

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

**GURNEE VILLAGE HALL  
FEBRUARY 25, 2019**

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**Call to Order**

Mayor Kovarik called the meeting to order at 7:09 p.m.

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**Other Officials in Attendance**

Patrick Muetz, Village Administrator; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Tom Rigwood, Director of Public Works; John Kavanagh, Fire Chief; Brian Smith, Interim Police Chief; Jesse Gonzalez, Deputy Police Chief; Jeremy Gaughan, Police Commander; Willie Meyer, Police Commander; Tracy Velkover, Planning Manager; Ellen Dean, Economic Development Director, Jack Linehan, Assistant to the Administrator

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**Roll Call**

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

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**Pledge of Allegiance**

Mayor Kovarik led the Pledge of Allegiance.

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**A. APPROVAL OF  
CONSENT AGENDA**

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

**Roll call,**

**AYE: 6- Thorstenson, Jacobs, Ross, Garner, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

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**B. CONSENT  
AGENDA /  
OMNIBUS VOTE**

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

1. Approval of minutes from the February 4, 2019 meeting.
2. Approval of Res. 2019 -02 approving a contract with Constellation NewEnergy Services for the provision of electricity for pump stations.
3. Approval of recommendation from the Public Works Department to award the Crescent Avenue Lift Station Generator Replacement Project to Kelso-Burnett Co. at a cost of \$42,710.00.
4. Approval of recommendation from the Public Works Department to award janitorial cleaning services to The Heiser Group at an annual cost of \$23,616.00.
5. Approval of Payroll for period ending February 1, 2019 in the amount of \$826,946.27.
6. Approval of Payroll for period ending February 15, 2019 in the amount of \$835,825.08
7. Approval of Bills for the period ending February 25, 2019 in the amount of \$1,343,771.15.

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

**Roll call,**

**AYE: 6- Thorstenson, Jacobs, Ross, Garner, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

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**C. PETITIONS AND  
COMMUNICATIONS**

1. Approval of a Proclamation designating March as Women's History Month in the Village of Gurnee.

Mayor Kovarik read into record.

It was moved by Trustee Garner, seconded by Trustee Thorstenson to approve of a Proclamation designating March as Women's History

Month in the Village of Gurnee.

**Voice Vote: ALL AYE: Motion Carried.**

**D. REPORTS**

1. Presentation by Sports Facilities Advisory – Gurnee Sports and Events Center Feasibility Study.

Economic Development Director Dean provided background on the Village's contract with Sports Facilities Advisory (SFA)/Vieste for a Phase 1 feasibility study for a youth sports and events facility. Gurnee's family-friendly amenities and location make it an ideal location for tournaments. Such a facility would generate new visitors to the community as well as meeting local demand. She thanked stakeholder groups for their input into the process and introduced Daniel Morton, Strategic Advisor with Sports Facilities Advisory, who presented the feasibility study findings.

Mr. Morton provided brief biographies for the consultant team firms. He explained that they evaluate projects using their development and operations experience with facilities in major tourism markets nationwide. The scope of work for this feasibility study was guided by the Village's definitions of success: A youth sports and events facility must drive economic impact and new tax revenue; must enhance Gurnee as a destination for family friendly tourism; must be operationally self-sustaining; and must improve the local area's quality of life and access to sports, recreation, and event space.

Mr. Morton defined the regional market (4 hour drive time); sub regional market (up to 60 minutes); and local market (up to 30 minute). The number of potential participants by sport, for each market, was quantified. Existing facilities and tournaments/events within each market were inventoried.

The recommended facility program includes four permanent basketball courts convertible to eight volleyball courts; one primary, year-round ice rink; one secondary ice rink convertible to four basketball or four volleyball courts; Family Entertainment Center; Sports Performance Training area; and Flex space (e.g. lobby, offices, concessions, etc.). The estimated cost of such a facility is \$40,156,477 exclusive of land cost.

Mr. Morton reviewed the forecasted revenue and cost of goods sold associated with each type of sport or activity as well as the facility operating expenses. The facility is expected to generate a positive EBITDA (Earnings Before Interest, Taxes, Depreciation, and Amortization) beginning in Year 1. By maturity/Year 5, the EBITDA is forecasted to be \$966,324.

Mr. Morton reviewed the number of anticipated events per year and visitor projections. Visitor spending is estimated conservatively, and in line with Visit Lake County estimates, at \$142.11 per person per day. Only non-locals are counted when estimated economic impact. Tax revenue generation is estimated at \$335,984 in Year 1 increasing to \$426,277 in Year 5.

In keeping with the Village's goals and objectives, Mr. Morton explained, the sports facility would be just one piece of an overall mixed use development which would need to create positive economic impact without impacting the Village's bond rating or general fund budget. The finance strategy assumes Village investment would be limited to necessary development incentives and infrastructure improvements only, and the Village would not own or operate the asset.

While the sports and events facility is operationally feasible based upon positive EBITDA, financing it will be difficult. Mr. Morton explained that the consultant team believes it will improve the likelihood of success if the Village remains involved with the process to undertake a bifurcated (sports/mixed-use) procurement process if proven feasible. In order to proceed, the Village would need to gain transaction control of the primary site, develop a conceptual land use plan, and commission a hospitality study and a corporate sponsorship study. He noted that not all of these steps need be done at once and/or could be broken into smaller pieces but

confirmed that land control would be important.

Mayor Kovarik commended the consultant team on a thorough study.

**Questions:**

Trustee Thorstenson asked about the risk of building such a facility given the fact that others could be built in this region.

Mr. Morton responded that Gurnee is already destination and has current attractions that will factor into family decision-making.

Trustee Jacobs stated he noticed outdoor sports opportunities are missing and asked about the impact of this. He continued to state a majority of the sports that would be hosted by this facility he views as winter sports and is concerned the Village may be missing out during the summer months.

Mr. Morton stated there are two main reasons why outdoor fields are not included. The first is outdoor sports require a lot of space for the fields, parking and setbacks. This would impact the amount of mixed use development on this parcel. Secondly, outdoor fields would negatively impact self-sustaining models, which was a directive for this study.

Trustee Ross questioned what mixed use includes.

Mr. Morton stated the focus is on flexibility for open spaces including performance arts, dance, graduation events, etc...

Trustee Hood confirmed that the debt service would not be covered by operating revenues.

Mr. Morton stated that is correct.

Trustee Hood asked what the shortfall is.

Mr. Morton stated approximately \$1.2 million.

Trustee Hood then asked what the next steps would be.

Mr. Morton stated securing the land and developing a conceptual land use plan.

Trustee Balmes asked if the Village controls the land does SFA have interested investors.

Mr. Morton stated there are no specific investors lined up. He believes more due diligence is needed to attract investors.

Mayor Kovarik stated based on the feasibility study completed by SFA and Vieste here is what we do know; there is market support for youth sports complex, the youth sports complex is operationally feasible with a positive EBITDA, the Village needs to control the integrity of the project without having to take risk or make a direct investment and in order to avoid risk or investment by the Village a significant amount of private capital will be necessary. It will be difficult, but not impossible, to complete the capital finance transaction.

Mayor Kovarik continued to state with the feasibility study in hand, here is what we know we don't know; we don't know land cost or control, we yet don't fully know the value proposition for a private capital partner(s), and we don't know who private capital partner(s) might be or the probability of reaching an agreement. She stated prudent next steps include continuing to be frugal and cautious as we learn more, move further ahead in understanding land cost and control and do some preliminary land planning to further define value proposition for a private capital partner(s).

Mayor Kovarik then discussed that this project must be looked at from a long-term perspective. She stated this project may not be the

right one, but in order to continue to operate without a property tax, the Village will continue to have to attractions that bring visitors to the community. She stated she feels the Economic Development Committee should convene and review the feasibility study and make a recommendation as to whether the Village should move to the next phase.

Trustee Thorstenson stated she is open to the EDC review this, but feels additional support is needed. She stated past work by the Committee has been on a smaller scale and this is a very complex issue. She stated other stakeholders in the community should be included.

Trustee Hood stated he is fine with the EDC review it but feels a lot more information is needed before the Village spends additional funding.

Trustee Jacobs stated he would like to participate on the EDC as they look at it.

**E. OLD BUSINESS**

None.

**F. NEW BUSINESS**

1. Approval of Ord. 2019 - 09 granting a Zoning Text Amendment to Article 13.12 "Master Sign Plans" of the Gurnee Zoning Ordinance.

Mr. Muetz said the Zoning Ordinance (ZO) requires that new office and industrial multi-tenant developments provide a Master Sign Plan that requires signs to be unified in at least three ways. The property owner can chose from a list of ways that signs can be unified, such as font style, lettering color, background color, sign type, etc. Approximately three years ago the ZO was amended to require that retail tenants unify signs in just two ways, instead of three. This amendment was processed in recognition that franchise retail tenants are not able to be as flexible as other non-franchise businesses in regards to signage. Today office/service tenants that are also franchise businesses are expressing a lack of flexibility on signage and therefore, an inability to unify in three ways. As such staff is proposing an amendment to the text of the Zoning Ordinance to require that Master Sign Plans for all types of businesses, no matter if for office, service, industrial, retail, etc., be required to unify in two methods and not three. The amendment was before the Planning and Zoning Board on February 6, 2019 and received a unanimous favorable recommendation.

It was moved by Trustee Thorstenson, seconded by Trustee Jacobs to approve of Ord. 2019 - 09 granting a Zoning Text Amendment to Article 13.12 "Master Sign Plans" of the Gurnee Zoning Ordinance.

**Roll call,**

**AYE: 6- Thorstenson, Jacobs, Ross, Garner, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

2. Approval of Ord. 2019 - 10 authorizing the execution of an Intergovernmental Agreement with the Village of Gurnee and the Warren-Newport Public Library District to contract for the repair and maintenance of parking lots.

Mr. Muetz said the Warren-Newport Public Library recently reached out to Village staff for assistance related to parking lot maintenance that is needed at the facility. After meeting with staff and reviewing conditions, it was determined that some patching work is needed. Since the Village bids for patching work every year, staff is agreeable to including the work needed at the library. The library will reimburse the Village based on the amount of work conducted. Attorney Winter has drafted this very simple intergovernmental agreement that memorializes discussions.

It was moved by Trustee Balmes, seconded by Trustee Garner to approve of Ord. 2019 - 10 authorizing the execution of an Intergovernmental Agreement with the Village of Gurnee and the Warren-Newport Public Library District to contract for the repair and maintenance of parking lots.

**Roll call,**  
**AYE: 6- Thorstenson, Jacobs, Ross, Garner, Balmes, Hood**  
**NAY: 0- None**  
**ABSENT: 0- None**  
**Motion Carried.**

3. Approval of Ord. 2019 - 11 approving the purchase of real estate located at 0 Milwaukee Avenue, Gurnee, Illinois.

Mayor Kovarik stated logistically there are advantages to a third Fire Station. Personnel and equipment are in a good position to support this station. Last year the Village was approached about a potential land donation or sale at a very small dollar amount. She stated she continues to speak to other land owners in the area to acquire additional land. She stated for \$10 the Village can obtain this property.

It was moved by Trustee Garner, seconded by Trustee Ross to approve of Ord. 2019 - 11 approving the purchase of real estate located at 0 Milwaukee Avenue, Gurnee, Illinois.

**Roll call,**  
**AYE: 6- Thorstenson, Jacobs, Ross, Garner, Balmes, Hood**  
**NAY: 0- None**  
**ABSENT: 0- None**  
**Motion Carried.**

4. Approval of Res. 2019 - 03 approving the creation of the 2020 Gurnee Complete Count Committee (GCCC).

Mr. Muetz said in preparation for the 2020 United States Census, the Census Bureau is reaching out to cities throughout the Chicago region to create "Complete Count Committees (CCC)" in partnership with the Census Bureau. The committees are suggested to be made up of community leaders, schools, religious organizations, and civic groups to help educate the public about the census. In the near future staff will be identifying potential committee members and providing a recommendation for appointment to the Village Board.

It was moved by Trustee Balmes, seconded by Trustee Jacobs to approve of Res. 2019 - 03 approving the creation of the 2020 Gurnee Complete Count Committee (GCCC).

**Roll call,**  
**AYE: 6- Thorstenson, Jacobs, Ross, Garner, Balmes, Hood**  
**NAY: 0- None**  
**ABSENT: 0- None**  
**Motion Carried.**

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**G. PUBLIC COMMENT**

**Laurel Wimpffen**  
**218 W. Hickory**  
**Haven Dr.**  
**Gurnee, IL**

Mrs. Wimpffen stated the challenges outlined in the youth sports facility are a concern. She the Village does not control the land and that she believes an environmental impact study should be performed.

**Vaseem Iftexhar**  
**3 N. Forest View**  
**Hawthron Woods, IL**

Mr. Iftexhar stated he is concerned about ethylene oxide. He stated independent testing should be conducted and that the appearance of a conflict of interest must be addressed. He also requested a timeline for action, increased communication and a test that is scientifically solid.

**Jennifer Comiza**  
**961 Hartford Dr.**  
**Gurnee, IL**

Ms. Comiza stated she is concerned about ethylene oxide. She requested the Village expedite the process for testing and monitoring.

**Soh Tanaka**  
**17599 W. Dartmoor**  
**Grayslake, IL**

Ms. Tanaka stated he went to the State Capitol and testified related to ethylene oxide. He stated Willowbrook conducted independent testing and these results were relied upon by the EPA.

**Tatyana Santamaria**  
**4839 Kings Way**

Ms. Santamaria stated she is concerned about ethylene oxide and that it will impact visitors to the community.

**Gurnee, IL**

**Susan Henning  
2116 Westfield Dr.  
Gurnee, IL**

Ms. Henning stated she attended the Waukegan City Council meeting where the Council was asked to conduct independent testing. She stated that government is slow and independent testing will speed up the process.

**Ryan Horath  
4487 Sheffield Ct  
Gurnee, IL**

Mr. Horath stated state and federal officials continue to call for testing. He stated the independent testing in Willowbrook was used to help close a sterilization facility. He then referenced an article that stated there are over 100 census tracts with potential elevated risk but only one is getting any attention. He continued to state that Representative Yingling attended a meeting yesterday regarding ethylene oxide and that they share similar views on the issue. Mr. Horath then stated he believes the Village does have authority to regulate air emissions.

**Mayor Kovarik**

Mayor Kovarik stated before Mr., Horath continued she wanted the record to reflect that Mr. Horath has stated to her he does have a legal degree, and does not have an active legal license. She continued to state Mr. Horath has not practiced or litigated municipal law.

Mr. Horath continued by stating he has contacted law professors who agree with his opinion. He then referenced the City of Chicago and its efforts related to manganese. He concluded by stating he is optimistic that there will be a solution introduced at the State level.

**Linda Conway  
4472 Longmeadow  
Gurnee, IL**

Ms. Conway stated ethylene oxide is a concern and that independent testing is needed.

**Amanda Lavitt-  
Wagner  
4038 Grandville Ave  
Gurnee, IL**

Ms. Wagner stated ethylene oxide is a concern and that independent testing is needed.

**Shaykh Azfar Uddin  
1751 S. O'Plaine Rd  
Libertyville, IL**

Mr. Uddin stated ethylene oxide is a concern and that independent testing is needed.

**Mildred Corder  
38100 N, Cashmore  
Rd.  
Wadsworth, IL**

Ms. Corder stated her family has been greatly impacted by cancer and independent testing is needed.

**Barb Paulauskly  
4359 E. Bluebird Ct  
Gurnee, IL**

Ms. Paulauskly stated in her opinion not conducting independent testing is immoral.

**Syed Karim  
7612 Cascade Way  
Gurnee, IL**

Mr. Karim stated that independent air testing is needed.

**Jim Sanchez  
Gurnee, IL**

Mr. Sanchez questioned why Gurnee is not conducting independent testing.

**Zara Karim  
7612 Cascade Way  
Gurnee, IL**

Miss Karim stated everyone has a right to clean air and independent testing is needed.

**Maryam Sellami  
14545 S. Somerset  
Green Oaks, IL**

Miss Sellami stated independent testing is needed.

**Teuta Tanaka  
17599 W. Dartmoor  
Grayslake, IL**

Mrs. Tanaka thanked Waukegan for considering air testing and stated testing is needed in Gurnee.

**Herb Seidel  
5787 Constitution  
Gurnee, IL**

Mr. Seidel stated he believes the Village is top-notch, that the Mayor and Village Board are here to help and he agrees ethylene oxide needs to be addressed, but it takes time. He stated that processes must be followed.

**Diane Surufka  
1336 Sunrise  
Gurnee, IL**

Ms. Surufka stated the ethylene oxide issue has been going on for seven months in Willowbrook and for three months here.

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**Closing Comments**    None.

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**Adjournment**    It was moved by Trustee Balmes, seconded by Trustee Jacobs to adjourn the meeting.

**Voice Vote:    ALL AYE:    Motion Carried.**

Mayor Kovarik adjourned the meeting at 9:01 p.m.

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**Andrew Harris,  
Village Clerk**