

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

**GURNEE VILLAGE HALL  
MARCH 4, 2019**

**Call to Order**

Mayor Kovarik called the meeting to order at 7:01 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; Christine Palmieri, Director of Human Resources; Chris Velkover, Information Systems Director; 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; John Petersen, Director of Support Services; Phil Brunell, Communications Supervisor; Ellen Dean, Economic Development Director; Jack Linehan, Assistant to the Administrator; Jodi Luka, Management Analyst

**Roll Call**

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

**Pledge of Allegiance**

Mayor Kovarik led the Pledge of Allegiance.

**A. APPROVAL OF CONSENT AGENDA**

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

**Roll call,**

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

**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 February 25, 2019 meeting.
2. Approval of request to allow Economic Development Director Ellen Dean to attend the International Council of Shopping Centers RECon in Las Vegas, NV from May 19 – 22, 2019 at a cost not to exceed \$2,000.00.
3. Approval of Bills for the period ending March 4, 2019 in the amount of \$791,985.03.

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

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

**C. PETITIONS AND COMMUNICATIONS**

None.

**D. REPORTS**

1. Presentation by Tim Miles Sr. – President/CEO GolfVisions Management, Inc. – Review of Bittersweet Golf Course 2018 season and 2019 plans.

Tim Miles Sr, President/CEO of GolfVisions, provided the Village Board an update on Bittersweet Golf Course. He stated 2018 was a very bad year for the golf industry due to poor weather conditions. This resulted in Bittersweet ending \$12,000 in the red. He stated there were 147 playable days in 2018, with the average over the last five years being 180 playable days. These lost days resulted in approximately \$100,000 reduction in revenue. In 2019 the course

plans to rearrange the restaurant menu, continue to build upon strong lesson interest, and discontinue the fish fry and add a burger special. He continued to say equipment is in excellent shape. Memberships year to date are slightly behind last year, but this is a not a cause for concern. Mr. Miles stated another course in the marketplace was down 25%, with most down 3% to 13%. Bittersweet fell in this range. He stated the course is in excellent condition all around including the grounds and clubhouse. He stated everything is in place at Bittersweet, they just need a good weather year in 2019.

Mr. Muetz stated while it was a tough season weather-wise, there is adequate funding in reserves to cover the shortage. He condemned GolfVisions for their continued efforts at Bittersweet.

2. Presentation by Darrell Blenniss Jr. – Executive Director Central Lake County Joint Action Water Agency – General Agency update.

Darrell Blenniss Jr, Executive Director of the Central Lake County Joint Action Water Agency (CLCJAWA), provided the Village Board an update on the Agency. This update included the North and West Group membership expansion project, regulatory changes related to chlorine and some information on coal ash and its relation to Lake Michigan. In summary he stated the expansion project remains on track, that regulations are requiring chlorine levels to increase due to legionnaire issues in other parts of the State and that despite groundwater and stormwater runoff contaminates that make their way to Lake Michigan CLCJAWA has not detected any metals in the water that are in excess of drinking water standards.

Mayor Kovarik stated Gurnee is a founding member of CLCJWA and sits on the Board, while Administrator Muetz sits on the Executive Committee. Mr. Blenniss stated CLCJAWA's property tax for CLCJAWA is going away as general obligation bonds have been paid off. He continued to state member rates will drop next year as revenue bonds are paid off. Finally, CLCJAWA rates have been held flat for members. Mayor Kovarik stated the expansion helped generate revenue to maintain the plant. Mr. Blenniss stated \$50 million on connection fees will be paid in by new members over the next 20 years. This can be used for capacity, reliability and redundancy improvements. Mayor Kovarik thanked Darrell for the update and then informed the Village Board that he has accepted another position in Naperville and will be leaving the Agency. She stated he has done an excellent job during his time with CLCJAWA and stated she believes the expansion would not have come to fruition if not for his hard work and leadership.

Trustee Thorstenson asked if there other communities looking to join CLCJAWA. Mr. Blenniss stated there is 11 million gallons a day in excess capacity available, charter members asked the 4 million of this be reserved which results in 7 million gallons a day that could be sold to new members.

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**E. OLD BUSINESS**

None.

**F. NEW BUSINESS**

1. Approval of Ord. 2019 - 12 granting a Special Use Permit for a drive-through facility without a bail-out lane for 5414 Route 132 Suite 400 pursuant to the Gurnee Zoning Ordinance.

Mr. Muetz said the Dunkin Donuts on 5414 Grand Avenue was before the Planning and Zoning Board on February 6, 2019 requesting a Special Use Permit to allow the establishment and operation of a drive-through without a bail-out lane. The subject property is zoned C-2 PUD, Community Commercial as a Planned Unit Development. A drive-through facility is allowed by right in the C-2 district as long as it meets the use standards found in the Zoning Ordinance. Dunkin' cannot meet the requirement for a bail-out lane, as the plan reflects the installation of a service window in the restaurant's east wall and use of an existing 12-foot wide circulation lane to service the window. With regards to the bail-out lane, it is a relatively new requirement and therefore many of the existing facilities around town do not have one. He continued to state the PZB was not significantly concerned with the lack of a bail-out lane,

but was concerned with the lack of parking spaces directly in front of the building. The applicant's plan proposes the elimination of 11 parking spaces in front of the building to create a dedicated lane for additional drive-through stacking. To address the elimination of these parking spaces, Dunkin' has entered into a parking agreement with Baymont Inn & Suites for 15 additional parking spaces directly north of the subject property so employees of the building park in these remote spaces. The parking agreement expires on November 30, 2026, and Dunkin' has the right to extend it for 2 consecutive periods of 10 years each. As part of the parking reduction, the applicant is requesting the Village to consider the parking needs of the other uses on-site and their peak parking demands. These users have different peak demands or generate little parking demand. The Village has its traffic consultant review the proposal and research other Dunkin' sites including drive-through data from 14 Dunkin' facilities in the area. The consultant found that the maximum wait time for a drive-through transaction was 4 minutes, while the most cars queued at any one time was 8. The proposed plan provides stacking for approximately 9.5-10 cars before conflicting with any customer parking stalls. The consultant also noted that 65% or more of Dunkin's business occurs before 11 a.m. and 65% or more of their business is conducted via the drive-through. Based on all the testimony provided at the meeting, the PZB is forwarding a favorable recommendation, by a vote of 4-2, subject to the following conditions:

- 1) A parking agreement be executed in substantial conformance with that presented with the petition.
- 2) A parking space, nearest the front door of the establishment, be converted to a striped and signed turnaround area.
- 3) The property owner consents to the plan change.

Trustee Ross asked is the property owner agreed to the changes.

Ms. Velkover said yes.

Trustee Thorstenson said she is pleased this has finally come before the Board. She said though she is concerned about the condition of the roadway behind the facility.

Mayor Kovarik said that is private property.

Trustee Thorstenson said she realizes the condition of the parking lot is an unrelated issue.

Mayor Kovarik said we could possibly put some pressure on the owner to do something about the condition of the parking lot.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to approve of Ord. 2019 - 12 granting a Special Use Permit for a drive-through facility without a bail-out lane for 5414 Route 132 Suite 400 pursuant to the Gurnee Zoning Ordinance.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

2. Approval of Ord. 2019 - 13 grants a Special Use Permit for a recreation use on property located at 1350 Tri-State Parkway Suite 128 pursuant to the Gurnee Zoning Ordinance.

Mr. Muetz said Extreme Flight Simulation was before the Planning and Zoning Board (PZB) on February 20, 2019 seeking a Special Use Permit to allow the establishment and operation of a recreational use, specifically a flight simulation facility, at 1350 Tri-State Parkway, Suite 128. The property is zoned I-2, General Industrial, with a Special Use Permit for an Office Industrial Park. The facility will occupy approximately 2,900 sq. ft. of an approximately 55,000 sq. ft. multi-tenant building. The space will be equipped with one flight simulator, in which the public can

experience a simulation of piloting a plane (including departing, landing, various weather conditions, etc.). A maximum of two customers can be in the simulator at any given time, along with a trained professional to help guide the customer(s). The company will employ one full-time flight instructor and 3-4 part-time receptionists. Employees on-site will typically be one flight instructor and one receptionist. The facility will operate seven days a week from mid-morning to early evening. Other recreational uses in the Grand Tri-State Business Park include Ultimate Gymnastics and Jump America. The PZB is forwarding a favorable recommendation by a vote of 5-0.

Trustee Jacobs asked what else is in the building.

Mr. Muetz said Only Child Brewery.

It was moved by Trustee Hood, seconded by Trustee Jacobs to approve of Ord. 2019 - 13 grants a Special Use Permit for a recreation use on property located at 1350 Tri-State Parkway Suite 128 pursuant to the Gurnee Zoning Ordinance.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

3. Continuation of Budget Workshop #1: Fiscal Year 2019/2020 Budget Presentation (if needed).

*See March 4, 2019 Budget Workshop #1 Public Hearing minutes.*

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**G. PUBLIC COMMENT**

**Ed Mills**  
7193 Presidential Dr.  
Gurnee, IL

Mr. Mills stated Public Works has done an outstanding job this winter clearing streets. He continued to state that he was sad to hear the Bittersweet Fish Fry was discontinued. He asked the Board to see if at the very least the course would continue it during Lent.

**Ryan Horath**  
4981 South Road  
Gurnee, IL

Mr. Horath stated he was just informed the City of Waukegan has announced it will be exploring independent air monitoring and that Gurnee will be part of that process.

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

Mr. Henning stated he was glad to hear about testing and urged the Village to remain vigilant as it relates to ethylene oxide concerns.

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**H. EXECUTIVE SESSION**

**Adjournment to Executive Session**

The Village Attorney stated that tonight's Executive Session will reference:

5 ILCS 120/2 2 (c) (1) which states: The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body of legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body to determine its validity.

It was moved by Trustee Balmes, seconded by Trustee Ross to adjourn the meeting into Executive Session.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

Mayor Kovarik adjourned the meeting into Executive Session at 7:52p.m.

Mayor Kovarik recalled the meeting to order at 8:30 p.m.

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

**ABSENT: 0- None**

**Recall to Order**

**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 8:32 p.m.

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**Andrew Harris,  
Village Clerk**