

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

**GURNEE VILLAGE HALL  
DECEMBER 3, 2018**

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**Call to Order**

Mayor Kovarik called the meeting to order at 7:00 p.m.

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**Other Officials in Attendance**

Patrick Muetz, Village Administrator; David Ziegler, Assistant Village Administrator / Community Development Director / Village Engineer; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Tom Rigwood, Director of Public Works; John Kavanagh, Fire Chief; Kevin Woodside, Police Chief; Brian Smith, Deputy Police Chief; Tracy Velkover, Planning Manager; Ellen Dean, Economic Development Director, Jack Linehan, Assistant to the Administrator

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**Roll Call**

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

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**Pledge of Allegiance**

Wolf Pack 7 of Cub Scout Pack 627 led the Pledge of Allegiance.

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**A. PUBLIC COMMENT**

**Elizabeth Theis  
3435 Country Club  
Gurnee, IL**

Ms. Theis read a prepared statement regarding her concerns about environmental concerns, including Waukegan coal plant ash, groundwater and her belief that the EPA has failed the community. She requested the Village hire an Environmental Engineer to address these issues.

**Cindy Kraft  
36195 Douglass Ter  
Gurnee, IL**

Ms. Kraft expressed concerns over the proposed Aldi development including traffic safety. She offered three suggestions for safety improvements including blind spot mirrors, signage at the exit and No Parking restrictions in the area.

**David Day  
36119 Douglass Ter  
Gurnee, IL**

Mr. Day expressed concerns over the proposed Aldi development regarding semi traffic and the route they will take.

**Susan Diaz  
4755 Providence Rd  
Gurnee, IL**

Ms. Diaz stated she is a scientist and is concerned about ethylene oxide. She stated if the Village Board has the power to act now, it should.

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

Mr. Horath read a prepared statement regarding ethylene oxide and explosions that have taken place in the past in California for example. He stated the chemical industry has very strong lobbyists and he believes that is why ethylene oxide is still being used today.

**Brittany Sloan  
388 Tanglewood Dr  
Gurnee, IL**

Ms. Sloan requested air testing for ethylene oxide at the neighborhood level. She stated this is a time for local leadership to step up and address the issue.

**Annetta O'Connell  
18446 W.  
Streamwood Ct  
Gurnee, IL**

Ms. O'Connell stated she is disappointed in the Village's response to the ethylene oxide issue. She stated she feels the Village should follow Willowbrook's lead and do the right thing for the community.

**Joe Ruman  
36158 Douglass Ter  
Gurnee, IL**

Mr. Ruman expressed concerns over the proposed Aldi development and the traffic plan. He stated the bus stops, cut thru traffic headed west on Woodland Terrace and semis impacting landscaping as they try to navigate into the site are all concerns that should be addressed. He requested the Village Board table the request until these issues can be addressed.

**Jolanta Pomiotlo  
4487 Sheffield Ct  
Gurnee, IL**

Ms. Pomiotlo read a prepared statement regarding her concerns regarding ethylene oxide, including that she has conducted extensive research over the past 31 days. She then provided the Village Board a summary from her perspective of the EPA/Willowbrook open house that took place last week. She stated there were many unanswered

questions and that it is very important that people understand the magnitude of this critical issue.

**Mayor Kovarik**

Mayor Kovarik reported to the Village Board that she, Trustee Garner and key Village staff participated in a meeting last week with the EPA at its offices downtown. She stated the meeting was very educational and beneficial to understanding the totality of the situation and challenges it presents. She also shared that she, along with Congressman Brad Schneider, State Representative Melinda Bush, representatives from Senator Durbin and Duckworth's offices, Lake County Board Chairwoman Sandy Hart, Lake County Board member Steve Carlson and Village staff attended an on-site meeting at Vantage Specialty Chemicals today. She stated this meeting was also very educational and everyone was able to see processes used at the business and better understand their operations and use of ethylene oxide. She stated she would be following up with the Trustees shortly to provide them more information.

**B. 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.**

**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 November 26, 2018 Village Board meeting.
2. Approval of Firemedic John McNeill's request to participate in the Village's tuition assistance program in pursuit of an Associate's Degree in Fire Science from the College of Lake County.
3. Approval of Ord. 2018 - 78 approving a Plat of Easement Grant and Plat of Vacation to the Village of Gurnee at Greenleaf Center and Greenleaf Center East.
4. Approval of Payroll for period ending November 23, 2018 in the amount of \$833,767.28.
5. Approval of Bills for the period ending December 3, 2018 in the amount of \$124,228.09.

It was moved by Trustee Ross, 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.**

**D. PETITIONS AND COMMUNICATIONS**

1. Approval of a Proclamation designating December 2018 as National Drunk and Drugged Driving Prevention Month in the Village of Gurnee.

It was moved by Trustee Garner, seconded by Trustee Jacobs to approve of a Proclamation designating December 2018 as National Drunk and Drugged Driving Prevention Month in the Village of Gurnee.

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

2. Reminder: Annual Northern Illinois Food Bank/Canadian Pacific Railroad Holiday Train – 5:50 P.M., Thursday, December 6th.

**E. REPORTS**

None.

**F. OLD BUSINESS**

None.

**G. NEW BUSINESS**

1. Approval of Ord. 2018 - 79 annexing and rezoning a 2.5-acre parcel located at 18824 West Grand Avenue.

Mr. Muetz provided a brief summary of the proposed Aldi development, including:

- 21,000 sq. ft. Aldi grocery store.
- Hours of operation 7 days a week from 9 a.m. to 8 p.m.
- 97 parking spaces
- Below grade loading dock screened by a 6-foot tall concrete masonry/brick wall.
- Solid 5-foot tall wood fence is proposed along the west property line
- Trash enclosure is located within the below grade loading dock area.
- Landscaping meets code requirements, with more than required being proposed on the west property line and evergreens on the north property lines.
- Deliveries to the site from W. Woodland Terrace and amount to approximately 8-10 trucks Monday through Friday and 1-2 on Saturday/Sunday.
- Two wall signs and a ground sign along Grand Avenue which meet code.
- Access provided via a shared right-in/right-out from Grand Avenue with the Fifth Third bank property and a full access from W. Woodland Terrace.

Mr. Muetz continued to state there are two Special Use Requests, one for a reduction in transparency requirements for the north and south walls and one for a reduction in the percentage of parking lot green space required. He stated there are also two Variance requests, one for encroaching into the Grand Avenue setback and one for a reduction in the separation requirement between curb cuts. He then requested the petitioner review the project in more detail.

John Schoditsch, Kensington Development Partners, thanked the Trustees and the Mayor for their time. He said Gurnee's Village staff is tough but fair. He said he believes Aldi is doing its best for the neighbors and their safety. He then reviewed improvements that have been made since the resident meeting in October. This includes eliminating a left turn lane for trucks, enhancing screening to the west and north, addition of a masonry wall north of the loading dock, incorporating a bike rack, updating a traffic study and providing more attention to the bus stop locations. Mr. Schoditsch said the property is currently zoned General Commercial in unincorporated Lake County. A grocery store is allowed under this zoning in the County.

Mr. Tom Howald, Director of real estate for Aldi's, provided some background information on Aldi and its operations.

Mr. Xavier Millan, Senior Consultant with KLOA, reviewed the traffic study and access information. He stated the site will be accessed via Grand Avenue (right-in entry) and Woodland Terrace (full access). He stated the State will not grant full access on Grand Avenue. He continued to state Aldi worked closely with Fifth Third Bank on access and traffic flow. The development expects 8 – 10 truck deliveries per week and signage will be installed to dissuade truck traffic going west on Woodland Terrace.

Matt Carey, Civil Engineer with Pinnacle Engineering Group, reviewed the curb cut location on Woodland Terrace to show it lined up with Douglass Terrace. He then reviewed the 25-foot pavement setback to Grand Avenue. He discussed how the site's Grand Avenue property line is angled toward the northeast, so that at the western edge the parking lot is setback nearly 30 feet, while at the eastern edge it is setback is only 19.5 feet. The parking lot is setback approximately 25 feet on average.

Mr. Carey then reviewed the Special Use Permit for the parking lot reduction in green space. He said the site contains 9.3% of green

area interior to the parking lot, or .7% below the required 10% minimum. Aldi is reluctant to eliminate any parking stalls as their corporate company strives for close to 100 stalls. He then reviewed site drainage, highlighting the dry basin on the north end of the site and flow patterns.

Mr. Carey then reviewed the landscaping plan for the site. He reiterated the desire is to block the view of the building from the north and the west.

Mr. Howard next reviewed the building elevations and design. He reviewed the variance request for the reduction in transparency on the north and south walls. He also highlighted the truck dock and masonry wall to help provide screening. He said the new location in Fountain Square in Waukegan is a good representation of the quality of the building they propose on constructing in Gurnee.

Village Planner Tracy Velkover added that the sign package conforms with the Village code.

Mayor Kovarik said the County zoned the property as commercial. She said the State decided where the curb cut is located and the Village has to follow what the State says. She briefly explained how the bank was annexed. She said Village Staff has been in many discussions with the school districts regarding the bus stops and stated they are willing to work with us to relocate them.

Trustee Thorstenson asked for an update for the bus stop for the student with special needs in the area.

Ms. Velkover said the school division that is over special needs has been alerted and they will take the new changes in that area into consideration.

Trustee Jacobs asked regarding the 8 to 10 delivery trucks a week if they will be 18 wheelers. He also asked how 18 wheelers with access the location.

Mr. Schoditsch used slides from their presentation to illustrate how large semi-trucks will access the dock.

Trustee Jacobs stated that if cars are parked in the parking lot the drivers will need to be good.

Mr. Schoditsch said it shouldn't be a problem and only 2 or 3 deliveries a week will be in large semi-trucks.

Mr. Howald said their employees start at 6am and the truck should already be there waiting.

Trustee Jacobs asked if they really need 90 parking stalls.

Mr. Howald explained the Aldi requirements and said they don't just consider conditions today, but 30 years from now as well.

Trustee Jacobs asked what will happen if a customer finds the lot was full.

Mr. Howald said they will go to the competitor but he doesn't see that as an issue, adding they have a positive relationship with their neighbor.

Trustee Ross asked for a better explanation on how semi-trucks will get in and out of the location.

Mr. Howald explained in detail using slides from the presentation.

Trustee Balmes asked if there is parking along Woodland Terrace that will be an issue.

Mr. Ziegler said that section of Woodland Terrace does belong to Gurnee and right now it is not marked as No Parking but the Village could choose to do so if needed in the future.

Trustee Garner asked to see where the current bus stops are located and where they will be relocated.

Mr. Ziegler briefly explained and stated that each school district evaluates their bus stops during the summer.

Trustee Garner asked if it would be possible for the school bus stop times not to collide with the delivery times.

Mr. Ziegler explained and said that would be a difficult task to set in stone.

Trustee Garner asked if Aldi will be staging trucks along the road.

Mr. Ziegler said there is no place to do that.

Trustee Hood said that he appreciates Aldi's attention to detail and due diligence during through this process.

Trustee Ross said staff should wait and see if a parking issue arises before making Woodland Terrace No Parking.

Mr. Ziegler said there are no driveways that come out on Woodland Terrace in this area.

Trustee Thorstenson asked if once the trees they plant mature if that will be an issue for semi-trucks entering and exiting the location.

Mr. Howald said the same firm for landscaping is used for many of their stores around the country and they will take into consideration any blind spot issues. He said as always Aldi will work with the Village on any issue.

Trustee Jacobs asked how many parking spots would need to be given up to hit the 10% requirement for greenery and where would that have to be installed.

Ms. Velkover said if they removed two spots they would achieve the 10% threshold. The landscaping would have to be installed interior to the parking lot.

Mayor Kovarik asked about its hiring practices with special needs individuals.

Mr. Howald provided some further high-level information on hiring and local-involvement programs they offer.

Trustee Garner asked if the 8-10 employees included management.

Mr. Howald said yes 5 of the 10 would be management.

Trustee Thorstenson asked for more information on the Smart Kid Program.

Mr. Howald said he would work with Trustee Thorstenson to get her more information on that program.

It was moved by Trustee Garner, seconded by Trustee Jacobs to approve of Ord. 2018 - 79 annexing and rezoning a 2.5-acre parcel located at 18824 West Grand Avenue.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

2. Approval of Ord. 2018 -80 granting a Variation pursuant to the Gurnee Zoning Ordinance to allow a parking lot to encroach into the required 25-foot Grand Avenue setback on property located at 18824 West Grand Avenue.

It was moved by Trustee Thorstenson, seconded by Trustee Balmes to approve of Ord. 2018 - 80 granting a Variation pursuant to the Gurnee

Zoning Ordinance to allow a parking lot to encroach into the required 25-foot Grand Avenue setback on property located at 18824 West Grand Avenue.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

3. Approval of Ord. 2018 - 81 granting a Variation pursuant to the Gurnee Zoning Ordinance to allow a reduction in the separation requirement between two curb cuts on W. Woodland Terrace for property located at 18824 West Grand Avenue.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve of Ord. 2018 - 81 granting a Variation pursuant to the Gurnee Zoning Ordinance to allow a reduction in the separation requirement between two curb cuts on W. Woodland Terrace for property located at 18824 West Grand Avenue.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

4. Approval of Ord. 2018 - 82 granting a Special Use Permit to allow a reduction in the percentage of green space interior to a parking lot on property located at 18824 West Grand Avenue.

It was moved by Trustee Garner, seconded by Trustee Balmes to approve of Ord. 2018 - 82 granting a Special Use Permit to allow a reduction in the percentage of green space interior to a parking lot on property located at 18824 West Grand Avenue.

**Roll call,**

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

**NAY: 1- Jacobs**

**ABSENT: 0- None**

**Motion Carried.**

5. Approval of Ord. 2018 - 83 granting a Special Use Permit to allow a reduction to the transparency percentage for the north and south elevations on property located at 18824 West Grand Avenue.

It was moved by Trustee Jacobs, seconded by Trustee Thorstenson to approve of Ord. 2018 - 83 granting a Special Use Permit to allow a reduction to the transparency percentage for the north and south elevations on property located at 18824 West Grand Avenue.

**Roll call,**

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

**NAY: 0- None**

**ABSENT: 0- None**

**Motion Carried.**

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**H. PUBLIC COMMENT**

**David Day**  
**36119 Douglass Ter**  
**Gurnee, IL**

Mr. Day approached a site plan of the Aldi development and pointed out issues he foresees. He stated the traffic plan is not going to function as proposed and is going to a mess.

**George Kuhn**  
**36147 Douglass Ter**  
**Gurnee, IL**

Mr. Kuhn stated semi traffic related to the Aldi development is going to be an issue. He then approached a site plan of the development and pointed out multiple areas where he believes issues will arise.

**Closing Comments** None.

**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 8:47 p.m.

**Andrew Harris,  
Village Clerk**