

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

**GURNEE VILLAGE HALL
SEPTEMBER 23, 2019**

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; Heather Galan, Village Engineer; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; John Kavanagh, Fire Chief; Brian Smith, Police Chief; Jesse Gonzalez, Deputy Police Chief; Willie Meyer, Police Commander; Ellen Dean, Economic Development Director, Jack Linehan, Assistant to the Administrator

Roll Call

PRESENT: 6-O'Brien, Balmes, Hood, Thorstenson, Ross, Garner
ABSENT: 0- None

Pledge of Allegiance

Mayor Kovarik led the Pledge of Allegiance.

Mayor Kovarik complimented Village staff for its efforts during the recent flood event. She said the Village was well prepared and organized.

A. APPROVAL OF CONSENT AGENDA

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

Roll call,

AYE: 6- O'Brien, Balmes, Hood, Thorstenson, Ross, Garner
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 September 9, 2019 Village Board meeting.
2. Approval of Res. 2019 - 08 establishing certain property of the Village of Gurnee to be surplus (Public Works Units #650 & #688 and Police Department Unit #173).
3. Approval of Information System Division's recommendation to renew a one-year Microsoft Software Assurance maintenance agreement with CDWG at a price of \$26,552.12 (State of Illinois Central Management Services contract).
4. Approval of Payroll for period ending September 13, 2019 in the amount of \$880,690.02.
5. Approval of Bills for the period ending September 23, 2019 in the amount of \$1,736,989.05.

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

Roll call,

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

C. PETITIONS AND COMMUNICATIONS

1. Approval of a Proclamation designating October 2019 as "Crime Prevention Month" in the Village of Gurnee.

Mayor Kovarik read into record.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of a Proclamation designating October 2019 as "Crime Prevention Month" in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried

2. Reminder: Ethylene Oxide Informational Town Hall – October 2, 2019 – 6:30 P.M. to 8:00 P.M. – College of Lake County Auditorium A011.

D. REPORTS

1. Presentation by Fire Chief John Kavanagh – September 2019 Des Plaines River flooding event.

Fire Chief Kavanagh gave a brief summary of the September 2019 flood event. He stated that there were three rainfall events over a four-day period that resulted in riverine flooding. Chief Kavanagh stated major sandbagging and barrier wall operations started on Saturday, September 14th and were substantially completed by 3pm that day.

Chief Kavanagh's summary included:

- Village staff started holding meetings daily on Thursday, September 12th.
- The river level exceeded 10.5 feet making it the sixth highest river level in the Village's history.
- Public Works had filled sandbags ready for the residents starting Thursday, September 12th and maintained having sand bags available for residents throughout the flooding event.
- Village staff put out CTY calls and made flood updates available on the Village's listserv minimally daily throughout the flooding event.
- The Village's Engineering Department assisted and provided maps and elevations for barrier walls along with sandbags and plastic.
- Gurnee's Emergency Operation Center was opened virtually utilizing a Flood Group text message chain to share information and formulate plans.
- Fire Station #1 closed for four days and nights during the flooding.
- A Village-Wide CTY call was sent out on Saturday, September 14th requesting volunteers. This resulted in approximately 150 people showing up at Warren Township High School to fill sand bags.
- Clean up operations will begin on Tuesday, September 24th.

Questions:

Trustee Balmes asked about the upcoming rain forecast.

Chief Kavanagh stated that Village staff has taken that into account when making the decision to remove sandbags and barrier walls.

Trustee Thorsten asked about recent updates that Lake County Storm Water Management has made.

Community Development Director Ziegler said the Village is a member of the technical committee and the changes they are considering will require increased on-site storm water capacity.

Mayor Kovarik explained how the new technical standards will need to be approved by Lake County and ultimately by the Village.

Trustee Balmes asked about the new wetlands north of Gurnee.

Mr. Ziegler explained that this project is not yet complete and will act as a shock absorber for flooding however all of the water will have to pass through Gurnee at some point before levels are able to recede.

Trustee Garner asked why the level of rain predications need to be raised.

Mr. Ziegler explained increased and more accurate data will assist in forecasting future flooding events.

Trustee Ross asked about what affect Wisconsin rainfall has on Gurnee.

Mr. Ziegler responded that Wisconsin has more lenient storm water management practices and policies compared to Lake County so the Village will continue to feel the impact in the Des Plaines River.

Chief Kavanagh continued to give a summary of the use of jersey barriers and how to make them more effective when combating a flooding event. He stated seepage is inevitable therefore additional pumping is needed.

Mayor Kovarik concluded by thanking staff for their time and effort.

2. Presentation by Village Engineer Heather Galan and Finance Director Brian Gosnell – Knowles Road Water Tower construction progress and Illinois Environmental Protection Agency loan update.

Village Engineer Heather Galan and Finance Director Brian Gosnell presented the following Power Point presentation to the Board:

Knowles Rd. Water Tower and IEPA Loan Update

Construction Update

- Foundation (December – March)
- Assembly of Tower and Internal Piping on Ground (March – August)
- Steel welded and lifted into place (May – August)

Sept-Nov 2019

- Currently 82% complete
- Painting interior & exterior

Nov-Dec 2019

- Install equipment (controls, SCADA, etc.)
- Fill tower, test equipment & set parameters
- Substantial Completion

Mar-Apr 2020

- Final Landscaping & Seeding
- Final Completion

IEPA Loan Update

- Approved Loan \$6,132,208
 - 20-years at 1.84%
- Remaining \$1,759,290.57
- First Payment est. 6/30/20
- 4/30/19 Cash Balance \$6.35m
- Final \$1.5m From Reserves
 - \$200k additional annually

Questions:

Mayor Kovarik asked if the Village Board if it were comfortable taking money out of reserves to complete the project.

Trustee Hood said pay it off as fast as you can.

Trustee Garner asked how much time it takes to fill the tower.

Ms. Galan said she wasn't sure but would look into it.

Trustee Garner asked if water freezes in the tank.

Ms. Galan said the water is constantly moving so it won't freeze.

Trustee Garner asked if there is a contamination concern with applying paint to the inside of the tank.

Ms. Galan said internal coating is an industry practice to protect the metal and is approved by the EPA.

Trustee Balmes asked about a comprehensive maintenance program.

Ms. Galan said that will come before the Board at a later date.

Mayor Kovarik asked about the new logo.

Administrator Muetz said the new logo will be on the tank but the final location is still being discussed.

Trustee Thorstenson asked if the Village has received any complaints during the construction of the tank.

Administrator Muetz said the Village has not, but will continue to monitor progress and inform residents as needed.

Mayor Kovarik said that there were no discussion topics on the agenda for the September 30th Committee of the Whole meeting and asked the Trustees if they would like to cancel the meeting.

It was moved by Trustee Balmes, seconded by Trustee Hood to cancel the Committee of the Whole meeting for September 30, 2019.

Voice Vote: ALL AYE: Motion Carried.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2019 – 60 granting variations, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132.

Community Development Director David Ziegler gave the Village Board a summary of the proposal to convert the Citgo Gas Station on East Grand to a car wash. He stated the proposal was before the Planning & Zoning Board (PZB) in July and received mixed results on various requests for variances and exceptions. Following the meeting the petitioner adjusted its plans to address PZB concerns prior to Village Board consideration. He stated as a result the Village Board remanded it to the PZB for further review. The second review by the PZB resulted in favorable recommendations for all requests, except for one tie vote related to maneuvering vehicles out of vacuum stations and its impact on the cue line for pay stations. The petitioner then revisited the site plan again and eliminated three vacuum stations and relocated pay station cue lines to alleviate the PZB's concerns. As a result, this Special Use Permit request is no longer needed. Mr. Ziegler stated staff is concerned about leaving the pavement for the eliminated vacuum stations. He concluded by saying the Village Board will consider three ordinances: A Variance for the separation in curb cuts and setback encroachments; a Special Use Permit for three 8-foot tall information boards interior to the site; and a Special Use Permit allowing the operation of a car wash, stacking bay width reduction, canopy lighting levels and landscape buffer reduction. The final Special Use Permit has two options: one that leaves the eliminated vacuum station pavement in place and one that requires it be removed.

Trustee O'Brien asked for clarification on the location of the pavement staff is concerned about.

Mr. Ziegler pointed out the location along Grand Avenue.

Trustee O'Brien then asked about the tie vote at the PZB and the impact of landscaping on the visibility of these signs.

Mr. Ziegler stated the signs exceed the required square footage, but they are internal to the site.

Attorney Winter stated the signs are informational for those already on the site, not meant for those on Grand Avenue.

Trustee Balmes asked about the traffic pattern on the site.

Mr. Ziegler provided clarification.

Trustee Balmes then asked about the vacuum services.

Chris Kalischefski, Architect WT Group, spoke on behalf of the petitioner stating the vacuums are free. He then provided information on the command center that will monitor traffic on the site. Mr. Kalischefski then reviewed the escape lanes and gates that

will be operated when needed.

Trustee Garner asked about the lanes entering the wash bay.

Mr. Kalischefski stated there are dual lanes to the pay stations, once cars pass the pay stations they merge into a single lane. He continued to state for car washes to be successful people must feel safe and it must be very convenient. Mr. Kalischefski stated the proposed site plan accomplishes these goals.

Trustee Garner then questioned how the site is accessed.

Mr. Kalischefski stated it is accessed and exited via Lawrence Avenue. He then reviewed the gates for the escape lane again.

Trustee Hood asked Mr. Kalischefski to justify leaving the pavement in place for the vacuum stations that were removed.

Mr. Kalischefski provided greater detail on the vacuum stations and reviewed four examples of vacuum stations and the separation from drive isles. He stated the automated process brings cars through very quickly and therefore car stacking is generally not an issue. If it becomes an issue, vacuum stations are closed. Under the proposed site plan the stations that would typically be closed have been removed entirely. He stated they prefer to leave the pavement to place snow on in the winter. He stated the pavement will be heated to help manage snow loads. Mr. Kalischefski then reviewed landscaping and floor area ratios for the site, saying there is a generous amount of green space proposed. He requested this be considered as the Board reviews the request to leave the pavement in place.

Trustee Hood asked staff's opinion related to the pavement.

Mr. Ziegler stated it is excess pavement. He further stated pavement is not typically designated for snow piles. Rather, the property owner works with pavement in place and adjusts operations accordingly.

Trustee O'Brien asked where the employee parking is located.

Mr. Kalischefski explained where employees will park.

Mr. Kalischefski continued to provide additional information on the floor area ratio and landscaping features. He then reviewed the three informational signs interior to the site, as well as fence and retaining walls. He stated he does not believe the signs will be able to be seen by the traveling public. Mr. Kalischefski continued to review the amount of signage requested compared to what is allowed by the Village Sign Code.

Trustee Balmes asked how the excess pavement requested will be controlled.

Mr. Kalischefski stated verbiage can be included in the ordinance and the Village will have to enforce those regulations.

Mr. Ziegler stated the petitioner has made many changes to the site to meet the desire of the PZB and staff, with the remaining issue being the excess pavement.

Trustee Ross asked about the location of the signs on-site.

Mr. Kalischefski provided the location of each proposed sign.

Mayor Kovarik reminded the Board that if restrictions were placed in the ordinance, staff would be required to enforce them. There have been instances in the past in the Village where this has been time consuming for staff and created tensions with the business.

Mr. Kalischefski stated a typical car wash has twenty vacuum stations. This site is down to nine and with the removal of the pavement in the winter it is possible they will be down in six.

Mayor Kovarik stated the plans are a big improvement compared to the current site, she just reminded the Board that restrictions must be enforced.

Trustee Ross questioned vacuum usage in the winter.

Mr. Kalischefski stated they are used throughout the year.

Trustee O'Brien asked about snow being placed on the grass.

Mr. Kalischefski responded it will negatively impact the turf and makes it difficult to remove from the site.

Mayor Kovarik called for a vote on the variance.

It was moved by Trustee Hood, seconded by Trustee O'Brien to approve of Ord. 2019 – 60 granting variations, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

The Board voted on the Ordinances in the following order:

4. Approval of Ord. 2019 – 61 approving a Special Use Permit to all three eight-foot tall information board signs, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132.

It was moved by Trustee Hood, seconded by Trustee Balmes to approve of Ord. 2019 – 61 approving a Special Use Permit to all three eight-foot tall information board signs, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132.

Roll call,

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

NAY: 0- None

ABSENT: 0- None

Motion Carried.

2. Approval of Ord. 2019 – 62 approving Special Use Permits, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132 (does not include condition in Section IV of the ordinance related to striped pavement area directly west of vacuum stalls).

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve of Ord. 2019 – 62 approving Special Use Permits, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132 (does not include condition in Section IV of the ordinance related to striped pavement area directly west of vacuum stalls).

Roll call,

AYE: 3- O'Brien, Balmes, Thorstenson

NAY: 4- Hood, Ross, Garner, Kovarik

ABSENT: 0- None

Motion Failed.

3. Approval of Ord. 2019 – 63 approving Special Use Permits, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132 (includes condition in Section IV of the ordinance that the striped pavement area directly west of the vacuum stalls be converted to turf).

It was moved by Trustee O'Brien, seconded by Trustee Garner to approve of Ord. 2019 – 63 approving Special Use Permits, pursuant to the Gurnee Zoning Ordinance, for 3419 Route 132 (includes condition in Section IV of the ordinance that the striped pavement area directly west of the vacuum stalls be converted to turf).

Roll call,

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

NAY: 0- None

ABSENT: 0- None

	Motion Carried.
<u>G. PUBLIC COMMENT</u> Shawn Depke Building Owner 4606 Old Grand Gurnee, IL	<p>Mr. Depke stated the Village needs to find a quicker way to purchase structures near the Des Plaines River to help alleviate flooding. He stated otherwise floods will continue and will impact the Village's budget. Mr. Depke reiterated the Village needs to speed up property purchases.</p> <p>Mr. Ziegler stated the Village is probably halfway through the property purchase list.</p> <p>Mayor Kovarik stated the Village takes advantage of federal grants to help purchase properties. Speeding up the process would involve moving forward without the use of grant funding.</p> <p>Trustee Balmes stated purchasing homes faster will help with flood protection efforts, but flooding will still occur.</p>
<u>Closing Comments</u>	None.
<u>Adjournment</u>	<p>It was moved by Trustee Balmes, seconded by Trustee Garner to adjourn the meeting.</p> <p><u>Voice Vote:</u> ALL AYE: Motion Carried.</p> <p>Mayor Kovarik adjourned the meeting at 8:17 p.m.</p>
<u>Andrew Harris,</u> Village Clerk	