

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

**GURNEE VILLAGE HALL
AUGUST 22, 2016**

Call to Order

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

Other Officials in Attendance

Patrick Muetz, Village Administrator; David Ziegler, Assistant Village Administrator/Community Development Director; Bryan Winter, Village Attorney; Scott Drabicki, Village Engineer; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Fred Friedl, Fire Chief; Kevin Woodside, Police Chief; Sandra Campbell, Deputy Police Chief; Willie Meyer Deputy Police Chief; Ellen Dean, Economic Development Director, Jack Linehan, Assistant to the Administrator

Roll Call

PRESENT: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson
ABSENT: 0- None

Pledge of Allegiance

Mayor Kovarik led the Pledge of Allegiance.

A. PUBLIC COMMENT

Mayor Kovarik

Mayor Kovarik thanked all the Village employees involved in another successful Gurnee Days.

**Trustee Don Wilson
3486 Dorchester Ave
Gurnee, IL**

Trustee Wilson said that he recently received a phone call from a concerned resident about a panhandler located under the HWY 41 bridge on Grand Avenue. The resident said the individual was holding up a sign that scared her son. Trustee Wilson said he believes this is a public safety issue and would like to see the Village hold a discussion about panhandling and take action, especially when the panhandling is in a construction zone.

B. 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- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

C. CONSENT AGENDA / OMNIBUS VOTE

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

1. Approval of the minutes from the August 8, 2016 Village Board meeting.
2. Approval of Payroll for period ending August 6, 2016 in the amount of \$789,810.98.
3. Approval of Payroll Transfer Journal for period ending August 6, 2016 in the amount of \$782,534.02.
4. Approval of Bills for the period ending August 22, 2016 in the amount of \$2,033,586.27.

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

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

D. PETITIONS AND COMMUNICATIONS

1. Presentation of the Gurnee Police Department Four Pillar Awards by Chief Woodside:

Chief Woodside along with Deputy Police Chiefs Sandra Campbell and Willie Meyer handed out Pillar Awards to each of the following Officers and Sergeant. Chief Woodside briefly spoke about the accomplishments of individual.

- Team Building Award – Officer Bill Stashkiw
- Crime Prevention Award – Officer Martin DePerte
- Crime Response Award – Sergeant Jon Ward
- Community Impact Award – Officer Darren Baker

2. Approval of a Proclamation recognizing the Northern Illinois Food Bank and designating September 2016 as Hunger Action Month in the Village of Gurnee.

Mayor Kovarik read proclamation into record.

It was moved by Trustee Garner, seconded by Trustee Thorstenson to approve of a Proclamation recognizing the Northern Illinois Food Bank and designating September 2016 as Hunger Action Month in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried

E. REPORTS

1. Report by Village Engineer Scott Drabicki – Andover sidewalk request recommended course of action.

Village Engineer Scott Drabicki said he was before the Board to recommend the construction of the Andover sidewalk. He said the project would be funded using Capital Funds and as long as all the property owners agree and understand the ramification of the sidewalk being built he would like to move forward on the project.

Mayor Kovarik said the Village has been approached by residents living on Andover asking for sidewalks on both sides of the street. She said she understands their safety concerns in regards to the children in the neighborhood and the bus stops when school is in session. She said this is the first project of this kind coming before the Board and more requests will be before the Board in the future as the budget allows.

Mr. Drabicki said the impact of the project is rather significant as it is difficult to retro fit a sidewalk. He said all the neighbors from corner to corner must agree with the sidewalk installation.

Trustee Hood said it would be wise to establish a committee and develop a method to evaluate these requests.

Mr. Taormina said he approached the Village with this request as 5 homes are impacted with children. He said during the summer months the sidewalk being on one side of the street isn't a problem but during the winter months it is very difficult for the children to access the bus stop. He said he hopes the Board understands the safety concerns especially being right off Hunt Club.

Trustee Balmes said she can appreciate this requests but wonders of the residents will help with keeping the sidewalks clean during the winter.

Mr. Taormina said he will make sure the sidewalk will be clear. He added that he was willing to personally invest into this project.

Trustee Balmes said the Village won't be there to uncover the sidewalk during the winter months.

Trustee Wilson asked how much this sidewalk will cost.

Mr. Drabicki said approximately \$10,000 in engineering costs and \$15,000 in construction.

Trustee Wilson asked how far off is the Village from clearing off sidewalks.

**Matt Taormina
6415 Andover Drive
Gurnee, IL**

Lora Andresen
6439 Andover Drive
Gurnee, IL

Mr. Drabicki the Village is working to purchase a machine to clear sidewalks, but this will just be a portion of the Village's over 200 miles of sidewalk.

Trustee Ross said if one out of the 5 residents says no this project won't move forward.

Mr. Drabicki said that would be his recommendation.

Ms. Andresen said she understands the safety concerns stating she has lived in her house for 15 years and her children are now grown. She is concerned about retro fitting the sidewalk and the significant investment and wonders if the Village doesn't have something of higher priority they could spend the money on. She said she has lots of questions and would need more information before she would support the project adding she wished this would have happened many years ago.

Mayor Kovarik said she will make sure she gets all the information needed.

Trustee Thorstenson asked if the Village has a method to prioritize these projects.

Mr. Drabicki said we are starting with a clean slate.

Trustee Thorstenson asked if there is another way we can help the residents.

Trustee Balmes said the Eastside has no sidewalks.

Mayor Kovarik said that is a concern that has been raised.

Trustee Garner said he would like to see a program to prioritize these types of projects.

Mayor Kovarik said this is the only request we have at this time.

Mr. Drabicki said that is correct.

Mayor Kovarik said this will be a good test case.

Mr. Drabicki said he is looking for permission to proceed.

Mayor Kovarik said we will let Mr. Drabicki initiate the conversation and then bring back the results to the Board.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Approval of Ord. 2016 - 56 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance for 6201 Grand Avenue.

Mr. Muetz summarized New Business items 1-5, stating the Rohrman Auto Group has purchased the property adjacent to its current dealerships at the corner of Grand and Tri-State. The proposed use is an expansion of the current Hyundai and Volkswagen dealerships and will be used for vehicle display, sales, and storage. The existing dealership are zoned C2 PUD and subject to a PUD and annexation agreement. The new site is unable to meet some of the standards of the PUD, therefore they are seeking a Special Use Permit and Variances. He stated Item #1 is a request for a Special Use Permit for a vehicle parking lot accessory to a vehicle dealership. The request was before the Planning & Zoning Board on July 6th and received a unanimous favorable recommendation subject to the following conditions:

- 1) Loudspeakers are prohibited on this site
- 2) Hoods cannot be opened on cars
- 3) Pricing not allowed on cars except the vehicle data sheets
- 4) Parking on paved surfaces only
- 5) Sidewalk installation along Grand and Tri-State
- 6) Proof of cross access easements consistent with SUP site plan

- 7) Proof of deed restrictions and easement dedications
- 8) Proof of right of way dedication for Tri-State Parkways encroachment on private property

He stated Item #2 is a request for a variance for the following:

- 1) To allow interior lighting levels to exceed 50 foot candles but fall within the parameters of the existing PUD for dealerships to the west
- 2) To allow security lighting to exceed 6 foot candles but fall within the parameters of the existing PUD for dealerships to the west
- 3) To allow the northern most curb cut to be 85 feet from Grand Avenue and restrict it to a right-in, right-out only (standard is 100 feet)
- 4) To allow a reduction in the parking setback along Grand Avenue from 25 feet to 15 feet and the setback along Tri-State being reduced from 8 feet to 5 feet subject to additional greenspace being installed further south on Tri-State from full access point to southern property line.

He continued to say Item #3 relates to Tri-State Parkway encroaching on the Rohrman property, while Items #4 and 5 relate to easements for the sidewalk installation.

Mayor Kovarik asked in the northern entry lines up with the Holiday Inn.

Mr. Ziegler said the northern entrance does not, the southern entrance does.

Trustee Balmes asked when this is completed can a car technically cut through from Hunt Club all the way to Tri-State Parkway.

Mr. Ziegler said the side road will be continuous from the Tri-State to Hunt Club.

Trustee Ross asked what is replacing the green space.

Mr. Ziegler said along the Tri-State they increased the setback to 15 feet, from the required 8 foot setback.

Trustee Balmes said in the past run off was a big concern.

Mr. Ziegler said they previously constructed a storm water vault and it will continue to run off into the wetland that is currently in place.

Trustee Balmes asked if it will affect other businesses.

Mr. Ziegler said no, it will follow the same path it currently does.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve of Ord. 2016 – 56 granting a Special Use Permit pursuant to the Gurnee Zoning Ordinance for 6201 Grand Avenue.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2016 - 57 granting Variations pursuant to the Gurnee Zoning Ordinance for 6201 Grand Avenue.

No Discussion.

It was moved by Trustee Balmes, seconded by Trustee Wilson to approve of Ord. 2016 - 57 granting Variations pursuant to the Gurnee Zoning Ordinance for 6201 Grand Avenue.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

3. Approval of Ord. 2016 - 58 authorizing the acceptance of a quit claim deed for property adjoining Tri-State Parkway Gurnee, IL 60031.

No Discussion.

It was moved by Trustee Wilson, seconded by Trustee Balmes to approve of Ord. 2016 - 58 authorizing the acceptance of a quit claim deed for property adjoining Tri-State Parkway Gurnee, IL 60031.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Ord. 2016 - 59 authorizing the acceptance by the Village of Gurnee of a sidewalk easement adjoining Tri-State Parkway from Robert V. Rohrman.

No Discussion.

It was moved by Trustee Thorstenson, seconded by Trustee Balmes to approve of Ord. 2016 - 59 authorizing the acceptance by the Village of Gurnee of a sidewalk easement adjoining Tri-State Parkway from Robert V. Rohrman.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

5. Approval of Ord. 2016 - 60 authorizing the acceptance by the Village of Gurnee of a sidewalk easement adjoining Illinois Route 132 from Robert V. Rohrman.

No Discussion.

It was moved by Trustee Thorstenson, seconded by Trustee Balmes to approve of Ord. 2016 - 60 authorizing the acceptance by the Village of Gurnee of a sidewalk easement adjoining Illinois Route 132 from Robert V. Rohrman.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

6. Approval of Ord. 2016 - 61 authorizing the acceptance of the Final Plat of Resubdivision of Block "L" in Gurnee Mills.

Mr. Muetz said the proposed subdivision creates a separate out lot on the hard corner of Grand Avenue and Hunt Club Road. At this time the lot is anticipated to be sold to Chick-fil-A. Per the Municipal Code subdivided lots are required to front directly on an improved public street. Due to restrictions from IDOT and LCDOT direct access to IL Route 132 or Hunt Club Road will not be allowed. Therefore, ingress and egress easement are provided internally to the site to allow access of the proposed out lot to the existing signalized intersections with these highways. Staff has reviewed the resubdivision and verified that it conforms to the Village of Gurnee Subdivision, Trees and Woodland Protection, and Zoning Ordinances. The Planning and Zoning Board reviewed the request on August 17th and is forwarding a unanimous favorable recommendation.

It was moved by Trustee Wilson, seconded by Trustee Garner to approve of Ord. 2016 - 61 authorizing the acceptance of the Final Plat of Resubdivision of Block "L" in Gurnee Mills.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson

NAY: 0- None

ABSENT: 0- None

Motion Carried.

7. Approval of Ord. 2016 - 62 providing relief from the Gurnee Municipal Code as it relates to the property at 14830 W. Eastwood Avenue – monopole site (T-Mobile driveway relief request – Eastwood Avenue west of O'Plaine Road).

Mr. Muetz said T-Mobile is proposing to construct a cell tower on property located in unincorporated Lake County at the far west end of Eastwood Drive. Eastwood Avenue is a gravel west of O'Plaine Road and actually goes down to two gravel tracks wide enough for one car as you head further west. The Gurnee Municipal Code requires a paved driveway, however, due to the fact that Eastwood Avenue in this area is not paved, T-Mobile has requested relief from this requirement. Staff has reviewed this request and is comfortable with granting this relief given the current circumstances.

Trustee Thorstenson asked why the Zoning Board is not involved.

Mayor Kovarik said the property belongs to the county T-Mobile just needs access to the property.

Mr. Drabicki briefly explained the situation.

Mayor Kovarik said the Village requires driveways to be paved.

Mr. Drabicki said that are looking for relief from paving the road.

Trustee Ross said T-Mobile found this corner lot that is not part of the Village.

Trustee Garner stated they just want to drive across the parcel.

Trustee Ross asked how often the road will be used.

Mr. Drabicki said once a week.

Mayor Kovarik said the property will never be part of the Village.

Trustee Garner said that means Eastwood would have to be paved.

Mr. Ziegler said if it were developed access could be achieved through the Jewel site.

Trustee Thorstenson asked if the Village receives any income from the cell tower.

Mr. Muetz said the property owner will get the income as he is leasing property to T-Mobile.

Trustee Ross asked what would happen if this Ordinance didn't pass.

Mr. Muetz said they would have to pave the driveway.

Mr. Drabicki said this is a reasonable request.

Trustee Wilson asked if they pave the driveway would the Village be obligated to keep it clear during the winter months.

Mr. Muetz said no.

It was moved by Trustee Hood, seconded by Trustee Balmes to approve of Ord. 2016 - 62 providing relief from the Gurnee Municipal Code as it relates to the property at 14830 W. Eastwood Avenue – monopole site (T-Mobile driveway relief request – Eastwood Avenue west of O'Plaine Road).

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson
NAY: 0- None
ABSENT: 0- None
Motion Carried.

8. Approval of request from T-Mobile to pay fee-in-lieu of in the amount of \$4,000.00 for 10 replacement trees on Eastwood Avenue west of O'Plaine Road.

Mr. Muetz said in conjunction with the driveway installation, T-Mobile will need to remove some trees. Following a tree survey, 10 trees proposed to be removed must be replaced or a fee in lieu of must be paid per of Woodland Preservation Ordinance. Given the location and current surroundings, it makes more sense to the Village and T-Mobile to take the fee of lieu of approach. The 10 trees would equate to \$4,000 that the Village can use to replace trees in other, more prominent areas in the Village.

It was moved by Trustee Balmes, seconded by Trustee Garner to approve of request from T-Mobile to pay fee-in-lieu of in the amount of \$4,000.00 for 10 replacement trees on Eastwood Avenue west of O'Plaine Road.

Roll call,

AYE: 6- Ross, Garner, Thorstenson, Balmes, Hood, Wilson
NAY: 0- None
ABSENT: 0- None
Motion Carried.

H. PUBLIC COMMENT

None.

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 Kovarik adjourned the meeting at 8:11 p.m.

**Andrew Harris,
Village Clerk**