

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

**GURNEE VILLAGE HALL
APRIL 24, 2023**

Call to Order

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

Other Officials in Attendance

Patrick Muetz, Village Administrator; Austin Pollack, Assistant to the Village Administrator; Bryan Winter, Village Attorney; David Ziegler, Community Development Director; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; Jodi Luka, Management Analyst; Ryan Nelson, Assistant IT Director; John Kavanagh, Fire Chief; David Douglass, Battalion Chief; Brian Smith, Police Chief; Jesse Gonzalez, Deputy Police Chief.

Roll Call

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

ABSENT: 0-

Pledge of Allegiance

Mayor Hood led the Pledge of Allegiance.

**A. APPROVAL OF
CONSENT AGENDA**

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

Roll call,

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

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 April 10, 2023 meeting.
2. Approval of waiving the formal bidding process and entering into contract with Impact Networking LLC for a 36-month printer maintenance agreement at an estimated monthly cost of \$772 per month and replacement lease to own printer agreement at a monthly cost of \$1,210 per month.
3. Approval of setting a bid date of May 29, 2023 for the American Legion Storm Culvert Replacement project.
4. Approval of issuing a Raffle License and waiving the fee and bond requirement for the Warren Township Band Boosters.
5. Approval of Payroll for period ending April 7, 2023 in the amount of \$968,996.09.
6. Approval of Bills for the period ending April 24, 2023 in the amount of \$710,294.45.

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

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

C. PETITIONS AND COMMUNICATIONS

1. Presentation by Mayor Hood and the Gurnee Environmental Sustainability Committee: Green Gurnee Award - Gold Level – Gurnee Mills.

Mayor Hood recognized Gurnee Mills for their efforts related to environmental sustainability. Gurnee Mills’ representatives Randy Ebertowski, Kelsey Castrejon and Tim Ryter accepted the award. Mr. Ryter shared information about the Mall’s efforts including utilizing ProMoss (chemical free water treatment) saving more than 5 million gallons of water, installing electric car charging stations and operating battery-operated vehicles. The Mall has also made significant energy efficient facility upgrades and purchases 30% of recyclable materials corporately.

2. Approval of Proclamation designating April 28, 2023 as “Arbor Day” in the Village of Gurnee.

Mayor Hood read into record.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to of Proclamation designating April 28, 2023 as “Arbor Day” 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. 2023 – 27 granting a Special Use Permit to allow the establishment of and operation of a place of worship (church), pursuant to the Gurnee Zoning Ordinance for 68 Ambrogio Drive, Suite 103.

Administrator Muetz said Racine Bible Church has submitted a Special Use Permit request to allow the establishment and operation of a worship facility at 68 Ambrogio Drive, Suite 103. The property is located within The Gurnee Business Center PUD, which carries underlying C-2 zoning. Places of worship are treated as an assembly and therefore require a Special Use Permit. Racine Bible plans to use about 25% (1,750 sq. ft.) of the 7,000 square foot building. The congregation currently has 20 members, with plans to grow to 70. The Fire Department has indicated that maximum occupancy of the unit for assembly is 90. Muetz stated the other three units in the building are office uses, therefore the operation of the church, with most of its activity on Sunday, should not result in parking issues. The request was before the Planning & Zoning Board on March 15, 2023 and received a unanimous favorable recommendation.

Trustee O’Brien asked if restriping the parking on the eastside is required as part of this approval.

Administrator Muetz confirmed it is.

It was moved by Trustee O’Brien, seconded by Trustee Garner to approve of Ord. 2023 – 27 granting a Special Use Permit to allow the establishment of and operation of a place of worship (church), pursuant to the Gurnee Zoning Ordinance for 68 Ambrogio Drive, Suite 103.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2023 – 28 authorize the assignment of contractual rights pursuant to Sales Tax Rebate Agreement from Anthony Buick GMC, Inc. to Woody Buick-GMC of Gurnee, LLC.

Director Dean recapped the history of Anthony Buick GMC's move from its former location at 7225 Grand Avenue to its new location – recently opened – at 5589 Northridge Drive. With the addition of larger vehicles to the GMC line, the building at 7225 Grand Avenue would have required significant retrofitting and therefore the new owner of the dealership, Mr. Bill Blum, opted to construct a new facility, which could have been located anywhere in Lake County. It was important to keep this longstanding Gurnee business in Gurnee. The site chosen for the new dealership is a vacant 10-acre parcel of land - of which three acres remain available for future development - which had generated minimal property tax revenue but will now be the source of significant property and sales tax revenue for the community. In order to facilitate this new project, in December 2020 the Village Board authorized a Sales Tax Rebate Agreement with Anthony Buick GMC which included several components:

- “Base” revenue of \$300,000/year retained by the Village, above which 100% of State shared sales tax is rebated to the dealer, up to \$1.5 million or five years whichever occurs first
- Requirement to operate a new and used automobile dealership at this location for a minimum of 10 years
- Right of assignment with Village approval, which is the subject of tonight's discussion

Director Dean indicated that the Village has received a request from Anthony Buick GMC to assign its rights and obligations under the Sales Tax Rebate Agreement to Woody Buick GMC of Gurnee LLC. Woody Buick GMC operates a dealership in Naperville, Illinois.

Mr. Bill Blum of Anthony Buick GMC introduced Mr. Jerry Roberts of Woody Buick GMC and addressed the Board regarding the two dealerships' proposed partnership. He indicated that Woody is the largest Buick dealer in Illinois and the largest GMC dealer in the Chicago area. It ranks in the top 10-15 nationwide. The scope and scale of the two dealerships' combined operations is expected to result in higher sales tax revenue for the Village than could otherwise be achieved.

Mr. Blum reiterated that no changes are being requested to the terms of the Agreement other than assignment to the newly created entity.

Trustee Thorstenson expressed appreciation for the Northridge Business Owners Association having moved forward on replacement of the fence adjacent to the neighboring residential area and inquired about the dealer's hours of operation.

Mr. Blum replied that the Service Department opens at 7:00am Monday through Saturday; the Sales Department closes at 8:00pm Monday-Thursday and at 6:00pm Friday and Saturday.

It was moved by Trustee Garner, seconded by Trustee O'Brien to approve of Ord. 2023 – 28 authorize the assignment of contractual rights pursuant to Sales Tax Rebate Agreement from Anthony Buick GMC, Inc. to Woody Buick-GMC of Gurnee, LLC.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of request from Information Systems to renew the Arctic Wolf Managed Security Services contract for a period of one year at a cost of \$102,445.00.

Administrator Muetz said last year at the recommendation of the Information Systems Division after much research the Village contracted with Arctic Wolf to help bolster the Village's cybersecurity. He stated this includes real time monitoring of Village systems, advice and guidance on improvements, regular status meetings and proactive support. He stated the services provided have greatly benefited the Village in terms of improving its cybersecurity. Based on the benefits and service over the past year, staff is recommending the contract be renewed for another

year. Administrator Muetz stated cost is down slightly as implementation fees were removed but were offset by general price increases.

It was moved by Trustee Woodside, seconded by Trustee Thorstenson to approve of request from Information Systems to renew the Arctic Wolf Managed Security Services contract for a period of one year at a cost of \$102,445.00.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

G. PUBLIC COMMENT

**Cheryl McDonald
5351 Joshua Court
Gurnee, IL**

Ms. McDonald stated that in 2008 the Village Board approved the development of Bellewater Place. She stated the developer agreed to install a fence along the residential properties. The land started to be developed in 2018 and ten residents should have been provided fencing. She stated one neighbor received a fence on that back of his property, but no one else has. Ms. McDonald stated she has raised concerns to the Village over the past few years and has not received a satisfactory response. She stated the fence was agreed upon and it has not been completed. Ms. McDonald asked for a speedy resolution to an issue that has been going on for many years.

H. EXECUTIVE SESSION

Adjournment to Executive Session

The Village Attorney stated that tonight's Executive Session will reference:

5 ILCS 120/2 (c) (21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

5 ILCS 120/2 2 (c) (1) which states: The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body of legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body to determine its validity.

It was moved by Trustee Garner, seconded by Trustee Thorstenson to adjourn the meeting into Executive Session.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

Recall to Order

Mayor Hood adjourned the meeting into Executive Session at 7:25 p.m.

Mayor Hood recalled the meeting to order at 7:56 p.m.

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

ABSENT: 0-

Closing Comments

None.

Adjournment

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

Voice Vote: ALL AYE: Motion Carried.

Mayor Hood adjourned the meeting at 7:57 p.m.

**Andrew Harris,
Village Clerk**
