

MINUTES OF THE REGULAR MEETING OF THE GURNEE VILLAGE BOARD GURNEE VILLAGE HALL OCTOBER 6, 2025	
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; Christine Palmieri, Director of Human Resources; Ellen Dean, Economic Development Director; Nick Leach, Village Engineer; Ryan Nelson, Information Systems Director; David Douglass, Deputy Fire Chief; Jeremy Gaughan, Deputy Police Chief; Jason Kalinowski, Police Commander.
Roll Call	PRESENT: 4- O'Brien, Balmes, Thorstenson, Ross ABSENT: 2- Garner, Woodside
Pledge of Allegiance	Mayor Hood led the Pledge of Allegiance.
<u>A. PUBLIC COMMENT</u>	None.
<u>B. APPROVAL OF CONSENT AGENDA</u>	It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve the Consent Agenda as presented. <u>Roll call,</u> AYE: 4- O'Brien, Balmes, Thorstenson, Ross NAY: 0- None ABSENT: 2- Garner, Woodside Motion Carried.
<u>C. CONSENT AGENDA / OMNIBUS VOTE</u>	The Village Administrator read the consent agenda for an omnibus vote as follows. 1. Approval of the minutes from the September 22, 2025 meeting. 2. Approval of Engineering Division recommendation to award the Almond Road Pedestrian Crossing Rectangular Rapid Flashing Beacons Project to the low bidder, Powerlink Electric, at a cost of \$29,143.56. 3. Approval of Engineering Division recommendation to award FY 25/26 Miscellaneous Drainage Projects to the low bidder, Campanella and Sons, Inc., at a cost of \$99,665.00. 4. Approval of Payroll for period ending September 19, 2025 in the amount of \$1,122,912.17. 5. Approval of Bills for the period ending October 6, 2025 in the amount of \$2,179,700.46. It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve the Consent Agenda for an omnibus vote as read. <u>Roll call,</u> AYE: 4- O'Brien, Balmes, Thorstenson, Ross NAY: 0- None ABSENT: 2- Garner, Woodside Motion Carried.
<u>D. PETITIONS AND COMMUNICATIONS</u>	None.
<u>E. REPORTS</u>	None.
<u>F. OLD BUSINESS</u>	None.

G. NEW BUSINESS

1. Approval of Gurnee Arts Commission appointments as recommended by Mayor Hood:

Co-Chair – Term Expiring 4/30/28	Lynn Granstrom
Co-Chair – Term Expiring 4/30/28	Beth Keslinke
Member – Term Expiring 4/30/28	April Colette
Member – Term Expiring 4/30/28	Roger Eaton
Member – Term Expiring 4/30/28	Kirsten Saunders
Member – Term Expiring 4/30/28	Fiona Tranter
Member – Term Expiring 4/30/27	Ron Arden
Member – Term Expiring 4/30/27	Angela Baldwin
Member – Term Expiring 4/30/27	Randy Blaser
Member – Term Expiring 4/30/27	Lei Mangaran
Member – Term Expiring 4/30/27	Janelle Rominski
Member – Term Expiring 4/30/27	Jay Stuckwisch

Mayor Hood stated he appreciates the interest and each artist’s willingness to participate in the effort. He stated the turnout has been great and he looks forward to the value they will bring to the community.

Mayor Hood asked each member to introduce themselves to the Board and audience. He concluded by thanking Community Engagement Coordinator Matt Trujillo for this work to date.

It was moved by Trustee O'Brien, seconded by Trustee Ross to approve of Gurnee Arts Commission appointments as read by Mayor Hood.

Roll call,
AYE: 4- O'Brien, Balmes, Thorstenson, Ross
NAY: 0- None
ABSENT: 2- Garner, Woodside
Motion Carried.

2. Approval of Ord. 2025 – 68 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 1500 Tri-State Parkway (PIN 07-16-100-147).

Administrator Muetz said Fiduciary Real Estate Development Inc. is requesting to rezone the existing 16.49± parcel from O-2, Office Campus District to R-6, Multi-Family Residential District. It is also requesting a Variation to reduce the front yard setback requirement from 30' to 20' to accommodate Seasons at Gurnee, a 120 residential unit development housed within six buildings. Seasons at Gurnee is a proposed market rate multi-family development along Tri-State Parkway. On September 17, 2025, the Planning & Zoning Board (PZB) heard the request for rezoning and evaluated it based upon the zoning standards for approval. Following review and discussion, the PZB is forwarding a unanimous favorable recommendation on the request.

Muetz briefly reviewed the details of the development including 120 total units with half being one bedroom and the other half being two bedrooms. There will be a pool and club house onsite, and parking exceeds the requirements. He stated that all of the R-6 Zoning Districts are met. Muetz stated the next item on the agenda to reduce the setback is a result of wetlands on the site and its narrow orientation.

Petitioner Tony DeRosa introduced himself and said he would be happy to answer questions.

Community Director Ziegler stated the PZB is recommending both the rezoning and variance. He then reviewed the variance request in more detail, stating it only affects two residential structures. He stated eight units in each building will have a single car garage. It is proposed as a straight R-6 multi-family development.

Trustee Balmes commented on the amount of wetlands on the property. Director Ziegler said the area they are building on is dry. There are no wetlands on the site (they are on the site to the west), and wetland buffers will be maintained. He confirmed all stormwater detention will be managed by the existing pond to the west and a new pond in the southeastern corner.

Trustee O'Brien asked about the sidewalk and if it would run from Woodland Intermediate to Grand Avenue. Director Ziegler said there will

be a gap at the Com Ed right of way. He stated Village staff will work with Com Ed to install sidewalk at that location.

Trustee Ross asked to see pictures of what the finished product will look like. Director Ziegler presented some renderings and reminded the Village Board it is only voting on the zoning and variance.

Trustee Thorstenson asked for clarification on the request to the Village. Director Ziegler stated the approval is related to the rezoning and variance.

Trustee Thorstenson encouraged staff to fill the sidewalk gap at the Com Ed right of way as soon as possible.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to of Ord. 2025 – 68 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 1500 Tri-State Parkway (PIN 07-16-100-147).

Roll call,

AYE: 4- O'Brien, Balmes, Thorstenson, Ross

NAY: 0- None

ABSENT: 2- Garner, Woodside

Motion Carried.

3. Approval of Ord. 2025 – 69 granting a Variation from the Front Yard Setback Requirement pursuant to the Gurnee Zoning Ordinance for 1500 Tri-State Parkway (PIN 07-16-100-147).

It was moved by Trustee O'Brien, seconded by Trustee Ross to approve of Ord. 2025 – 69 granting a Variation from the Front Yard Setback Requirement pursuant to the Gurnee Zoning Ordinance for 1500 Tri-State Parkway (PIN 07-16-100-147).

Roll call,

AYE: 4- O'Brien, Balmes, Thorstenson, Ross

NAY: 0- None

ABSENT: 2- Garner, Woodside

Motion Carried.

4. Approval of Ord. 2025 – 70 granting a Zoning Text Amendment pursuant to the Gurnee Zoning Ordinance for modifications to Accessory Structure Regulations.

Administrator Muetz said in May 2024 the Village passed a moratorium on the construction of accessory structures that exceed more than 600 square feet within residentially zoned districts. As a reminder, he stated the Zoning Ordinance does not limit the maximum size of an accessory structure on a lot. However, it requires that the cumulative footprint of all detached accessory structures does not exceed the footprint of the principal structure. Staff requested the moratorium to review the issue and recommend amendments to address concerns. He stated the moratorium was subsequently extended twice based on staffing shortages and workloads. In July the Planning & Zoning Board discussed the issue. Muetz stated from that discussion changes related to Accessory Structure height, quantity, footprint and use are recommended.

Community Development Director Ziegler reviewed the four aspects and the proposed amendments.

Height: For accessory structures, building height shall be defined as the peak height of the structure, no matter what the roof type.

Quantity: No more than 3 permitted accessory structures over 25 sq ft (not including fences) may be located on any residentially zoned lot.

Footprint: Accessory structures may not occupy more than 40% of the yard area in which they are located, and the cumulative footprint of all detached accessory structures may not exceed 75% of the footprint of the principal structure.

Use: A detached garage may not contain permanent stairways to the attic space.

Trustee Garner
arrived at 7:17pm

	It was moved by Trustee Garner, seconded by Trustee Balmes to approve of Ord. 2025 –70 granting a Zoning Text Amendment pursuant to the Gurnee Zoning Ordinance for modifications to Accessory Structure Regulations. <u>Roll call,</u> AYE: 5- Garner, O’Brien, Balmes, Thorstenson, Ross NAY: 0- None ABSENT: 1- Woodside Motion Carried.
<u>H. PUBLIC COMMENT</u>	None.
<u>Closing Comments</u>	None.
<u>Adjournment</u>	It was moved by Trustee Balmes, seconded by Trustee Garner to adjourn the meeting. <u>Voice Vote:</u> ALL AYE: Motion Carried. Mayor Hood adjourned the meeting at 7:24 p.m.
<u>Andrew Harris,</u> Village Clerk	