

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

**GURNEE VILLAGE HALL
OCTOBER 3, 2016**

Call to Order

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

Other Officials in Attendance

Patrick Muetz, Village Administrator; David Ziegler, Assistant Village Administrator/Community Development Director; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Tom Rigwood, Director of Public Works; Fred Friedl, Fire Chief; Kevin Woodside, Police Chief; Sandra Campbell, Deputy Police Chief; Tracy Velkover, Planning Manager; Jack Linehan, Assistant to the Administrator

Roll Call

PRESENT: 5 -Hood, Wilson, Ross, Thorstenson, Balmes
ABSENT: 1- Garner

Pledge of Allegiance

Mayor Kovarik led the Pledge of Allegiance.

A. PUBLIC COMMENT

**Susan Wurl
3518 Grove Ave.
Gurnee, IL**

Susan Wurl thanked the Board regarding the storm sewer installation on the north side Grove Avenue. She then stated that the installation has resulted in a drainage ditch flooding issue on Boulevard View and presented a handout for illustration. The Mayor stated she would confer with the Engineering Department and determine the best solution to handle Miss Wurl's concerns. In addition, Miss Wurl would also like the mosquito problem caused by stagnant water looked into.

B. APPROVAL OF CONSENT AGENDA

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

Roll call,

AYE: 5- Hood, Wilson, Ross, Thorstenson, Balmes
NAY: 0- None
ABSENT: 1- Garner
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 September 26, 2016 Village Board meeting.
2. Approval of request for Fire Department Training/Medical Officer John McNeill to attend the JEMS EMS Today Conference in Salt Lake City, UT from February 23 - 25, 2016 at an estimated cost of \$1,420.00.
3. Approval of setting a bid date of October 26, 2016 for the 2016 Watermain Replacement Project.
4. Approval of Bills for the period ending October 3, 2016 in the amount of \$328,071.30.

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

Roll call,

AYE: 5- Hood, Wilson, Ross, Thorstenson, Balmes
NAY: 0- None
ABSENT: 1- Garner
Motion Carried.

D. PETITIONS AND COMMUNICATIONS

1. Approval of a Proclamation designating October 9-15, 2016 as "Fire Prevention Week" in the Village of Gurnee.

Mayor Kovarik read the Proclamation into record.

It was moved by Trustee Wilson, seconded by Trustee Thorstenson to approve a Proclamation designating October 9-15, 2016 as "Fire Prevention Week" in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

E. REPORTS

None.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Approval of Ordinance 2016-68 adding One Class 4 liquor license by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages" as last amended by Ordinance Number 2016-51 passed August 8, 2016 (Target – 6601 Grand Avenue).

Village Administrator Muetz gave a review stating that Target has applied for a Class 4 liquor license to allow the sale of alcohol liquor only for consumption off the premises where sold. He further stated that there are currently six Class 4 licenses in the Village, including Jewel, Sam's, Walmart, Mariano's and the two Cardinal liquor stores. The application has been processed and approved by the Police Department and is ready for Board consideration.

It was moved by Trustee Balmes, seconded by Trustee Wilson to Approve Ordinance 2016-68 adding One Class 4 liquor license by amending Section 6-56 of Article II of Chapter 6 of the Gurnee Municipal Code entitled "Alcoholic Beverages" as last amended by Ordinance Number 2016-51 passed August 8, 2016 (Target – 6601 Grand Avenue).

Roll call,

AYE: 5- Hood, Wilson, Ross, Thorstenson, Balmes

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

2. Approval of Ordinance 2016-69 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 79 S. Delany Road.

Administrator Muetz gave a review stating that the Township has purchased the residential property behind its Youth & Family Services and Special Recreation Offices at 100 S. Greenleaf due to a need for additional parking. As a result, the Township is requesting 1) Zoning Map Amendment to rezone the eastern 74 feet of the residential property from R-3 to O-1 and 2) a Special Use Permit for the expansion of government office use (i.e. expansion of the parking lot). The Township appeared before the Planning & Zoning Board (PZB) on August 3rd with a plan to rezone 160 feet of the residential property and remove the house and create a small park. The residents who attended the meeting expressed opposition and concern, thus resulting in a continuance to the September 7th meeting. At that meeting, the Township presented a new plan based on the feedback they heard. The plan includes rezoning just 74 feet on eastern edge of the residential property and leaving the home. This creates an additional 25 parking stalls. The PZB voted unanimously to forward a favorable recommendation to the Village Board, subject to the following conditions:

- a. That any parking lot constructed on the site be setback a minimum of 10 feet from the south property line (Oglesby) and 16 feet from the north property line.
- b. That a 6-foot tall opaque solid wood fence be installed along the western zoning line and an 8-foot tall opaque solid wood fence be installed along the northern zoning line, for the portion of the O-1 parcel that overlaps the residential property to the north (approximately 32 feet).
- c. That the site be used for only parking associated with a government building located directly to the east and that no

- building expansion can be accommodated on the site.
- d. That the property legally described in the Township's amended petition shall be legally consolidated with the Township property located to the east.
- e. That the project be constructed in substantial conformance with the revised lighting and landscape plan submitted by the Township as part of its amended petition.
- f. That a "No Right-Turn" sign be installed at the exit to the expanded parking area.
- g. That a "No Overnight Parking" sign be installed in the expanded parking area.

Administrator Muetz further stated that the Village did receive a formal written protest to the Township's original plan. As a result, a vote of 2/3rds of the Village Trustees is needed to approve the request.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve Ordinance 2016-69 granting a Zoning Map Amendment pursuant to the Gurnee Zoning Ordinance for 79 S. Delany Road.

Roll call,

AYE: 5- Hood, Wilson, Ross, Thorstenson, Balmes

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

- 3. Approval of Ordinance 2016-70 granting a Special Use Permit to Warren Township pursuant to the Gurnee Zoning Ordinance for property located at 79 S. Delany Road.

It was moved by Trustee Wilson, seconded by Trustee Thorstenson to approve Ordinance 2016-70 granting a Special Use Permit to Warren Township pursuant to the Gurnee Zoning Ordinance for property located at 79 S. Delany Road

Roll call,

AYE: 5- Hood, Wilson, Ross, Garner, Thorstenson, Balmes

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

- 4. Approval of Ordinance 2016-71 granting a Zoning Text Amendment to Article 10.2.9 (Accessory Structures and Uses – Fences) of the Gurnee Zoning Ordinance.

Administrator Muetz gave a review stating that when the 2015 Zoning Ordinance amendment was adopted, changes were made to the language regarding corner side yards and fences. After some time of implementation, staff is recommending to reinstate the provisions prior to 2015. Planning Manager Tracy Velkover presented the following:

Under the current Residential Corner Lot Regulations:

- a. Existing codes does not allow fences taller than 3 feet (closed) or 4 feet (semi-open) in any corner side yard.
- b. Previous code allowed 6-foot tall fences in corner side yards under certain conditions.

Therefore, staff is proposing to reinstate the provisions for the following reasons:

- a. Regulations are consistent with other communities in the area.
- b. Many residents already have fences taller than 4 feet (closed) in their corner side yards/reverse corner side yards and cannot replace as they are legal non-conforming.
- c. Goal of the Zoning Ordinance update was to not create a lot of legal non-conforming conditions.
- d. Regulations, will not negatively impact adjacent property owner values and views, nor the character of the community, as these fences already exist in the community.

- e. Regulations strike a balance between allowing property owners reasonable use of their property while protecting adjacent property values.

It was moved by Trustee Balmes, seconded by Trustee Hood to approve Ordinance 2016-71 granting a Zoning Text Amendment to Article 10.2.9 (Accessory Structures and Uses – Fences) of the Gurnee Zoning Ordinance.

Roll call,

AYE: 5- Hood, Wilson, Ross, Thorstenson, Balmes

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

H. PUBLIC COMMENT

None.

Closing Comments

None.

Adjournment

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to adjourn the meeting.

Voice Vote: ALL AYE: Motion Carried.

Mayor Kovarik adjourned the meeting at 7:25 p.m.

**Donna Dallas
Deputy Village Clerk**