEMBER 19, 2022**

Call to Order

Mayor Hood called the meeting to order at 7:00 p.m.

Other Officials in Attendance

Patrick Muetz, Village Administrator; Bryan Winter, Village Attorney; Brian Smith, Police Chief; Jeremey Gaughan, Police Commander.

Roll Call

PRESENT: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

ABSENT: 0-

Pledge of Allegiance

Mayor Hood led the Pledge of Allegiance.

Mayor Hood stated that before the meeting started he wanted to provide some initial comments. He stated TransChicago submitted a letter to the Village this morning requesting the matter be considered on January 9th and that if this request was not granted, it would be withdrawing the applications. Mayor Hood said applications can be withdrawn at any time. The result is the process starts over again at the Planning and Zoning Board level. Mayor Hood stated the request to move to January 9th was denied. Therefore, the applications were withdrawn and there will be no presentations or votes this evening. Mayor Hood concluded by recognizing the petitioner and residents. He stated the petitioner was very responsive and cooperative with the Village throughout the process. He also thanked the residents for how they conducted themselves during the process.

**A. APPROVAL OF
CONSENT AGENDA**

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve the Consent Agenda as presented.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

**B. CONSENT
AGENDA /
OMNIBUS VOTE**

The Village Administrator read the consent agenda for an omnibus vote as follows:

1. Approval of minutes from the November 28, 2022 meeting.
2. Approval of Payroll for period ending December 2, 2022 in the amount of \$1,251,614.22.
3. Approval of Bills for the period ending December 19, 2022 in the amount of \$2,415,900.53.

It was moved by Trustee Garner, seconded by Trustee Ross to approve the Consent Agenda for an omnibus vote as read.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

**C. PETITIONS AND
COMMUNICATIONS**

1. Approval of Proclamation designating January 2023 as Lake County Crime Stoppers Month in the Village of Gurnee.

Mayor Hood read into record.

It was moved by Trustee Garner, seconded by Trustee O'Brien to approve of a Proclamation designating January 2023 as Lake County Crime Stoppers Month in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

D. REPORTS

None.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2022 – granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 775 S. IL Route 21.

Item withdrawn.

2. Approval of Ord. 2022 – granting a Special Use Permits pursuant to the Gurnee Zoning Ordinance for 775 S. IL Route 21 to allow the establishment and operation of a motor vehicle (truck) dealership with outdoor storage and display and to allow departures from the parking lot landscaping island and interior landscaping requirement (10% green area).

Item withdrawn.

G. PUBLIC COMMENT

**Art Stevens
5740 Regency Court
Gurnee, IL**

Mr. Stevens thanked the Village Board and staff for its responsiveness to requests for information. He continued to state that hours were spent researching and learning about the Village. Mr. Stevens stated he and his fellow residents are here to help, not stand in the way of development. He continued to state they would be communicating what they would want to see on the parcel. Mr. Stevens stated he agrees that the traffic light at Manchester and Route 21 is important and needed. He stated the group will continue to work together and will be reconvening in the future.

**Mark Hawn
939 Scott Court
Gurnee, IL**

Mr. Hawn stated the process and transparency of making a zoning change could be improved in his opinion. He stated the public hearing sign was too small and did not get his attention. Mr. Hawn also stated he feels the public notification process was not good enough. He also expressed concerns about underground work at the south end of the parcel, as well as floodplain maps which he feels are not accurate.

**Kevin Kazimer
253 Big Terra Lane
Gurnee, IL**

Mr. Kazimer stated he is an architect who wanted to speak on behalf of some people who were not willing to speak. He said social media was not cordial and he felt attacked on it. He stated people in HeatherRidge reached out to him stating they felt bullied and pressured to sign the petition. Mr. Kazimer stated he believes the zoning should be changed on the parcel. He stated one thousand feet from the property is Lake County Grading which not located in Gurnee. The Village has no control over this area if the petitioner decided to develop there. He continued to state that the area is currently planned correctly and contains buffers to Route 21 including landscaping, large conifers and single-story retail. Mr. Kazimer stated the fact the parcel has not been developed yet in his opinion shows it's zoned incorrectly. He stated proper transitions are already in places, but traffic will need to be addressed. He concluded by reminding the Village Board is represents 30,000 residents, not just three subdivisions.

**Roy Blackfield
672 Dunham Road
Gurnee, IL**

Mr. Blackfield stated he never hears trucks from Lake County Grading and does not believe they operated 24/7. He then asked if the zoning for the property was changed. He also stated he feels the Village is being too aggressive with in-fill development. He then referenced a proposed Casey's gas station and asked what process it will have to go through.

Steve Bastien
6138 Golfview Drive
Gurnee, IL

He stated he was under the impression a strip mall would be built there.

Mr. Bastien stated no one was bullied during the petition signature collection process.

Carol Marker
920 Vose Drive
Gurnee, IL

Ms. Marker stated she believes problems come from miscommunication. She stated she is concerned about the placement of Fire Station #3 and how traffic impacts it. Ms. Marker continued to state she believes the Village need to do a better job communicating with residents going forward. She stated that zoning changes should be placed in the newsletter.

Closing Comments

None.

Adjournment

It was moved by Trustee Balmes, seconded by Trustee Garner to adjourn the meeting.

Voice Vote: ALL AYE: Motion Carried.

Mayor Hood adjourned the meeting at 7:38 p.m.

Andrew Harris,
Village Clerk
