

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

**GURNEE VILLAGE HALL  
JUNE 26, 2023**

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**Call to Order**

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

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**Other Officials in Attendance**

David Ziegler, Acting Village Administrator/Community Development Director; Austin Pollack, Assistant to the Village Administrator; Gretchen Neddenriep, Acting Village Attorney Heather Galan, Public Works Director; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Nick Leach, Village Engineer; Jodi Luka, Management Analyst; Ryan Nelson, Assistant IT Director; John Kavanagh, Fire Chief; David Douglass, Deputy Fire Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

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**Roll Call**

**PRESENT: 4- Ross, Balmes, Thorstenson, Woodside**

**ABSENT: 2- Garner, O'Brien**

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**Pledge of Allegiance**

Mayor Hood led the Pledge of Allegiance.

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**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: 4- Ross, Balmes, Thorstenson, Woodside**

**NAY: 0- None**

**ABSENT: 2- Garner, O'Brien**

**Motion Carried.**

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**B. CONSENT  
AGENDA /  
OMNIBUS VOTE**

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

1. Approval of minutes from the June 12, 2023 meeting.
2. Approval of Ord. 2023 – 37 removing three Class 1 and one Class 2 tobacco and alternative nicotine product licenses by amending Section 7-8 of Chapter 7 of the Gurnee Municipal Code entitled "Tobacco and Alternative Nicotine Retailers".
3. Approval of request from Utility Division to waive the formal bidding requirement and purchase two hundred and four 3/4", one 1.5", and two 2" water meters from Midwest Meter, Inc. at a cost of \$33,377.75 (sole source supplier for Midwest region).
4. Approval of request from Police Department to purchase seven FLOCK cameras at a cost of \$33,300.00 (Illinois Attorney General grant funding).
5. Approval of Information System Division's recommendation to renew annual Micro Focus Maintenance Agreement with Matrix Systems Group, Inc. for a period of one year at a cost of \$22,616.00 (State of Illinois Department of Innovation and Technology joint purchasing contract).
6. Approval of Engineering Division's recommendation to award 2023 Pavement Marking Program to Precision Pavement Marking, Inc. at a cost not to exceed \$60,000.00 (Lake County Municipal League Cooperative Purchasing Program).
7. Approval of granting a Class 9 Liquor License and waiving the fee for the Exchange Club of Gurnee for its Gurnee Days event on August 12 & 13, 2023.
8. Approval of setting a bid date of July 28, 2023 for the Public Works

Material Bin Reconstruction Project.

9. Approval of Payroll for period ending June 16, 2023 in the amount of \$1,241,169.01.

10. Approval of Bills for the period ending June 26, 2023 in the amount of \$645,934.50.

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

**Roll call,**

**AYE: 4- Ross, Balmes, Thorstenson, Woodside**

**NAY: 0- None**

**ABSENT: 2- Garner, O'Brien**

**Motion Carried.**

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**C. PETITIONS AND COMMUNICATIONS**

1. Administration of Oath of Office for the promotion of Fire Capitan David Douglass to Deputy Fire Chief.

Chief Kavanagh introduced and briefly spoke about Douglass and his accomplishments. Mayor Hood administrated the Oath of Office.

Deputy Chief Douglass introduced his family and thanked all in attendance for their support.

2. Administration of Oath of Office for the promotion of Fire Lieutenant Tim Steffens to Fire Captain.

Chief Kavanagh introduced and spoke about Steffens and his accomplishments. Mayor Hood administrated the Oath of Office

Fire Captain Steffens introduced his family and spoke briefly. He ended by thanking all in attendance for their support.

3. Administration of Oath of Office for the promotion of Firefighter/Paramedic Pat Archambault to Fire Lieutenant.

Chief Kavanagh introduced and spoke about Archambault and his accomplishments. Mayor Hood administrated the Oath of Office

Fire Lieutenant Archambault introduced his family and spoke briefly. He ended by thanking all in attendance for their support.

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**D. REPORTS**

None.

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**E. OLD BUSINESS**

None.

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**F. NEW BUSINESS**

1. Approval of Ord. 2023 – 38 authorizing the execution of a First Amendment to Ordinance 2021-28 the Redevelopment Agreement with Gurnee Mills, LLC to renovate tenant space.

Acting Village Administrator David Zeigler stated in April 2021 the Village Board approved an agreement related to the redevelopment of the former Sears Grand store at Gurnee Mills. The Mall anticipated investing \$2.5 million to repurpose two or more tenant spaces. The agreement involved the Village participating up to 20% not to exceed a maximum of \$500,000 for needed modifications. Hobby Lobby took the middle suite. With Gurnee Mills investing just over \$2.07 million before the set completion date in the agreement of December 31, 2022. The Mills is now bringing Round 1, a family entertainment venue, to the space right of Hobby Lobby (space attached to the Mall competitors.” The Mills has requested the completion date in the 2021 agreement be

changed from December 31, 2022 to December 31, 2024 to allow the investments the Mall making for Round 1 to qualify for 20% reimbursement from the Village. The overall reimbursement from the Village is not increasing. The only change to the agreement is the completion date and adding Round1 improvements to Exhibit B.

Jocelyn Gubler, Vice President of Property Development - Simon Properties, spoke briefly about the newest tenant Round 1 that will occupy the space next to Hobby Lobby at Gurnee Mills. She said the new tenant is a nice, fresh fit for the property.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Ord. 2023 – 38 authorizing the execution of a First Amendment to Ordinance 2021-28 the Redevelopment Agreement with Gurnee Mills, LLC to renovate tenant space.

**Roll call,**

**AYE: 4- Ross, Balmes, Thorstenson, Woodside**

**NAY: 0- None**

**ABSENT: 2- Garner, O'Brien**

**Motion Carried.**

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**G. PUBLIC COMMENT**

**Keith Owens  
6464 Doral Drive  
Gurnee, IL**

Mr. Owens said that as the President of his Homeowners Association he wanted to speak about transparency. He started by stating that Community Development Director Ziegler has always been cooperative and proactive. He then said he has sent letters to the Board on several occasions and has yet to hear back. He said he does not expect a formal response but would like some kind of a response. He specifically would like to know the process is for making an amendment. He said the lack of a response to his letters to the Board is the opposite of transparency.

Mayor Hood said he would explain the process after the meeting.

Mr. Owens ended by stating the best way to solve a problem is preventing it from happening.

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**Closing Comments**

None.

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**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 7:44 p.m.

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**Andrew Harris,  
Village Clerk**

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