

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

**GURNEE VILLAGE HALL  
JUNE 3, 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; Bryan Winter, Village Attorney; John Kavanagh, Fire Chief; Jesse Gonzalez, Deputy Police Chief, Jack Linehan, Assistant to the Administrator

---

**Roll Call**

**PRESENT: 5-Thorstenson, Ross, O'Brien, Balmes, Hood**  
**ABSENT: 1- Garner**

---

**Pledge of Allegiance**

Mayor Kovarik led the Pledge of Allegiance.

---

**A. 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- Thorstenson, Ross, O'Brien, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 1- Garner**

**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 May 20, 2019 meeting.
2. Approval of request from Public Works Department to purchase ten fire hydrant assemblies from the low bidder, Ziebell Water Service Products, at a cost of \$33,059.00.
3. Approval of fireworks permit for Six Flags Great America – shoot dates of July 3, July 4, July 5, and July 6 – all displays to be launched from southwest corner of the property.
4. Approval of Payroll for period ending May 24, 2019 in the amount of \$865,881.88.
5. Approval of Bills for the period ending June 3, 2019 in the amount of \$176,821.03.

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

**Roll call,**

**AYE: 5- Thorstenson, Ross, O'Brien, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

---

**C. PETITIONS AND COMMUNICATIONS**

None.

---

**D. REPORTS**

1. Report from Trustee Thorstenson on United Way of Lake County's 2-1-1 project.

Trustee Thorstenson presented the following PowerPoint presentation regarding the 2-1-1 project:

211 Benefits To Our Communities

- Lake County, IL will soon have a 211 free and confidential helpline that can be easily-accessed, 24/7. United Way Lake County is managing the program, with a soft launch at the end of June and full rollout in September.
- 211 coverage in the U.S. is over 94%; Illinois has less than 30%

and Lake County has 0%.

- The program consists of a task force and work groups, with over 35 individuals from various organizations. Trustee Thorstenson participated on the task force and two work groups including Disaster Information and Sustainability.
- The program team work groups have been finding solutions for the services needed to ensure we can address the most common requests. Top requests include Shelter, Food, Healthcare, Mental Health and Utilities.
- The 211 program is contracted with Interface Children & Family Services (ICFS) to be our 211 contact center. Individuals reaching out to 211 will be connected to highly-trained, multilingual specialists.

Mayor Kovarik thanked Trustee Thorstenson for her efforts to date. Mayor Kovarik continued to state due to an increased workload at a new employer, Trustee Thorstenson has less time available to serve the Committee so she has asked Trustee O'Brien to assume the role of Village liaison. There was no objection from the Board regarding this transition.

2. Update on Gurnee Fire Department Ambulance #1342.

Administrator Muetz stated following further inspection #1342 will be repaired. The stretcher, stair chair and patient load system will be replaced with new equipment. He stated the ambulance is scheduled for replacement in four years and the Department believes mechanically it will be able to make it to this date. Until the ambulance is repaired and returned to service the spare unit will be on the road.

Mayor Kovarik stated the Illinois Municipal League (IML) worked very hard this past year and it paid off. She requested staff draft a Thank You letter to be sent to the IML.

Trustee Balmes asked what the revenue split would be for the proposed casino in Waukegan.

Mayor Kovarik said she could not remember the original allocation, but knows the Village is not part of it.

**E. OLD BUSINESS**

None.

**F. NEW BUSINESS**

1. Approval of Ord. 2019 - 41 granting a Zoning Map Amendment for approximately 7.13 acres located on the east side of Tri-State Parkway approximately 800 feet south of Grand Avenue.

Administrator Muetz said Cedarwood Development on behalf of Jetro Restaurant Depot is requesting to rezone a 7-acre parcel from O-2, Office Campus District, to I-1, Restricted Industrial District. To the north of the subject property is the Holiday Inn (C-2) to the south and east is Com Ed right of way (R-1) and to the west is vacant land (O-2). The draft update of the Comprehensive Land Use Plan reflects this parcel for "Industrial Mixed Use". The "Industrial Mixed Use" recognizes that newer industrial areas are becoming less traditional in nature and open to a broader range of uses. The Planning and Zoning Board is forwarding a unanimous 4-0 favorable recommendation.

Trustee Thorstenson asked for some background on Jetro Restaurant Depot.

Mr. Grassa said Jetro is a wholesaler which services the needs of the local restaurant and bar industry. He said this new facility will mainly sell to local restaurant owners verses national chains.

Trustee Thorstenson asked if the company already has Lake County businesses that it serves.

Mr. Grassa said it does and that their closest location right now is on the south side of Chicago so this will be beneficial to the area business owners.

It was moved by Trustee Balmes, seconded by Trustee Ross to approve

of Ord. 2019 - 41 granting a Zoning Map Amendment for approximately 7.13 acres located on the east side of Tri-State Parkway approximately 800 feet south of Grand Avenue.

**Roll call,**

**AYE: 5- Thorstenson, Ross, O'Brien, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

2. Approval of Ord. 2019 - 42 authorizing the execution of an Intergovernmental Agreement with the Gurnee Park District and the transfer of land located on Emerald Avenue in Gurnee, Illinois.

Administrator Muetz said staff has been working for some time on finalizing an agreement with the Park District to take possession of floodplain property the Village has purchased along Emerald Avenue. The Park District will purchase the properties for the out-of-pocket cost to the Village less a credit for maintaining Peterson Park for the next 20 years. In addition, the Park District has agreed to maintain Welton Plaza. The agreement has divided the properties into three groups. The first group will have the Petersen Park maintenance credit applied to the Village out-of-pocket resulting in a purchase price of \$93,500. Group 2 will be purchased at the Village out-of-pocket of \$165,000. Group 3 has yet to be purchased by the Village, but when they are the agreement states the Park District and Village will work in good faith to transfer the properties to the Park District at the Village's out-of-pocket expense. The Park District has approved the necessary resolution and intergovernmental agreement related to this transaction.

Trustee Thorstenson asked about property tax implications.

Administrator Muetz said the properties are tax-exempt once the Village takes possession as it is zoned Public.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of Ord. 2019 - 42 authorizing the execution of an Intergovernmental Agreement with the Gurnee Park District and the transfer of land located on Emerald Avenue in Gurnee, Illinois.

**Roll call,**

**AYE: 5- Thorstenson, Ross, O'Brien, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

3. Approval of Res. 2019 - 07 establishing certain property of the Village of Gurnee to be surplus.

Administrator Muetz said when vehicles have reached the end of their useful life or the Village no longer has use for them, they are declared surplus and auctioned/sold. The Fire Department has Fire Engine #1322 which was approved for replacement in last year's budget and is ready to be disposed. In addition, the Police Department has two detective vehicles which are included in the FY 19/20 Budget and ready to be replaced.

He continued to state the next item on the agenda is related to #1322. The replacement unit was recently completed and delivered to the Fire Department. As a result, #1322 can be disposed of. The Fox Lake Fire Protection District, which previously purchased a used fire engine from the Village, expressed interest in purchasing this unit. After reviewing its condition and maintenance records the Gurnee Fire Department and Fox Lake Fire Protection District agreed on a sales price of \$42,500 contingent on Village Board approval. Staff feels this is a fair price. In addition, it helps out a nearby agency.

It was moved by Trustee Balmes, seconded by Trustee O'Brien to approve of Res. 2019 - 07 establishing certain property of the Village of Gurnee to be surplus.

**Roll call,**

**AYE: 5- Thorstenson, Ross, O'Brien, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

4. Approval of Ord. 2019 - 43 authorizing the sale and transfer of surplus fire engine owned by the Village of Gurnee, Illinois to the Fox Lake Fire Protection District.

It was moved by Trustee Ross, seconded by Trustee Balmes to approve of Ord. 2019 - 43 authorizing the sale and transfer of surplus fire engine owned by the Village of Gurnee, Illinois to the Fox Lake Fire Protection District.

**Roll call,**

**AYE: 5- Thorstenson, Ross, O'Brien, Balmes, Hood**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

---

**G. PUBLIC COMMENT**

None.

---

**Closing Comments**

None.

---

**Adjournment**

It was moved by Trustee Balmes, seconded by Trustee O'Brien to adjourn the meeting.

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

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

---

**Andrew Harris,  
Village Clerk**