

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

**GURNEE VILLAGE HALL
JULY 6, 2020**

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; Brian Gosnell, Finance Director; Chris Velkover, Information Systems Director; John Kavanagh, Fire Chief; Brian Smith, Police Chief

Roll Call

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

Pledge of Allegiance

Mayor Kovarik led the Pledge of Allegiance.

Mayor Kovarik thank the Police and Fire Departments for their valiant efforts at a domestic violence event that occurred Friday night.

A. APPROVAL OF CONSENT AGENDA

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

Roll call,

AYE: 5- Balmes, Hood, Thorstenson, Ross, O'Brien
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 June 15, 2020 Village Board meeting.
2. Approval of Ord. 2020 - 43 authorizing the execution of an Intergovernmental Agreement and Reciprocal Reporting Agreement with Gurnee Grade School District #56 to provide a School Resource Officer.
3. Approval of Ord. 2020 - 44 approving the Master Service and Service Order agreements between the Village of Gurnee and CallOne, Inc.
4. Approval of purchasing one-year of Cisco SMARTnet maintenance services from the State of Illinois contract holder CDWG in the amount of \$59,496.65.
5. Approval of Payroll for period ending June 19, 2020 in the amount of \$855,524.79.
6. Approval of Bills for the period ending July 6, 2020 in the amount of \$1,910,058.80.

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

Roll call,

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

C. PETITIONS AND COMMUNICATIONS

1. Presentation of plaque to Gavin Short in honor of achieving the rank of Eagle Scout.

Mayor Kovarik introduced Gavin Short and presented him with a plaque. Gavin spoke about his project which involved the revitalization of a nature trail in HeatherRidge Woods. The project also included the creation of a patio seating area where the public can sit and enjoy the area, complete with Little Free Library where the public may leave or take books as they like. He stated he

worked in conjunction with Trustee O'Brien on this project and it has been a big hit in HeatherRidge.

D. REPORTS

None.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2020 - 45 granting a Special Use Permit to allow building elevations that depart from the requirement that they consist of Office-type Exterior Architecture for a Restaurant Depot facility proposed on property zoned I-1, located on the east side of Tri-State Parkway approximately 800 feet south of Route 132.

Administrator Muetz said Restaurant Depot is requesting a Special Use Permit to allow the development of its facility with exterior elevations facing a roadway that depart from the requirement that they "consist of office-type architecture". The petitioner has noted that wholesale facilities do not typically lend themselves to "office-type" architecture. In the case of Restaurant Depot, one-quarter to one-third of the building is cooler and freezer area. For the Gurnee facility, those cooler and freezer areas will be on sections of walls that face Tri-State Parkway. In addition, Restaurant Depot displays its product on a 24-foot tall "high-box" racking system, similar to Costco. Typically, their primary building material is pre-engineered metal paneling. In exchange for their inability to provide "office-type" architecture, they are including the use of brick/stone on the lower 5'4" of the building along the north, west and east half of the south elevation, and the addition of vertical elements covered in a beige, stucco-like textured finish to all elevations. The applicant also added a total of nine windows to the west and south walls. The PZB did have some concerns about the amount of metal on the exterior of the building, resulting in a 5-1 favorable recommendation. Following the PZB meeting, staff worked with Restaurant Depot to request that the beige stucco-like textured finish be extended all the way to the brick base along the west building frontage. Administrator Muetz concluded by stating Restaurant Depot has made multiple exterior enhancements to increase the appeal of the building, while maintaining interior functionality.

Trustee Balmes asked if there was enough room on the east side for trucks to maneuver.

Mr. Ziegler clarified the docks are on the south side of the building and there is ample room for delivery vehicles to maneuver.

It was moved by Trustee Hood, seconded by Trustee Ross to approve of Ord. 2020 - 45 granting a Special Use Permit to allow building elevations that depart from the requirement that they consist of Office-type Exterior Architecture for a Restaurant Depot facility proposed on property zoned I-1, located on the east side of Tri-State Parkway approximately 800 feet south of Route 132.

Roll call,

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

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

2. Approval of Ord. 2020 - 46 amending the Annual Budget of the Village of Gurnee, County of Lake, State of Illinois, for the Fiscal Year beginning May 1, 2020 and ending April 30, 2021.

Administrator Muetz said the Police Department is requesting authorization to spend up to \$47,000 of unbudgeted Asset Forfeiture funds to purchase a detective vehicle and repair a previously seized administrative vehicle. The current balance in the fund is approximately \$150,000. The Gurnee Police Department needs to replace unmarked police vehicle 165. This 2008 Buick is in need of transmission repairs that are in excess of the value of the vehicle. The loss of this vehicle leaves our Investigations Division short a needed vehicle. The Police Department would request permission to purchase a small SUV with a cost not to exceed \$35,000 for the vehicle and up fitting. In addition, \$12,000 is being requested to repair an administrative vehicle which is assigned to the Police Chief.

This 2013 Jeep Grand Cherokee was granted to the Gurnee Department by the courts. Per the IL State Police seizure agreement, the Gurnee Police Department must maintain and use the vehicle until at least March of 2022. Given the condition and value of the vehicle, staff has determined it is worth repairing rather than leave sit broken until March 2022.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Ord. 2020 - 46 amending the Annual Budget of the Village of Gurnee, County of Lake, State of Illinois, for the Fiscal Year beginning May 1, 2020 and ending April 30, 2021.

Roll call,

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

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

3. Approval of issuing a Class 7 liquor license to Jenny Kuk to operate Aha Sushi Bistro – 5101 Washington Street.

Administrator Muetz said Aha Sushi is under new ownership and would like to continue to offer beer and wine for on-site consumption. As such, it has requested the current Class 7 liquor license be transferred to Jenny Kuk. The Police Department has conducted all the necessary background checks and found nothing to preclude issuing a license to Ms. Kuk.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of issuing a Class 7 liquor license to Jenny Kuk to operate Aha Sushi Bistro – 5101 Washington Street.

Roll call,

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

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

4. Approval of Fire Department request to set bid date of July 28, 2020 for the Fire Station #3 Construction Project.

Administrator Muetz said staff has been working with FGM Architects and Camosy Construction related to the Fire Station #3 project. The construction is estimated at \$6.3 million, with \$2 million of that coming from the Warren-Waukegan Fire Protection District (WWFPD). The project was put on-hold in April along with many other capital projects as a result of COVID-19 and its impact on Village finances. Camosy has communicated the current construction environment may provide a significant savings for the Village, however, the only way to know if this is accurate is to bid the project. In addition, the WWFPD has requested the project be bid. Bidding the project does NOT mean we have to move forward as all bids can be rejected. As a part of our agreement with Camosy they will handle the bidding process with Village staff making the final determinations on contractors. If the Board approves soliciting bids, it is expected that bids will be submitted until July 28th, after which time they will be analyzed and a determination will be made on the next steps.

Mayor Kovarik said by bidding the project we are not obligated to construct the facility.

Trustee Thorstenson asked if any Fast Track Grants have been issued by the State of Illinois.

Administrator Muetz stated there have been no Fast Track Grant announcements at this point.

Trustee Thorstenson asked if we are bidding the project in parallel to the grant application.

Administrator Muetz responded yes.

It was moved by Trustee O'Brien, seconded by Trustee Ross to approve of Fire Department request to set bid date of July 28, 2020 for the Fire Station #3 Construction Project.

Roll call,

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

NAY: 0- None

ABSENT: 1- Garner

Motion Carried.

G. PUBLIC COMMENT

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 7:23 p.m.

**Andrew Harris,
Village Clerk**